CITY OF CHINO HILLS
General Plan

Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Elements Update

Draft Subsequent Program Environmental Impact Report
SCH No. 2013051082

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I. INTRODUCTION

1. INTRODUCTION

The proposed 2024 update to the General Plan consists of the following chapters: Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise and Economic Development, known as the General Plan Update (GPU). The 2015 General Plan Update was environmentally reviewed in the 2015 General Plan Update EIR, certified on February 24, 2015. The City's 2022 Housing Element Update (2021-2029 planning period) addressed the Regional Housing Needs Assessment allocation of 3,729 units. The Housing Element was environmentally reviewed in the City's 6th Cycle Housing Element Initial Study/Mitigated Negative Declaration (IS/MND) and an Addendum to that IS/MND, adopted on August 16, 2022, and accepted by the State Housing and Community Development (HCD) as compliant with State Housing Element Law on September 8, 2022.

The Housing Element identified 19 RHNA sites to meet the City's "lower income," "moderate income" and "above moderate income" RHNA allocation. Of those sites, 11 require a General Plan Land Use Map change accomplished through the General Plan Update process. These 11 sites also require a rezoning and specific plan amendment to ensure consistency with the changed General Plan Land Use Map designations. Therefore, the project (General Plan Update or GPU) is needed to update land use and zoning consistent with the City's adopted 2021-2029 Housing Element.

The project (GPU) includes the following components:

1. An Update to the following General Plan Chapters: Land Use; Circulation; Safety; Parks, Recreation and Open Space; Conservation; Noise; Economic Development
2. An Update to the General Plan Land Use Map
3. An Update to the City of Chino Hills Zoning Map
4. Adoption of Objective Design Standards
5. An amendment to The Shoppes at Chino Hills Specific Plan SP04-01 and to The Commons at Chino Hills Specific Plan SP06-01
6. Changes to the Chino Hills Municipal Code to facilitate implementation of the updated General Plan and zoning for Housing Priority Zoning Districts.
7. Approval of the City of Chino Hills Parks and Recreation Master Plan.

The proposed project is described in more detail in **Section II, Project Description**, of this SPEIR.

2. EIR PURPOSE, INTENT, AND LEGAL AUTHORITY

The California Environmental Quality Act (CEQA) was enacted in 1970 with the objective to inform the public and decision makers of the potential environmental effects of a proposed project. CEQA applies to all discretionary projects proposed to be carried out or approved by California public agencies, including state, regional, county, and local agencies. The proposed project requires discretionary approval (i.e., adoption by City Council) from the City of Chino Hills (City) and, therefore, is subject to CEQA.

This subsequent program environmental impact report (SPEIR) analyzes the potential environmental impacts that may result from the implementation of the proposed project (GPU) located in the City of Chino Hills. The SPEIR is intended as an informational document for public agencies, the general public, and City of Chino Hills decision-makers regarding the significant environmental impacts that could result from the proposed project. The CEQA process was established to enable public agencies to evaluate a

project in terms of its environmental consequences, to examine and implement mitigation measures for eliminating or reducing any potentially adverse impacts, and to consider alternatives to the project. While CEQA Section 150201(a) requires that major consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must consider the information in an EIR and balance adverse environmental effects against other public objectives, taking into account economic, legal, social, and technological factors.

3. LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The State CEQA Guidelines (California Code of Regulations Section 15000 et seq) define lead, responsible, and trustee agencies. For purposes of CEQA compliance, the City of Chino Hills is identified as the Lead Agency for this project. The Lead Agency is responsible for preparing this SPEIR in accordance with CEQA (Public Resources Code Section 21000 et seq) and the State CEQA Guidelines. As mandated by the CEQA Guidelines, the SPEIR reflects the Lead Agency's independent review and judgment and objectivity with regard to the scope, content, and adequacy of analysis.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project and a trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no responsible or trustee agencies for the proposed project.

4. TYPE OF EIR

The 2024 General Plan Update EIR is a Subsequent EIR. As defined in Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, a subsequent EIR shall be prepared where substantial changes are proposed in the project which require major revisions of the previous EIR; substantial changes occur with respect to the circumstances under which the project is undertaken requiring major revisions of the previous EIR; or new information of substantial importance, which was not known and could not have been known, at the time the previous EIR was certified as complete shows new or more severe environmental impacts.

The City of Chino Hills 2021-2029 Housing Element (6th Cycle) is an update to the 2014-2021 Housing Element. To accommodate required housing, the 2021-2029 Housing Element requires updates to the Land Use Element and Land Use Map of the City of Chino Hills General Plan. The update also includes revisions to the City's Zoning Code, Zoning Map, and updates to the Circulation Element, Safety Element; Parks Element, Recreation and Open Space Element, Conservation Element, Noise Element, and Economic Development Element. To comply with SB 379, AB 2140, and SB 1241, the City needs to update its Safety Element. The City recently adopted *Transportation Study Guidelines for Vehicle Miles Traveled* in 2022. No portion of the City of Chino Hills is considered a "disadvantaged community" pursuant to Government Code Section 65302(h), therefore the GPU does not include goals and policies pertaining to environmental justice.[1] Lastly, the City will make changes to the remaining elements for consistency purposes.

The City prepared a comprehensive update to its General Plan in 2015 and a General Plan EIR, which was certified in 2015. This SPEIR is required, as the General Plan Update proposes substantial changes to the City's 2015 General Plan. Therefore, this Subsequent EIR specifically considers whether the proposed project would result in new significant impacts not identified in the 2015 Chino Hills General Plan Update

[1] *Climate and Economic Justice Screening Tool, Explore the Map, website: https://screeningtool.geoplatform.gov/en/#10.58/33.9562/-117.7589. Accessed September 2024.*

EIR. This Subsequent EIR also discusses any pertinent new information or changes in circumstances that could result in new significant impacts not identified in the 2015 Chino Hills General Plan Update DEIR or a substantial increase in the severity of the previously identified significant impacts. Previously imposed mitigation measures from the Chino Hills General Plan Update EIR are identified and, where appropriate, are clarified, refined, revised, or deleted. This Subsequent EIR also identifies whether or not new mitigation measures are required.

This EIR is also a Program EIR. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in Section 15168 of the CEQA Guidelines, a Program EIR may be prepared on a series of actions that may be characterized as one large project. Use of a Program EIR provides the City (as Lead Agency) with the opportunity to consider broad policy alternatives and program-wide mitigation measures and provides the City with greater flexibility to address environmental issues and/or cumulative impacts on a comprehensive basis.

Agencies generally prepare Program EIRs for programs or a series of related actions that are linked geographically, are logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program, or are individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways. Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine what, if any, additional CEQA documentation needs to be prepared. If the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (CEQA Guidelines Section 15168(c)).

When a Program EIR is relied on for a subsequent activity, the Lead Agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (CEQA Guidelines Section 15168(c)(3)). If a subsequent activity would have effects not within the scope of the Program EIR, the Lead Agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or project level EIR. In this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis.

This EIR is referred to as the Subsequent Program EIR (SPEIR), which includes the analysis of the previously identified project components. This EIR is a subsequent environmental analysis to the 2015 General Plan Update EIR and 2022 Housing Element Update (2021-2029 Planning Period) Mitigated Negative Declaration (MND) and program analysis for the rezoning of the Regional Housing Needs Assessment (RHNA) housing opportunity sites (Identified in the 2022 Housing Element), Zoning Code Amendments (to create Housing Priority District Zones and Objective Design Standards) and Specific Plan Amendment No. 6 for the Shoppes Specific Plan 04-01 (to establish an Urban High Density Housing category). Further, this document analyzes RHNA housing opportunity sites 1 through 7 on a site specific level and sites 8 through 11 on a program-level. Therefore, the City of Chino Hills Community Development Department has prepared this EIR that serves the following:

- Subsequent analysis to the 2015 General Plan Update EIR for the General Plan Elements and 2022 Housing Element Update MND;
- Site Specific Analysis for RHNA Housing Opportunity Sites 1 through 7; and
- Program analysis for Zoning Code and Specific Plan Amendments and RHNA Housing Opportunity Sites 8 through 11.

5. ENVIRONMENTAL REVIEW PROCESS

In general, the environmental review process for an SPEIR is as follows, presented in sequential order.

a. Notice of Preparation

After deciding that an EIR is required, the lead agency must send a Notice of Preparation (NOP) stating that an environmental impact report will be prepared to the Governor's Office of Planning and Research (OPR),and each responsible and trustee agency, and file with the county clerk's office (CEQA Guidelines Section 15082; Public Resources Code Section 21092.2). Pursuant to Executive Order N-80-20, NOPs shall be posted for 30 days on the lead agency's website. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the proposed project could create significant environmental impacts.

b. Draft Subsequent Program Environmental Impact Report

The Draft SPEIR must contain the following:

- Table of contents or index
- Summary
- Project description
- Environmental setting
- Discussion of potentially significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts)
- Discussion of alternatives
- Mitigation measures

c. Notice of Completion/Notice of Availability of Draft SPEIR

A lead agency must file a Notice of Completion (NOC) with the State Clearinghouse when it completes a Draft SPEIR and prepare a public Notice of Availability (NOA) for the Draft EIR. Pursuant to Executive Order N-80-20, NOAs shall be posted for 30 days on the lead agency's website. Additionally, public notice of the Draft SPEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. When a Draft SPEIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the State Clearinghouse (Public Resources Code 21091) approves a shorter period no less than 30 days.

d. Final SPEIR

Once the Lead Agency has publicly circulated the Draft SPEIR and collected all of the comments provided by public agencies and the general public, responses are prepared in writing that are included in the Final SPEIR.

A Final SPEIR must include: a) revisions to the Draft SPEIR if necessary; b) copies of comments received during public review; c) list of persons and entities commenting; d) responses to comments; and e) any other information added by the lead agency.

e. Certification of Final SPEIR

Prior to making a decision on a proposed project, the lead agency must certify that: a) the Final SPEIR has been completed in compliance with CEQA; b) the Final SPEIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the Final SPEIR prior to approving a project (CEQA Guidelines Section 15090).

f. Lead Agency Project Decision

A lead agency may: a) deny a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and Statement of Overriding Considerations are adopted (CEQA Guidelines Sections 15042 and 15043).

g. Findings/Statement of Overriding Considerations

For each significant impact of the project identified in the SPEIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA Guidelines Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.

h. Mitigation Monitoring Reporting Program

When an agency makes findings on significant effects identified in the SPEIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.

i. Notice of Determination

An agency must file a Notice of Determination (NOD) within 5 days after deciding to approve a project for which an SPEIR is prepared (CEQA Guidelines Section 15094). A local agency must file the NOD with the State Clearinghouse and pursuant to Executive Order N-80-20, on the lead agency’s website. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the NOD starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167[c]).

6. SPEIR BACKGROUND

In accordance with the state CEQA Guidelines, the following steps have been conducted for the 2021-2029 Housing, Land Use, Safety, Circulation Element and Parks, Recreation and Open Space Element General Plan Update SPEIR:

a. Notice of Preparation and Scoping Meeting

Based on a preliminary review of the project, the City of Chino Hills determined that the project could result in potentially significant environmental impacts. Therefore, the City prepared and circulated a Notice of Preparation (NOP) to the State Clearinghouse, relevant agencies, and interested parties. The

City circulated the NOP for this project for 30 days from October 28, 2022, to November 28, 2022. The NOP was also posted on the City's website. A scoping meeting for the project was held on November 10, 2022. The NOP and comment letters are provided in **Appendix A**.

b. Draft SPEIR and Public Review Period

The City has prepared and distributed a Notice of Completion/Notice of Availability (NOC/NOA) announcing the availability of a Draft SPEIR for the proposed project to relevant agencies, neighborhood groups, NOP commenters, and interested parties. The NOC/NOA was also posted on the City's website. The Draft SPEIR public review began on January 13, 2025, and ending February 24, 2025.

The Draft SPEIR is available to the general public for review online at the City's website:

https://www.chinohills.org/18/Community-Development

The Draft SPEIR is also available at the following locations:

City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709

James S. Thalman Chino Hills Branch Library
14020 City Center Drive
Chino Hills, CA 91709

7. SPEIR SCOPE AND CONTENT

This Draft SPEIR has identified environmental issue areas that were determined not to be significant due either the programmatic nature of the project, project location, or lack of relevant resource. These environmental topics were scoped out from detailed analysis in the SPEIR, and are discussed in **Section V. Other CEQA Considerations**. These issues are listed below:

- Agricultural and Forestry Resources – All subtopics
- Mineral Resources – All subtopics

The SPEIR addresses the environmental issues where the proposed project could result in potentially significant impacts. The scope of the environmental issues to be analyzed in this SPEIR include[2]:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning

[2] *These were the same issue areas analyzed in the 2015 General Plan EIR.*

- Noise
- Population and Housing
- Public Services
- Transportation/Traffic
- Utilities and Service Systems

This SPEIR addresses the abovementioned issues and identifies the potential environmental impacts of the proposed project. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this SPEIR analyzes the cumulative environmental impacts of potential development that would be accommodated by adoption of the General Plan Update. This SPEIR addresses the cumulative impacts of development within the City of Chino Hills and the larger region surrounding it, as appropriate. In most cases, the potential for cumulative impacts is contiguous with the City boundary, since the City is the service provider for various City services and public utilities. Potential cumulative impacts related to traffic, air quality, and greenhouse gases, which have the potential for impacts beyond the City boundary, have been addressed through use of a traffic model. In addition, the SPEIR recommends mitigation measures, where feasible, that would eliminate or reduce significant environmental effects.

Lastly, since the preparation of the 2035 General Plan EIR in 2015, the CEQA Appendix G thresholds have undergone amendments and revisions. Therefore, this Subsequent EIR responds to those revisions and updates the analysis for the 2021-2029 Housing, Land Use, Safety, Circulation Element and Parks, Recreation and Open Space Element General Plan Update to respond to the most current Appendix G thresholds. The level of detail contained throughout this SPEIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. The *CEQA Guidelines* state:

> *An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure. (Section 15151)*

II. EXECUTIVE SUMMARY

1. INTRODUCTION

This summary is intended to highlight the major areas of importance in the environmental analysis for the project as required by Section 15123 of the CEQA Guidelines. The summary includes a brief description of the project, the project objectives, areas of controversy/issues to be resolved, and a summary of alternatives to the project. In addition, this chapter provides a table summarizing: potential environmental impacts that would occur as a result of the project and the recommended mitigation measures and/or project requirements that avoid or reduce significant environmental impacts.

2. PROJECT SUMMARY

The project is the adoption of the General Plan Update, which includes updates to the Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise and Economic Development. Updates include amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code and Zoning Map.

The Chino Hills Municipal Code (CHMC) will be amended to include Chapter 16.15 Housing Priority Zoning Districts. The purpose of the Housing Priority Zoning Districts is to implement the goals and policies of the General Plan Housing Element by facilitating development of housing at appropriate densities to accommodate extremely low-, very low-, low-, and moderate-income households consistent with Government Code Section 65583. The Housing Priority Zoning Districts designate certain sites as suitable for very high density and medium density residential development as described in Chapter 16.15 and the Housing Element. The Housing Priority Districts include the following:

- Medium Density Housing (MDH). The MDH zone permits Medium Density housing consistent with this Chapter.
- Urban High Density Housing (UHDH). The UHDH zone permits Urban High Density housing consistent with this Chapter.
- Very High Density Housing (VHDH). The VHDH zone permits Very High Density housing consistent with this Chapter.
- Mixed Use Housing (MUH). The MUH zone permits Very High Density housing mixed with commercial uses, consistent with this Chapter.

Proposed development projects in a Housing Priority Zoning District involving construction of a new or substantially remodeled buildings, where at least two-thirds of the square footage of the overall development is designated for residential use, and where at least 20 percent of the residential units will be affordable to lower income households subject to Government Code Section 655.83.2, are subject to a Housing Plan approval. A Housing Plan approval is a Non-Discretionary Permit and is subject to review and approval of the Director, a ministerial, or "by-right" approval process, with no additional project-specific CEQA review.

Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor

updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resource.

3. PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires that a statement of objectives for the project includes the underlying purpose of the project.

- Update Elements of the General Plan to meet state legal requirements and align with the Housing Element Update.
- Ensure that Chino Hills is a safe, vibrant place to live, work and visit by providing city services that match the needs of the community and promote community engagement.
- Ensure development is done in harmony with its neighborhood, while maintaining the character and quality of the community.
- Ensure a sustainable balance of land uses, open spaces and infrastructure and support environmental justice for all community members.
- Promote and develop, ample local shopping, services and employment and tax base to support City government and services.
- Provide ample trails, parks, sports fields, and community facilities for enjoyment by the public.
- Continue to provide adequate public utilities, water and energy conservation.
- Minimize risks from naturally occurring and man-made hazards.
- Support regional targets for reductions in greenhouse gas emissions.
- Minimize noise and land use incompatibilities.
- Support wide range of transportation systems to ensure adequate and efficient access to, from, and within the City and participate in regional transportation planning programs.

4. AREAS OF CONTROVERSY

A total of five comment letters were received in response to the NOP. CEQA issues raised in these comment letters include proposed density, water quality, noise, hazardous materials, and traffic. In addition, suggestions were provided with regard to air quality analysis approach and mitigation.

5. NEW ALTERNATIVES ARE NOT CONSIDERED

The General Plan EIR 2015 analyzed three alternatives: No Growth/No Development (No Project), Higher Intensity Development, and Lower Intensity Development. The Draft Subsequent EIR does not include analyses of any new alternatives to the project. New alternatives are required in a subsequent EIR when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows that one or more alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, or alternatives that are considerably

different from those analyzed in the 2015 program EIR would substantially reduce one or more significant effects on the environment (CEQA Guidelines Section 15162). There is no new information meeting the definition of Section 15162. The conditions within the City are largely the same as when the 2015 DEIR was certified and the General Plan update approved.

6. COMPARISON OF ENVIRONMENTAL IMPACTS

Table II-1, **Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts**, provides a side-by-side comparison of the environmental impacts identified in this SPEIR, for the General Plan Update project, with the environmental impacts findings of the General Plan DEIR 2015 and the 2022 Housing Element Impacts.

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
Aesthetics				
Impact A-1: Would the project have a substantial adverse effect on a scenic vista?	Similar	Similar	None Required	Less than Significant
Impact A-2: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Similar	Similar	None Required	No Impact
Impact A-3: Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Similar	Similar	None Required	Less than Significant
Impact A-4: Would the project create a new source of substantial light or glare which	Similar	Similar	AES-1: (2015 General Plan AE-1): All new multifamily and non-residential development shall be required to prevent light	Less than Significant with Mitigation

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
would adversely affect day or nighttime views in the area?			spill beyond the property of origin, by ensuring that outdoor illumination levels do not exceed zero foot-candles at the property line.	
Air Quality				
Impact B-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?	Greater	Similar	AQ-1 All residential architectural coatings for construction and operational use shall be limited to a VOC content of 20 grams per liter.	Significant and Unavoidable
Impact B-2: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Similar	Similar	AQ-1 All residential architectural coatings for construction and operational use shall be limited to a VOC content of 20 grams per liter.	Significant and Unavoidable
Impact B-3: Would the project expose sensitive receptors to substantial pollutant concentrations?	Greater	Similar	No feasible mitigation measures are available.	Significant and Unavoidable
Impact B-4: Would the Project result in other emissions (such as those leading to odors) affecting a substantial number of people?	Similar	Similar	None Required	Less Than Significant
Biological Resources				
Impact C-1: Would the project have a substantial adverse	Greater	Greater	RNHA-BR-1 Requirements to Avoid Impacts to Nesting Birds	Less than Significant with Mitigation

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			Protected Trees. The following measures apply to all eleven RHNA sites: If vegetation trimming, vegetation removal, and/or ground-disturbing activities are proposed to occur during the nesting bird season (generally February 1 to September 1) preconstruction nesting bird surveys shall be conducted by a qualified biologist within all suitable nesting habitat on the project site and a surrounding 300-foot buffer area for birds covered by the MBTA. The term 'construction' shall include all ground-disturbing activity such as vegetation removal, trimming, mowing, equipment/vehicle movement/storage, etc. Pre-construction surveys shall be conducted no more than 3 days prior to initiation of construction. If no active bird nests are	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			identified within the proposed development project area or a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active bird nests are detected within the proposed development project area or t buffer zone, construction shall be halted until the young have fledged (left the nest), no new nesting activity is witnessed, the nest determined to be inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. The monitoring buffer area may be reduced based on the judgement of a qualified biologist. RHNA sites that contain trees shall be surveyed by a City-approved certified	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			arborist to determine if trees proposed for removal or trimming are protected under the City's tree preservation ordinance (CHMC in Chapter 16.90). Appropriate preservation, mitigation, and replacement measures shall be implemented consistent with City code. RHNA-BR-2 <u>Additional Requirements for RHNA Sites with Potentially Significant Resource Potential</u>. In addition to Mitigation Measure RHNA-BR-1, the following measures shall be implemented for each of the RHNA sites that have the potential to affect additional biological resources, as specified: **Site 1 – The Shoppes II:** Impacts to biological resources within the grasslands at Site 1 could occur because the vegetation could potentially support special-status species that inhabit	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			or forage within grasslands (e.g., burrowing owls [*Athene cunicularia*] and raptors). Impacts to developed land would not be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and to formulate appropriate measures to mitigate any potentially significant impacts identified. **Site 3 – Los Serranos Golf Course:** Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of least Bell's vireo, southern riparian scrub and other protected and/or special-status species and habitats	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) is required to determine potential impacts to regulated aquatic resources and to formulate appropriate measures, if necessary. **Site 4 – Western Hills Golf Course:** Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys would be required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) would be	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			required to determine potential impacts to regulated aquatic resources and to formulate appropriate mitigation measures, if necessary. **Site 5 – Wang (High Density):** Impacts to agriculture could be significant as the site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Impacts to walnut woodland could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 8 – Canyon Estates (Medium Density):** Impacts to annual grassland could be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			Site 9 – Wang (Medium Density): Impacts to agriculture could be significant because this site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 10 – Canyon Estates (Low Density):** Impacts to	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			annual grassland could be significant. Impacts to walnut woodland would be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 11 – Los Serranos Golf Course (Low Density):** Impacts to developed land would not be significant. Special attention should be paid to the off-site pond during site-specific	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			planning such that no direct or indirect impacts occur.	
Impact C-2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Greater	Greater	RHNA-BR-2 <u>Additional Requirements for RHNA Sites with Potentially Significant Resource Potential</u>. In addition to Mitigation Measure RHNA-BR-1, the following measures shall be implemented for each of the RHNA sites that have the potential to affect additional biological resources, as specified: **Site 1 – The Shoppes II:** Impacts to biological resources within the grasslands at Site 1 could occur because the vegetation could potentially support special-status species that inhabit or forage within grasslands (e.g., burrowing owls [*Athene cunicularia*] and raptors). Impacts to developed land would not be significant. Prior to site development, formal surveys are required to determine the presence of	Less than Significant with Mitigation

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			protected and/or special-status species and habitats to determine potential impacts and to formulate appropriate measures to mitigate any potentially significant impacts identified. **Site 3 – Los Serranos Golf Course:** Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of least Bell's vireo, southern riparian scrub and other protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) is required to determine potential impacts to regulated	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			aquatic resources and to formulate appropriate measures, if necessary. **Site 4 – Western Hills Golf Course:** Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys would be required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) would be required to determine potential impacts to regulated aquatic resources and to formulate appropriate mitigation measures, if necessary. **Site 5 – Wang (High Density):** Impacts to agriculture could be	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			significant as the site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Impacts to walnut woodland could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 8 – Canyon Estates (Medium Density):** Impacts to annual grassland could	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 9 – Wang (Medium Density):** Impacts to agriculture could be significant because this site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			forage within grasslands (e.g., raptors). Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 10 – Canyon Estates (Low Density):** Impacts to annual grassland could be significant. Impacts to walnut woodland would be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 11 – Los Serranos Golf Course (Low Density):** Impacts to developed land would not be significant. Special attention should be paid to the off-site pond during site-specific planning such that no direct or indirect impacts occur.	
Impact C-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling,	Greater	Greater	RHNA-BR-2 <u>Additional Requirements for RHNA Sites with Potentially Significant Resource Potential</u>. In addition to Mitigation Measure RHNA-BR-1, the following measures shall be implemented for each of	Less than Significant with Mitigation

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
hydrological interruption, or other means?			the RHNA sites that have the potential to affect additional biological resources, as specified: **Site 1 – The Shoppes II:** Impacts to biological resources within the grasslands at Site 1 could occur because the vegetation could potentially support special-status species that inhabit or forage within grasslands (e.g., burrowing owls [*Athene cunicularia*] and raptors). Impacts to developed land would not be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and to formulate appropriate measures to mitigate any potentially significant impacts identified. **Site 3 – Los Serranos Golf Course:** Impacts to	

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of least Bell's vireo, southern riparian scrub and other protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) is required to determine potential impacts to regulated aquatic resources and to formulate appropriate measures, if necessary. **Site 4 – Western Hills Golf Course:** Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			development, formal surveys would be required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) would be required to determine potential impacts to regulated aquatic resources and to formulate appropriate mitigation measures, if necessary. **Site 5 – Wang (High Density):** Impacts to agriculture could be significant as the site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Impacts to walnut woodland could be	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 8 – Canyon Estates (Medium Density):** Impacts to annual grassland could be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential	

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			impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 9 – Wang (Medium Density):** Impacts to agriculture could be significant because this site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation	

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			measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 10 – Canyon Estates (Low Density):** Impacts to annual grassland could be significant. Impacts to walnut woodland would be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			aquatic resources and formulate appropriate mitigation measures, if necessary. **Site 11 – Los Serranos Golf Course (Low Density):** Impacts to developed land would not be significant. Special attention should be paid to the off-site pond during site-specific planning such that no direct or indirect impacts occur.	
Impact C-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species to with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Greater	Greater	RNHA-BR-1 <u>Requirements to Avoid Impacts to Nesting Birds Protected Trees</u>. The following measures apply to all eleven RHNA sites: If vegetation trimming, vegetation removal, and/or ground-disturbing activities are proposed to occur during the nesting bird season (generally February 1 to September 1) preconstruction nesting bird surveys shall be conducted by a qualified biologist within all suitable nesting habitat on the project site and a	Less than Significant with Mitigation

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			surrounding 300-foot buffer area for birds covered by the MBTA. The term 'construction' shall include all ground-disturbing activity such as vegetation removal, trimming, mowing, equipment/vehicle movement/storage, etc. Pre-construction surveys shall be conducted no more than 3 days prior to initiation of construction. If no active bird nests are identified within the proposed development project area or a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active bird nests are detected within the proposed development project area or t buffer zone, construction shall be halted until the young have fledged (left the nest), no new nesting activity is witnessed, the nest determined to be inactive,	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. The monitoring buffer area may be reduced based on the judgement of a qualified biologist. RHNA sites that contain trees shall be surveyed by a City-approved certified arborist to determine if trees proposed for removal or trimming are protected under the City's tree preservation ordinance (CHMC in Chapter 16.90). Appropriate preservation, mitigation, and replacement measures shall be implemented consistent with City code.	
Impact C-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a	Similar	Similar	None Required	Less than Significant

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
tree preservation policy or ordinance?				
Impact C-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Similar	Similar	None Required	No Impact
Cultural Resources				
Impact D-1: Would the project create a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	Similar	Similar	None Required	Less Than Significant
Impact D-2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 or disturb human remains?	Similar	Reduced	None Required	Less than Significant
Impact D-3: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms	NA *	Similar	None Required	Less than Significant

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: *a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or* *b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*				
Geology and Soils				

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
Impact E-1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: *i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42),* *ii. Strong seismic ground shaking,* *iii. Seismic-related ground failure, including liquefaction, or* *iv. Landslides?*	Similar	Similar	None Required	Less than Significant
Impact E-2: Would the project result in substantial soil erosion or the loss of topsoil?	Similar	Similar	None Required	Less than Significant
Impact E-3: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	Similar	Similar	None Required	Less than Significant

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				
Impact E-4: Would the project be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Similar	Similar	None Required	Less than Significant
Impact E-5: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of water?	Similar	Similar	None Required	No Impact
Impact E-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Greater	Similar	GEO-1: Requirements to Avoid Impacts to Paleontological Resources. The following recommendations apply to all nine RHNA sites. These recommendations have been developed in accordance with and incorporate the performance standards of the Society of Vertebrate Paleontology (SVP), state and local regulations, and best	Less than Significant with Mitigation

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			practices in mitigation paleontology: • Retain a Qualified Professional Paleontologist: Prior to the issuance of any permits allowing ground-disturbing activities, a qualified paleontologist meeting the SVP (2010) standards (Qualified Paleontologist) should be retained by the project proponent. The Qualified Paleontologist should provide technical and compliance oversight of all work as it relates to paleontological resources, should be responsible for ensuring the employee training provisions are implemented during implementation of the project, and should report to the project site in the event potential paleontological resources are encountered. • Prepare a Paleontological Resources Management Plan: A Paleontological Resources Management	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			Plan (PRMP) should be prepared by the Qualified Paleontologist that incorporates all available geologic data for the project to determine the necessary level of effort for monitoring based on the planned rate of excavation and grading activities, the geologic sediments/materials being excavated, and the depth of excavation. The PRMP would establish the ground rules for the entire paleontological resource mitigation program. The Qualified Paleontologist should implement the PRMP as the project paleontologist, program supervisor, and principal investigator. The PRMP should incorporate the results of all additional paleontological resources assessment(s), geotechnical investigation, and the final engineering/grading plans for the project, including pertinent geological and	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			paleontological literature, geologic maps, and known fossil locality information. The PRMP should include processes and procedures for paleontological monitoring, fossil salvaging (if needed), reporting, and curation (if needed). The PRMP should also require the Qualified Paleontologist to prepare a report of the findings of the monitoring efforts after construction is completed. The PRMP should also require the Qualified Paleontologist to obtain a curatorial arrangement with a qualified repository prior to construction if significant paleontological resources are discovered and require curation. • Conduct Worker Training: The Qualified Paleontologist should develop a Worker Environmental Awareness Program to train the project personnel on the legal requirements for preserving	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			fossil resources, as well as the procedures to follow in the event of a fossil discovery. This training should be given to on-site workers before ground-disturbing work commences. • Monitor for Paleontological Resources: Areas where the mapped geologic units have low paleontological sensitivity should be initially spot checked when ground disturbances impact sediments greater than or equal to 10 feet bgs to check for the presence of the underlying older geologic units of relatively higher paleontological sensitivity. If geologic units of relatively higher paleontological sensitivity would not be observed during initial spot-checking, then the level of spot-checking should be reduced or ceased at the discretion of the Qualified Paleontologist. Areas where the mapped geologic units have low to high (increasing	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			with depth) paleontological sensitivity should be monitored full time when ground disturbances impact sediments greater than or equal to 10 feet bgs; ground disturbances in these areas that are less than 10 feet bgs should be spot checked. Areas where the mapped geologic units have high paleontological sensitivity should be monitored full time, regardless of depth. Paleontological monitoring would not be required when ground-disturbing activities impact only geologic units of low paleontological sensitivity at depths less than 10 feet bgs. Additionally, monitoring would not be required in previously disturbed sediments or artificial fill, regardless of depth. Monitoring should be conducted by a paleontological monitor who meets the standards of the SVP (2010). Monitoring	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			should be conducted in accordance with the protocols outlined in the PRMP and under the supervision of the Qualified Paleontologist. The Qualified Paleontologist may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. Monitoring efforts can be increased, reduced, or ceased entirely if determined adequate by the Qualified Paleontologist. Paleontological monitoring should include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The Qualified Paleontologist should have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined significant, professionally and efficiently	

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			recover the fossil specimens and collect associated data. Paleontological monitors should record pertinent geologic data and collect appropriate sediment samples from any fossil localities. Recovered fossils should be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological repository. • Prepare a Paleontological Resources Monitoring Report: Upon conclusion of ground-disturbing activities, the Qualified Paleontologist overseeing paleontological monitoring should prepare a final Paleontological Resources Monitoring Report that documents the paleontological monitoring efforts for the project and describes any paleontological resource discoveries observed and/or recorded during the life of	

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
			the project. If paleontological resources are curated, the Paleontological Resources Monitoring Report and any associated data pertinent to the curated specimen(s) should be submitted to the designated repository. A copy of the final Paleontological Resources Monitoring Report should be filed with the City.	
Greenhouse Gases				
Impact F-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Similar	Similar	None Required	Less than Significant
Impact F-2: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Similar	Similar	None Required	Less than Significant
Hazards and Hazardous Materials and Wildfire				
Impact G-1: Would the project create a significant hazard to the public or the environment through the routine transport,	Similar	Similar	None Required	Less than Significant

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
use, or disposal of hazardous materials?				
Impact G-2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Similar	Similar	None Required	Less than Significant
Impact G-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Similar	Similar	None Required	Less than Significant
Impact G-4: Would the project be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	Reduced	Similar	None Required	No Impact
Impact G-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or	Similar	Similar	None Required	No Impact

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
Impact G-6: Would the project impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?	Similar	Similar	None Required	Less than Significant
Impact G-7: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	Similar	Similar	None Required	Less than Significant
Impact G-8: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Similar	Similar	None Required	Less than Significant
Impact G-9: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire	Similar	Similar	None Required	Less than Significant

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Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
or the uncontrolled spread of a wildfire?				
Impact G-10: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Similar	Similar	None Required	Less than Significant
Impact G-11: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Similar	Similar	None Required	Less than Significant
Hydrology and Water Quality				
Impact H-1: Would the project violate any water quality	Similar	Similar	None Required	No Impact

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Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				
Impact H-2: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Reduced	Similar	None Required	Less than Significant
Impact H-3: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: *i. Result in substantial erosion or siltation on- or off-site;* *ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;* *iii. Create or contribute runoff water which would exceed the capacity of existing or planned*	Similar	Similar	HYD-1 (2015 General Plan HWQ-2): All local or private project drainage facilities to be constructed shall be evaluated on an individual basis by the City Engineering Department. The Department shall also determine the amount of responsibility for costs of improvements by the developers for local or private project facilities on private property based upon the impacts on drainage created by the development.	Less than Significant with Mitigation

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
stormwater drainage systems or provide substantial additional sources of polluted runoff; or *iv. Impede or redirect flood flows?*				
Impact H-4: In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?	NA *	Similar	None Required	Less than Significant
Impact H-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	NA *	Similar	None Required	No Impact
Land Use and Planning				
Impact I-1: Would the project physically divide an established community?	Similar	Similar	None Required	Less than Significant
Impact I-2: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect?	Reduced	Similar	None Required	Less than Significant
Noise				

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
Impact J-1: Would the project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Construction - Greater Operation - Similar	Construction - Similar Operation - Similar	Construction: NOI-1 Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. NOI-2 Restrict haul routes and construction-related traffic. NOI-3 Place stock piling and/or vehicle-staging areas as far as practical from residential uses. NOI-4 Reduce nonessential idling of construction equipment. NOI-5 Consider the installation of temporary sound barriers for construction activities that are adjacent to occupied noise-sensitive structures, depending on length of construction, type of equipment used, and proximity to noise-sensitive uses. NOI-6 Secure loads to reduce rattling and banging. Operation: None Required	Construction – Less than Significant with Mitigation Operation – Less Than Significant
Impact J-2: Would the project generate excessive groundborne vibration or groundborne noise levels?	Reduced	Similar	None Required	Less Than Significant

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
Impact J-3: For a project located within the vicinity of a private airstrip or airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Similar	Similar	None Required	No Impact
Population and Housing				
Impact J-1: Would the project Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Similar	Similar	None Required	Less than Significant
Impact J-2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Reduced	Similar	None Required	No Impact
Public Services				
Impact K-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered	Similar	Similar	PS-1 (2015 General Plan PS-1): The City shall coordinate with the CVIFD during the development review process for properties in the vicinity of the stations	Less than Significant with Mitigation

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for fire protection?			proposed at Woodview Avenue and Pipeline, Eucalyptus west of Chino Hills Parkway, and possibly Grand Avenue. If CVIFD demonstrates through the project planning and environmental review process that a fire station site is needed, City staff shall work with CVIFD and the project developer to identify and secure an appropriate site. PS-2 (2015 General Plan PS-2): The City shall work with CVIFD to evaluate future facility needs and identify potential funding sources for identified facilities and personnel. This information shall be incorporated as deemed appropriate by the City into future City contracts with CVIFD, the City capital improvement program process, development impact fees, conditions of approval and project development agreements.	
Impact K-2: Would the project result in substantial adverse physical impacts associated	Reduced	Similar	None Required	Less than Significant Impact

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for police protection?				
Impact K-3: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for schools?	Similar	Similar	None Required	No Impact
Impact K-4: Would the project result in substantial adverse physical impacts associated with the provision of new or	Similar	Similar	None Required	No Impact

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for other public facilities?				
Recreation				
Impact M-1: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Similar	Similar	None Required	Less than Significant
Impact M-2: Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Similar	Similar	None Required	Less than Significant
Transportation				
Impact N-1: Would the project conflict with a program plan, ordinance or policy addressing	Similar	Similar	None Required	Less than Significant

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
the circulation system, including transit, roadway, bicycle and pedestrian facilities?				
Impact N-2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	NA *	Similar	None Required	Site #4: Significant Less than Significant
Impact N-3: Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Similar	Similar	None Required	Less than Significant
Impact N-4: Would the project result in inadequate emergency access?	Similar	Similar	None Required	Less than Significant
Utilities and Service Systems				
Impact O-1: Would the project require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?	Similar	Similar	None Required	Less than Significant
Impact O-2: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during	Similar	Similar	None Required	Less than Significant

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
normal, dry, and multiple dry years?				
Impact O-3: Would the project require or result in the relocation of construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?	Similar	Similar	None Required	Less than Significant
Impact O-4: Would the project result in a determination by the wastewater treatment provider that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Similar	Similar	None Required	Less than Significant
Impact O-5: Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Similar	Similar	None Required	Less than Significant
Impact O-6: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Similar	Similar	None Required	Less than Significant

Table II-1
Comparison of General Plan Update SPEIR and the General Plan DEIR 2015 Environmental Impacts and the 2022 Housing Element Impacts

Environmental Impact	Comparison of GPU SPEIR to General Plan DEIR 2015	Comparison of GPU SPEIR to 2022 Housing Element MND	Mitigation Measures	Level of Significance
Impact O-7: Would the project require or result in the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects?	Similar	Similar	None Required	Less than Significant
Impact O-8: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Similar	Similar	None Required	Less than Significant
Impact O-9: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Similar	Similar	None Required	Less than Significant
NA = not applicable ** Checklist question was not analyzed in 2015 General Plan EIR.* *Source: EcoTierra Consulting, 2024.*				

III. PROJECT DESCRIPTION

1. PROJECT LOCATION

The City of Chino Hills encompasses approximately forty-five (45) square miles in the southwestern San Bernardino County. The City of Chino Hills is a community with high quality residential and commercial areas in a rural setting and is uniquely situated adjacent to four County jurisdictions – Los Angeles, Orange, Riverside, and San Bernardino – and is bounded by the Cities of Diamond Bar and Pomona to the north, the City of Chino to the east, the City of Corona and the Irvine Ranch Fremont Canyon Nature Preserve to the south, and the cities of Yorba Linda and Brea to the west (see **Figure III-1, Regional Location and Project Vicinity Map**). The nearest major transportation corridor to the City is State Route 71 (SR-71, Corona Freeway/Chino Valley Freeway), which runs along the eastern border of the City. SR-71 runs in a north-south direction and provides direct access to State Route 60 (Pomona Freeway) and Interstate 10 to the north and to State Route 91 (Artesia Freeway) to the south.

2. PROJECT CHARACTERISTICS

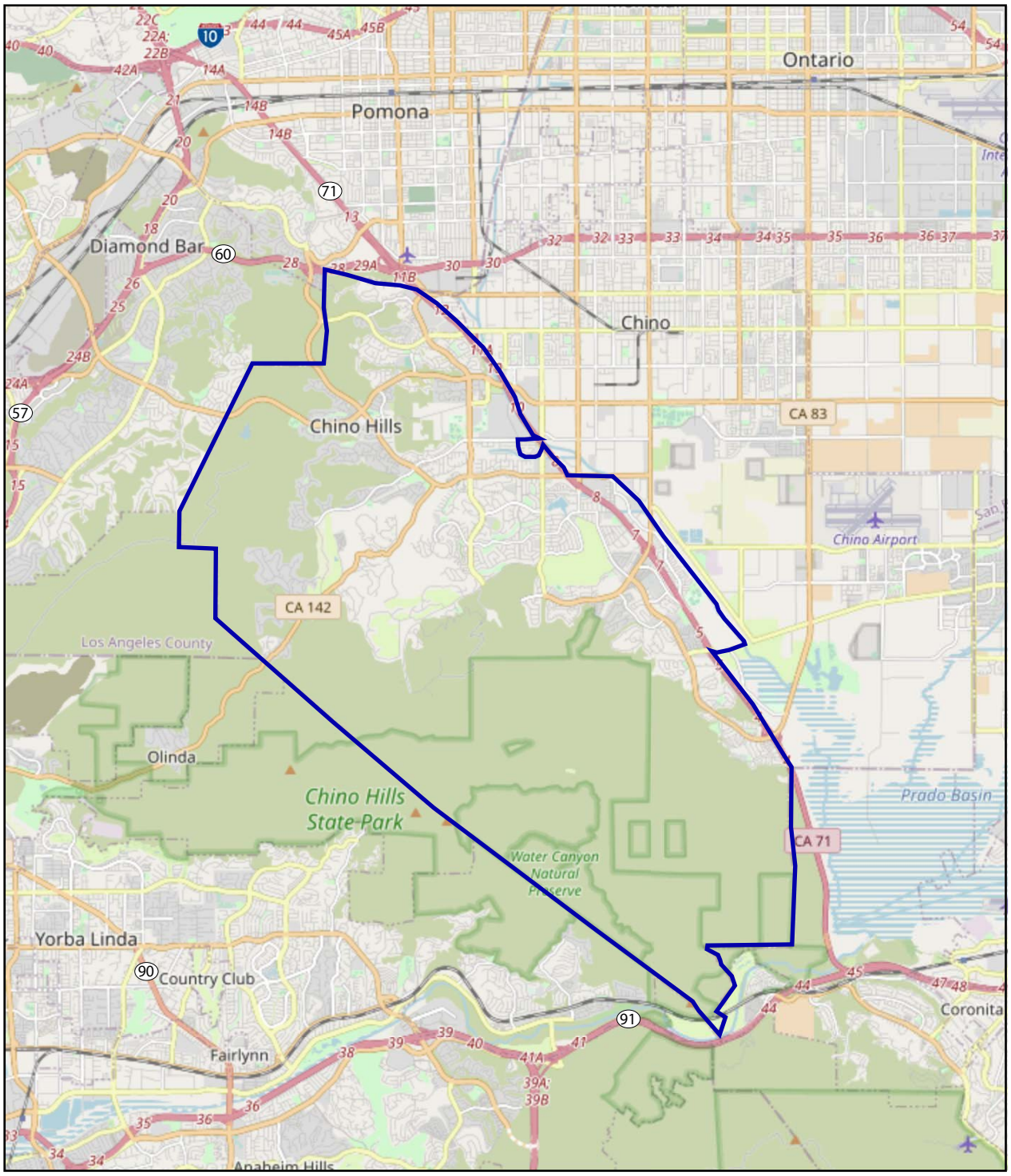
A. Project Background

A major component of the General Plan Update is to implement the City's 6th Cycle Housing Element for the 2021-2029 planning period (Housing Element), including changing the land use designations for the Housing Element's designated Regional Housing Needs Assessment (RHNA) sites and amend the Zoning Map. For the 2021-2029 planning period, the City of Chino Hills has been allocated 3,729 RHNA units. Of these 3,729 RHNA units, 2,209 are designated for very high density residential, at a density that the State of California deems appropriate to accommodate housing affordable to "lower income households"[1]; 789 of the RHNA units are designated medium density residential, at a density reasonably affordable to "moderate income" households; and 731 of the RHNA units are designated low density residential, at a density typically affordable to "above moderate" income households.

The Housing Element was environmentally reviewed in the City of Chino Hills 6th Cycle Housing Element Initial Study/Mitigated Negative Declaration (IS/MND) and an Addendum to that IS/MND; adopted by the City on August 16, 2022; and accepted by the State Housing and Community Development (HCD) as compliant with State Housing Element Law on September 8, 2022. The Housing Element identified 19 RHNA sites to meet the City's "lower income," "moderate income," and "above moderate income" RHNA allocation. Of those sites, 11 require a General Plan Land Use Map change accomplished through the General Plan Update process. (Reference **Table III-1**, below and **Figure III-2, Proposed General Plan Land Use and RHNA Sites Location Map**.) These 11 sites also require a rezoning or specific plan amendment to ensure consistency with the changed General Plan Land Use Map designations. Therefore, the project is needed to update land use and zoning consistent with the City's adopted 2021-2029 Housing Element.

[1] *California Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing "default" density standards that are "deemed appropriate to accommodate housing for lower income households."*

FIGURE III-1
REGIONAL LOCATION MAP



Source: OpenStreetMaps, 2022.

Table III-1
Proposed General Plan Amendment and Rezone Sites

Map ID	Name	Site Acreage	Current General Plan	Proposed General Plan	Current Zoning	Proposed Zoning and Density (du/ac)	Housing Element Allocated Number of Units and Density (du/ac)*
Lower Income RHNA Sites							
1	Shoppes II	8.0	High Density Residential[a]	Urban High Density Housing - [b]	SP04-01	SP04-01[c] Density: 30-93 du/ac	744 Density: 93 du/ac
2	Park Overflow	1.8	Public Park	Very High Density Housing [d]	SP04-01	SP04-01[e] Density: 20-30 du/ac	50 Density: 28 du/ac
3	Los Serranos Golf Course: (a)	12.6	Commercial Recreation	Very High Density Housing	C-R	Very High Density Housing[f] Density: 20-30 du/ac	315 Density: 25 du/ac
	(b)	8.7					217 Density: 25 du/ac
4	Western Hills Golf Course	8.3	Commercial Recreation	Very High Density	C-R	Very High Density Housing Density: 20-30 du/ac	166 Density: 20 du/ac
5	Wang	7.3	Rural Residential[g]	Very High Density	R-R	Very High Density Housing Density: 20-30 du/ac	148 Density: 21 du/ac
6	The Shoppes	5.7	Commercial	Mixed Use Housing -	SP04-01	SP04-01[h] Density: 30-47 du/ac	267 Density: 43 du/ac
7	The Commons	6.9	Commercial	Mixed Use Housing -	SP06-01	SP06-01 [h] Density: 30-47 du/ac	300 Density: 47 du/ac
	Subtotal Lower Income Units Requiring GPA or Rezoning						**2,207**
Moderate Income RHNA Sites							
8	Canyon Estates	13.3	Agriculture/Ranches[i]	Medium Density Housing	PD 19-161 (R-A)	Medium Density Housing [j] Density: 9-13 du/ac	163 Density: 13 du/ac
9	Wang	30.6	Rural Residential	Medium Density Housing	R-R	Medium Density Housing Density: 9-13 du/ac	272 Density: 9 du/ac

Table III-1
Proposed General Plan Amendment and Rezone Sites

						Subtotal Moderate Income Units Requiring GPA and Rezoning	**435**
Above Moderate Income RHNA Sites							
10	Canyon Estates	31.0	Agriculture/Ranches	Low Density Residential	PD 19-161 (R-A)	Low Density Residential (R-S)[k] Density: maximum 6 du/ac	166 Density: 6 du/ac
11	Los Serranos Golf Course	6.9	Rural Residential	Commercial Recreation	C-R	Low Density Residential (R-S) Density: maximum 6 du/ac	41 Density: 6 du/ac
						Subtotal Above Moderate Income Units Requiring GPA or Rezoning	**207**
						Total Units Requiring GPA or Rezoning	**2,849**

Notes:

a Shoppes Specific Plan currently permits a maximum of 295 high density units.
b Urban High Density Housing designation provides urban high density adjacent to commercial and civic uses.
c Shoppes Specific Plan Amendment to Very High Density Housing -1 that allows a minimum density of 30/du units and a maximum of 93 du/ac.
d Very High Density Housing is the designation provided to very high density residential sites.
e Shoppes Specific Plan Amendment to Very High Density Housing -2 that allows a minimum density of 20/du units and a maximum of 30 du/ac affordable senior housing units.
f Very High Density Housing to allow a minimum density of 20/du units and a maximum of 30 du/ac.
g Rural Residential zoning district allows a maximum of 2 du/ac
h Shoppes Specific Plan Amendment and The Commons Specific Plan Amendment to Mixed Use Housing that allows a minimum density of 30/du units and a maximum of 47 du/ac. Medium Density Housing to allow a minimum density of 9 du/ac and a maximum of 13 du/ac.
i Agriculture/Ranches zoning district allows a maximum of 0.5 du/ac
j Medium Density Housing allows for a density of 9-13 du/ac.
k Low Density Residential zoning district allows for a maximum density of 6 du/ac.

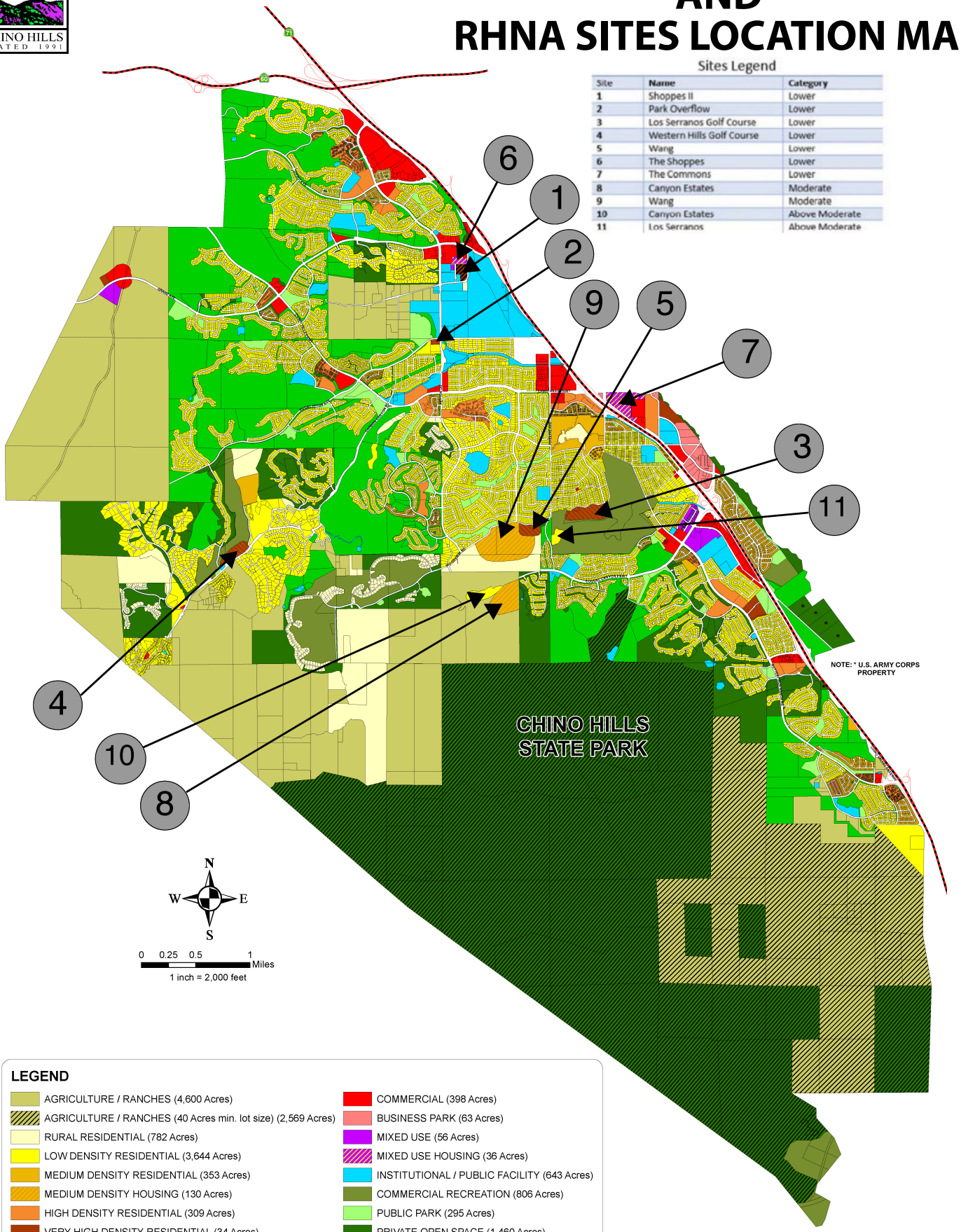
Total site area of the Canyon Estates property is approximately 378.65 acres, which under the Agriculture/Ranches designation allows 1
* Housing Element number of units and density provided for reference only.
du/ac = dwelling units per acre
SP = Specific Plan
PD = Planned Development
Source:
City of Chino Hills 2021-2029 Housing Element, Appendix B: Candidate Site Analysis Planning Period 2021-2029, Table B-2 Lower Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA, Units; Table B-3 Lower Income RHNA Allocation Site Detail; Table B-4 Moderate Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA; City of Chino Hills General Plan Map and Zoning Map.

FIGURE III-2
PROPOSED CHINO HILLS GENERAL PLAN LAND USE MAP AND RHNA SITES LOCATION MAP

CITY OF CHINO HILLS
INCORPORATED 1991

Sites Legend

Site	Name	Category
1	Shoppes II	Lower
2	Park Overflow	Lower
3	Los Serranos Golf Course	Lower
4	Western Hills Golf Course	Lower
5	Wang	Lower
6	The Shoppes	Lower
7	The Commons	Lower
8	Canyon Estates	Moderate
9	Wang	Moderate
10	Canyon Estates	Above Moderate
11	Los Serranos	Above Moderate



LEGEND

- AGRICULTURE / RANCHES (4,600 Acres)
- AGRICULTURE / RANCHES (40 Acres min. lot size) (2,569 Acres)
- RURAL RESIDENTIAL (782 Acres)
- LOW DENSITY RESIDENTIAL (3,644 Acres)
- MEDIUM DENSITY RESIDENTIAL (353 Acres)
- MEDIUM DENSITY HOUSING (130 Acres)
- HIGH DENSITY RESIDENTIAL (309 Acres)
- VERY HIGH DENSITY RESIDENTIAL (34 Acres)
- VERY HIGH DENSITY HOUSING (60 Acres)
- URBAN HIGH DENSITY HOUSING (8 Acres)
- COMMERCIAL (398 Acres)
- BUSINESS PARK (63 Acres)
- MIXED USE (56 Acres)
- MIXED USE HOUSING (36 Acres)
- INSTITUTIONAL / PUBLIC FACILITY (643 Acres)
- COMMERCIAL RECREATION (806 Acres)
- PUBLIC PARK (295 Acres)
- PRIVATE OPEN SPACE (1,460 Acres)
- PUBLIC OPEN SPACE (3,182 Acres)
- CHINO HILLS STATE PARK (7,325 Acres)

B. Description of the Project

The project is an update of the City of Chino Hills 2015 General Plan and includes the following components:

1. Amendments to the following General Plan Elements: Land Use; Circulation; Safety; Parks, Recreation and Open Space; Conservation; Noise; Economic Development
2. Amendments to the General Plan Land Use Map
3. Amendments to the City of Chino Hills Zoning Map
4. Adoption of Chapter 16.05 - Objective Design Standards
5. An amendment to The Shoppes at Chino Hills Specific Plan SP04-01 and to The Commons at Chino Hills Specific Plan SP06-01
6. Amendments to the Chino Hills Municipal Code to facilitate implementation of the updated General Plan and zoning for Housing Priority Zoning Districts.
7. Approval of the City of Chino Hills Parks and Recreation Master Plan.

C. General Plan Update Overview

The primary purpose of the project is to update the Land Use Element of the General Plan and related documents to achieve consistency with land use changes promulgated by the Chino Hills 2021-2029 Housing Element, adopted August 16, 2022. The Housing Element requires amending General Plan designations on some of the proposed Housing Element-designated RHNA sites, which requires revisions to the Land Use Element and Land Use Map of the City of Chino Hills General Plan. The Housing Element also necessitates rezoning of some proposed opportunity sites; therefore, the project includes changes to the City's Zoning Code and Zoning Map.

In addition to the Housing and Land Use Element updates, the City is required to make other changes to the General Plan in response to recent State legislation. To comply with Senate Bill (SB) 379, Assembly Bill (AB) 2140, and SB 1241, the project updates the Safety Element to include new goals and policies for wildland and urban fire hazards, flood hazards, and climate change adaptation and resiliency strategies. In 2022, the City adopted Transportation Study Guidelines for Vehicle Miles Traveled. These guidelines would be incorporated into the General Plan Circulation Element as part of the project. In 2020, the City Parks and Recreation Commission approved a new Parks and Recreation Master Plan that would be incorporated into the Parks, Recreation, and Open Space Element.

Although the City does not contain disadvantaged communities as defined by SB 1000 and AB 1553, the project includes environmental justice policies in each of the General Plan chapters. The project also includes updates to the remaining General Plan Chapters: Conservation, Noise, and Economic Development. Updates of these chapters address changed conditions and updated City plans and policies.

To ensure consistency, the project also includes a Zoning Map amendment and amendments to SP04-01 and SP06-01 to incorporate the changes promulgated by the Housing Element and proposed General Plan Land Use Map. In addition, by reference, the Parks and Recreation Master Plan is included in this project as its recommendations are incorporated in the Parks, Recreation, and Open Space Element. Existing General Plan Land Use and Zoning is shown in **Figure III-3, Current General Plan Land Use Map**, and **Figure III-4, Existing Zoning Designations Map**.

FIGURE III-3
CITY OF CHINO HILLS
CURRENT GENERAL PLAN
LAND USE MAP

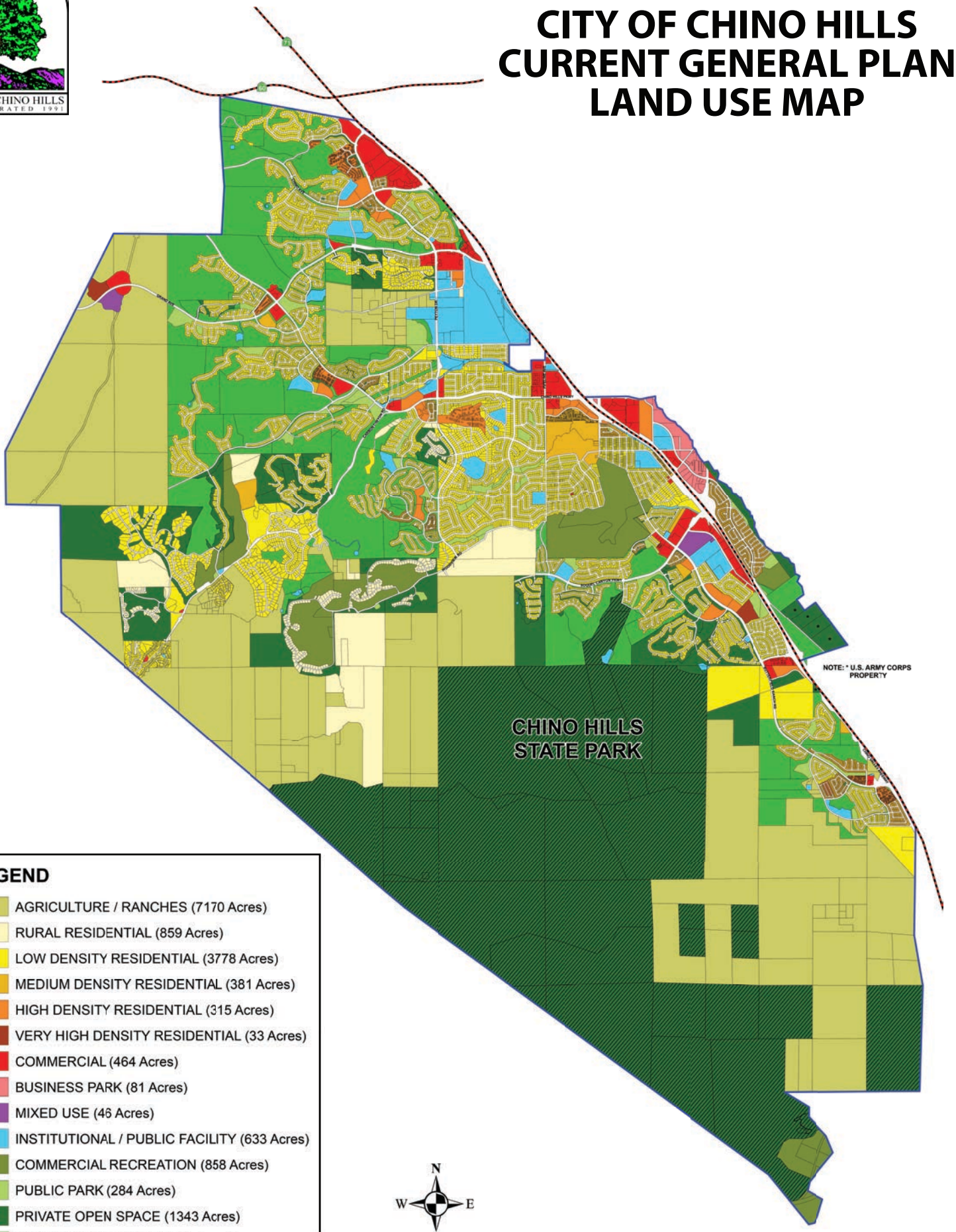
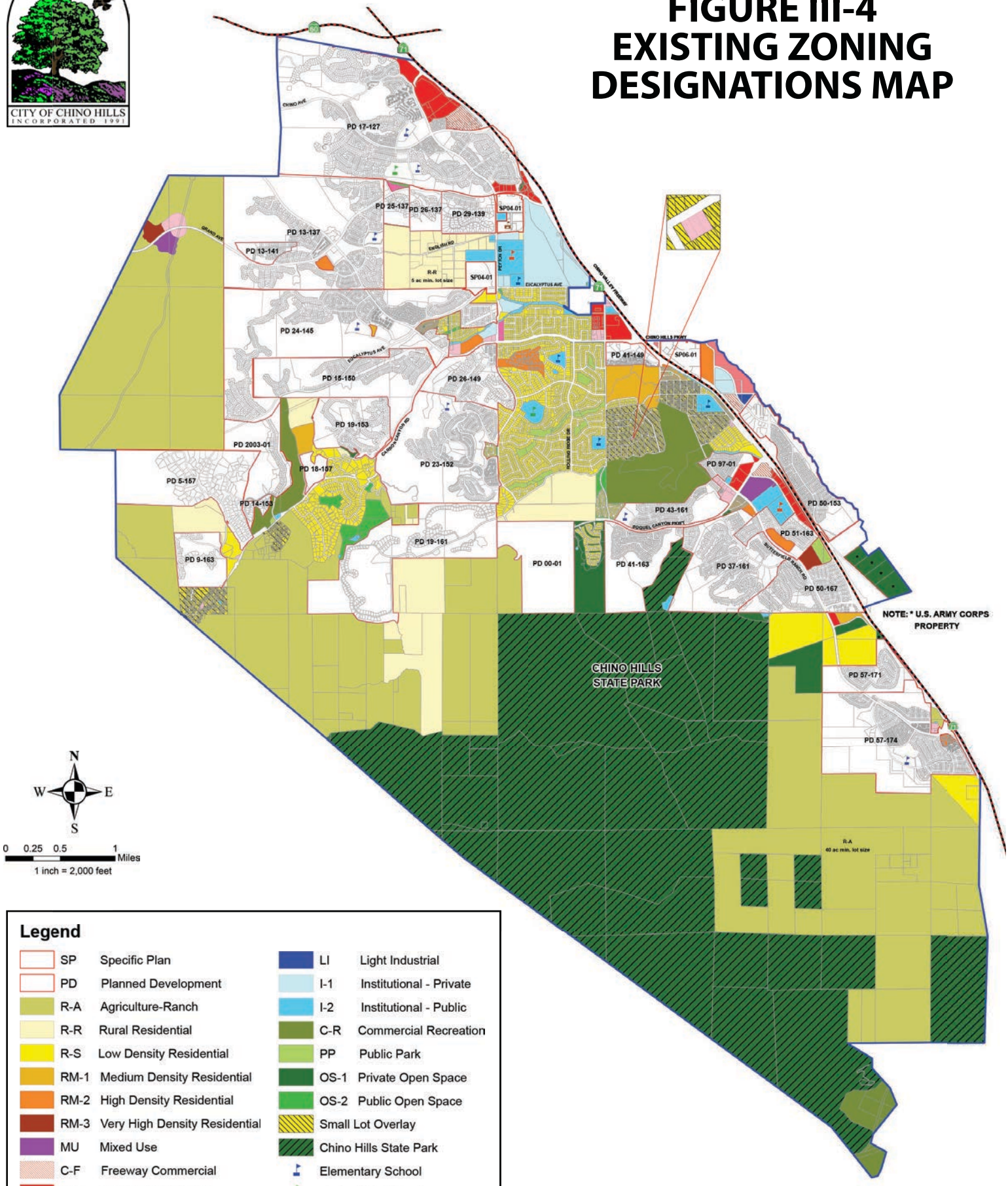


FIGURE III-4
EXISTING ZONING DESIGNATIONS MAP



Legend

SP	Specific Plan	LI	Light Industrial
PD	Planned Development	I-1	Institutional - Private
R-A	Agriculture-Ranch	I-2	Institutional - Public
R-R	Rural Residential	C-R	Commercial Recreation
R-S	Low Density Residential	PP	Public Park
RM-1	Medium Density Residential	OS-1	Private Open Space
RM-2	High Density Residential	OS-2	Public Open Space
RM-3	Very High Density Residential		Small Lot Overlay
MU	Mixed Use		Chino Hills State Park
C-F	Freeway Commercial		Elementary School
C-G	General Commercial		Junior High School
C-N	Neighborhood Commercial		High School
C-O	Office Commercial		City Government
BP	Business Park		

Proposed General Plan Amendment and Rezone Sites

This Subsequent Program EIR (SPEIR) provides site specific CEQA review for the project that includes land use changes for the 11 RHNA sites, and buildout of the City pursuant to the General Plan Update Land Use Map. **Table III-1, Proposed General Plan Amendment and Rezone Sites** lists the 11 RHNA project sites, and associated acreage, existing and proposed land use and zoning for the sites, proposed site density, and allocated Housing Element unit counts. These sites are numbered in the table according to their respective RHNA designation: "lower income" (Sites Numbers 1-7); "moderate income" (Sites Numbers 8-9); and "above moderate income" (Sites Numbers 10-11).

Locations of the sites are provided in **Figure III-5, Proposed General Plan Land Use Map**. The proposed zoning map changes are shown in **Figure III-6, Proposed Zoning Map**.

1) "Lower Income" Very High Density RHNA Sites – Site Specific Analysis

As discussed above, this SPEIR provides a program level and site specific CEQA review for the project that includes land use changes for 11 of the RHNA sites, and buildout of the City pursuant to the General Plan Update Land Use Map. This SPEIR provides a site specific analysis for Sites 1-7 of the "lower income" sites and program level for Sites 8-11 of the "moderate income" and "above moderate income" sites (Reference **Table III-3**, Sites 1-7, above.)

The site specific review for the "lower income" sites is consistent with Action H-1.2.9 of the Housing Element. For these sites, the SPEIR includes site specific analyses assuming the Housing Element allocated number of units. The site-specific analyses include baseline information and estimated environmental impacts associated with all CEQA topics. As development of these sites proceeds to the entitlement stage, the City would assess the potential environmental impacts of the projects against the information provided in this SPEIR to determine the requirement for subsequent CEQA analyses.

Descriptions of the sites are provided below.

Site 1 – The Shoppes II

Approved under Specific Plan SP04-01, the Shoppes II is an 8-acre City-owned site zoned for mixed use with a high-density residential component. The approved specific plan caps the site at 295 units but also includes up to 300 rooms of hotel space and 40,000 square feet of retail space. The Shoppes II site is situated between the existing Shoppes commercial center to the north, Chino Valley Fire District administration building to the south, City Hall and parking structure to the west, and Boys Republic to the east.

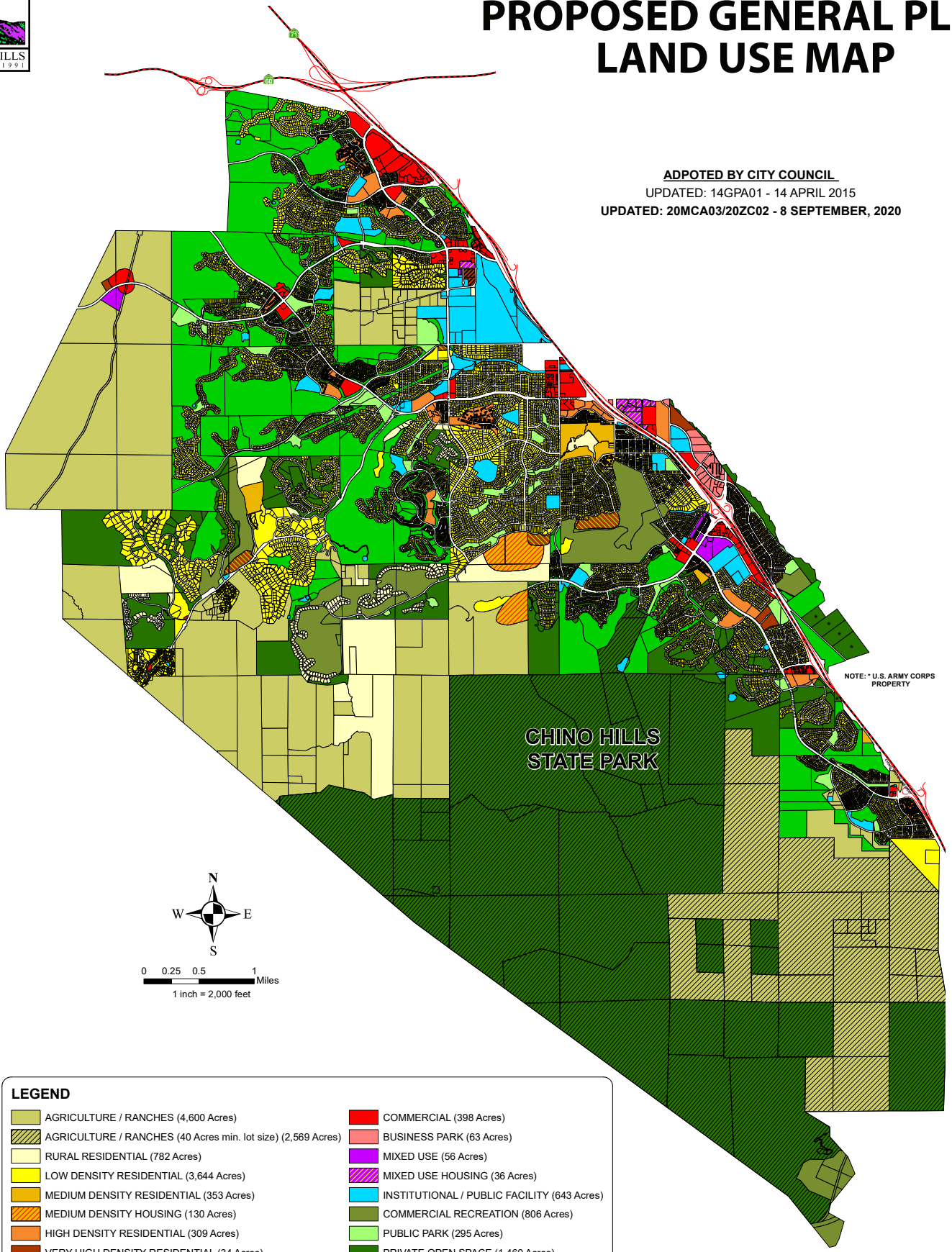
The entire Shoppes II site is vacant, although the northern portion of the site is paved and used as overflow parking for the adjacent Shoppes commercial center. The site is flat and includes infrastructure surrounding the site that can accommodate residential development. The entire site is to be designated as indicated below:

- Proposed General Plan – Urban High Density Housing
- Proposed Zone – Specific Plan SP04-01 (Very High Density Housing-1)
- Maximum Density – 93.0 du/ac
- Minimum Density – 30 du/ac
- Size – 8.0 ac

FIGURE III-5
CITY OF CHINO HILLS
PROPOSED GENERAL PLAN
LAND USE MAP

CITY OF CHINO HILLS
INCORPORATED 1991

ADPOTED BY CITY COUNCIL
UPDATED: 14GPA01 - 14 APRIL 2015
UPDATED: 20MCA03/20ZC02 - 8 SEPTEMBER, 2020



LEGEND

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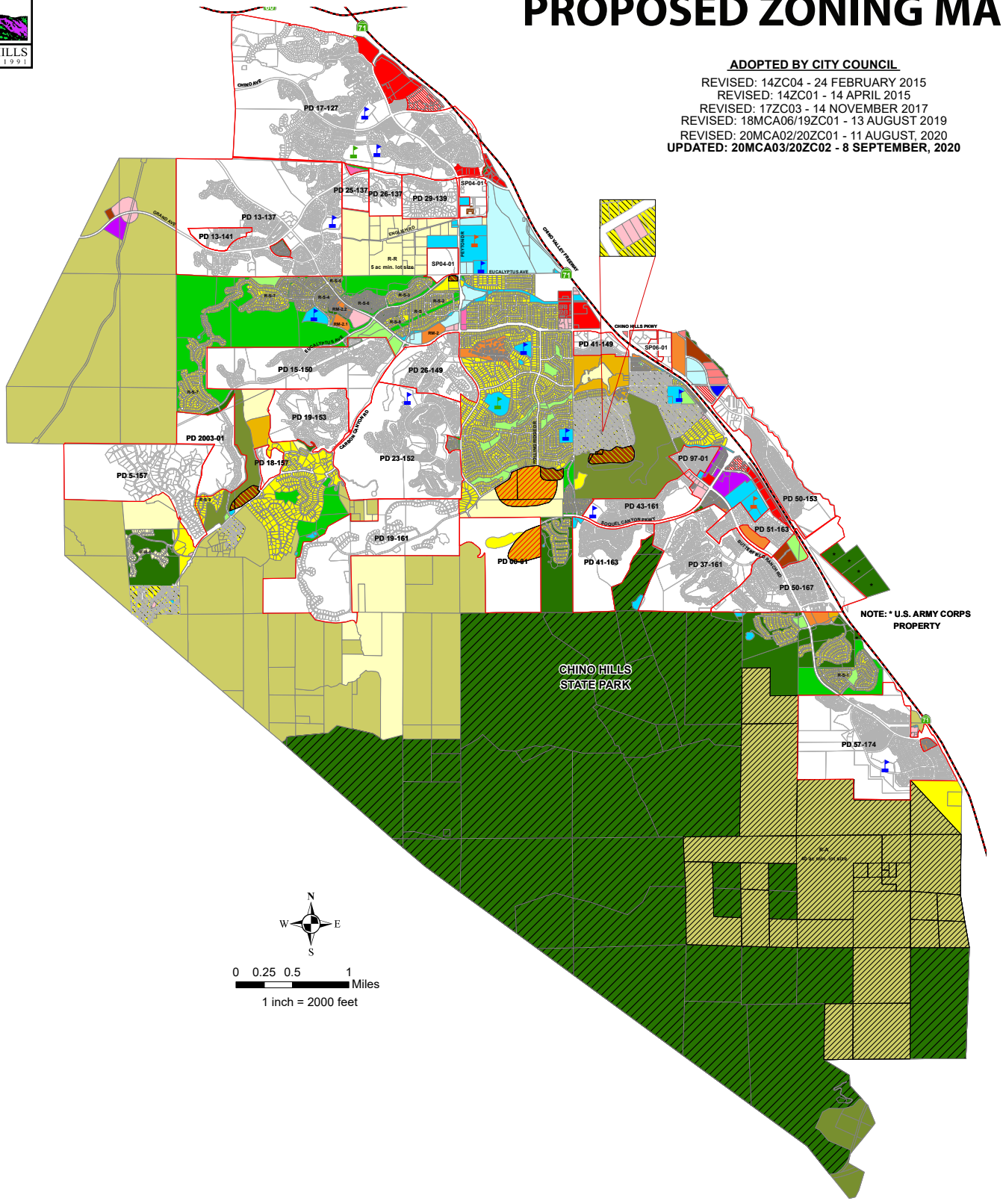
- PUBLIC OPEN SPACE (3,182 Acres)
- CHINO HILLS STATE PARK (7,325 Acres)

CITY OF CHINO HILLS
INCORPORATED 1991

FIGURE III-6
CITY OF CHINO HILLS
PROPOSED ZONING MAP

ADOPTED BY CITY COUNCIL

REVISED: 14ZC04 - 24 FEBRUARY 2015
REVISED: 14ZC01 - 14 APRIL 2015
REVISED: 17ZC03 - 14 NOVEMBER 2017
REVISED: 18MCA06/19ZC01 - 13 AUGUST 2019
REVISED: 20MCA02/20ZC01 - 11 AUGUST, 2020
UPDATED: 20MCA03/20ZC02 - 8 SEPTEMBER, 2020



Legend

- Elementary School
- Junior High School
- High School
- City Government
- SP Specific Plan
- PD Planned Development

Proposed Additions to Zoning

- AGRICULTURE / RANCHES
- MEDIUM DENSITY HOUSING
- VERY HIGH DENSITY HOUSING
- R-A Agriculture-Ranch
- R-R(1) Rural Residential
- R-S(1-9) Low Density Residential
- RM-1 Medium Density Residential
- RM-2 High Density Residential
- RM-3 Very High Density Residential
- MU Mixed Use
- C-F Freeway Commercial
- C-G General Commercial
- C-N Neighborhood Commercial
- C-O Office Commercial
- BP Business Park
- LI Light Industrial
- I-1 Institutional - Private
- I-2 Institutional - Public
- C-R Commercial Recreation
- PP Public Park
- OS-1 Private Open Space
- OS-2 Public Open Space
- Small Lol Overlay
- State Park

2) "Lower Income" Very High Density RHNA Sites – Site Specific Analysis

As discussed above, this SPEIR provides a program level and site specific CEQA review for the project that includes land use changes for 11 of the RHNA sites, and buildout of the City pursuant to the General Plan Update Land Use Map. This SPEIR provides a site specific analysis for Sites 1-7 of the "lower income" sites and program level for Sites 8-11 of the "moderate income" and "above moderate income" sites, (Reference **Table III-3**, Sites 1-7, above).

The site specific review for the "lower income" sites is consistent with Action H-1.2.9 of the Housing Element. For these sites, the SPEIR includes site specific analyses assuming the Housing Element allocated number of units. The site-specific analyses include baseline information and estimated environmental impacts associated with all CEQA topics. As development of these sites proceeds to the entitlement stage, the City would assess the potential environmental impacts of the projects against the information provided in this SPEIR to determine the requirement for subsequent CEQA analyses.

Descriptions of the sites are provided below.

Site 1 – The Shoppes II

Approved under Specific Plan SP04-01, the Shoppes II is an 8-acre City-owned site zoned for mixed use with a high-density residential component. The approved specific plan caps the site at 295 units but also includes up to 300 rooms of hotel space and 40,000 square feet of retail space. The Shoppes II site is situated between the existing Shoppes commercial center to the north, Chino Valley Fire District administration building to the south, City Hall and parking structure to the west, and Boys Republic to the east.

The entire Shoppes II site is vacant, although the northern portion of the site is paved and used as overflow parking for the adjacent Shoppes commercial center. The site is flat and includes infrastructure surrounding the site that can accommodate residential development. The entire site is to be designated as indicated below:

- Proposed General Plan – Urban High Density Housing
- Proposed Zone – Specific Plan SP04-01 (Very High Density Housing-1)
- Maximum Density – 93.0 du/ac
- Minimum Density – 30 du/ac
- Size – 8.0 ac

Site 2 – Community Park Overflow

Approved under Specific Plan SP04-01, the Community Park overflow is a 1.8-acre City-owned site zoned for park and community center uses. This site is vacant and is used to accommodate overflow parking for Community Park. The site is located between Community Park to the north and west, and single-family residential development to the east and south. The site is flat and includes infrastructure surrounding the site that can accommodate residential development.

The entire site is to be redesignated as indicated below:

- Proposed General Plan – Very High Density Housing
- Proposed Zoning – Specific Plan SP04-01 (Very High Density Housing-2)
- Maximum Density – 30 du/ac
- Minimum Density – 20 du/ac
- Size – 1.8 ac

Site 3 – Los Serranos Golf Course

The approximately 79.9 acres Los Serranos Golf Course site is part of a 9-hole area of an existing 36-hole golf course, zoned for commercial recreation, and owned by Greening Family LLC. The golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. The golf course has been underperforming in recent years and the property owner has been actively pursuing converting the southernmost 9-hole area into housing, which is located southeast of Country Club Drive and Pipeline Avenue.

Two sites within the 9-hole area are to be designated as indicated below:

- Proposed General Plan – Very High Density Housing
- Proposed Zoning – Very High Density Housing
- Maximum Density – 30
- Minimum Density – 20 du/ac
- Size – Parcel A – 12.6 ac, Parcel B – 8.6 ac, Total 21.3 ac

Site 4 – Western Hills Golf Course

The Western Hills Golf Course is part of an 18-hole course established in the early 1960's, zoned for commercial recreation, and owned by the Western Hills Golf Associates, LTD. The golf course is located within Carbon Canyon and is surrounded by single-family residential development. In recent years, the golf course has under performed and the owner seeks to redevelop an 8.3 acre site within the southern section of the golf course (which includes clubhouse, parking, and large open grass areas) to residential development and redesign the balance of the golf course for continued golf use. .

This 8.3 acre site is to be designated Very High-Plus Density Housing as indicated below:

- Proposed General Plan – Very High Density Housing
- Proposed Zoning – Very High Density Housing
- Maximum Density – 30.0 du/ac
- Minimum Density – 20.0 du/ac
- Size – 8.3 ac

The Western Hills Golf Course has an entitlement application processing concurrently with the General Plan and Zoning update. The application proposes 187 multi-family units at a density of 21.3 du/ac, community pool, entertainment area (BBQ, patio, etc.), and passive open space. The unit size will range from 481 square feet (studio) to 1,829 square feet (3-bedroom duplex). The proposal includes 343 garage spaces, and 62 guest spaces totaling 405 parking spaces for the site, and access to the project will be via Fairway Drive. A unit breakdown, site plan, and elevations are provided in **Appendix B**.

Site 5 – Wang (High Density)

The Wang site is a 189.3 acre undeveloped property, zoned for Rural Residential (up to 2 du/ac), and owned by Wang Family LLC. The property is located southwest of Woodview Road and Pipeline Avenue. It is surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. Although the property contains steep topography on the southern half of the property, the northern half presents slopes less than ten percent directly along Woodview Road.

A 7.3 acre site within the northern flatter areas of the property is to be designated Very High-Plus Density Housing, as indicated below:

- Proposed General Plan – Very High Density Housing
- Proposed Zoning –Very High Density Housing
- Maximum Density – 30.0 du/ac
- Minimum Density – 20.0 du/ac
- Size – 7.3 ac

Site 6 – The Shoppes

Approved under Specific Plan SP04-01, the Shoppes is an existing 391,863-square foot commercial center zoned for commercial uses. It is surrounded by the Shoppes II site and City Hall to the south, Boys Republic to the east, commercial center and single-family residential to the west, and commercial center to the north. The southern portion of the center has had consistent vacancies and is the 5.7-acre area to be designated Mixed Use Housing-Urban with 267 units and a density of 46.8 units per acre. This area is identified as suitable for a mix of residential and commercial uses because it is adjacent to commercial, civic, and proposed residential uses. There is also a bus stop nearby. The site is flat and includes infrastructure surrounding the site that can accommodate residential development. To accommodate the Housing Element requirements, the project proposes a General Plan land use change for the high-density portion of this property to Mixed Use Housing-Urban, as indicated below:

- Proposed General Plan – Mixed Use Housing
- Proposed Zone – Specific Plan SP04-01 (Mixed Use Housing)
- Maximum Density – 47.0 du/ac
- Minimum Density – 30.0 du/ac
- Size – 6.2 ac

Site 7 – The Commons

Approved under Specific Plan SP06-01, the Commons is an existing 443,272-square foot commercial center zoned for commercial uses and owned by Yah Investments LLC. The site is surrounded by a mobile home park to the east, single-family and multi-family residential to the west, and an existing commercial center and commercial office zoned vacant land to the north within the City of Chino. One of the major tenant spaces (former Toys r Us), which encompasses 63,339 square feet. of the total square footage for the center, has remained vacant for several years. Another approximately 20,000 square feet of retail space in the northeast corner of the center has current or reoccurring vacancies. In addition, the undeveloped pad adjacent to the former Toys r Us space, is entitled for two additional buildings totaling 41,500 square feet.

The area to be designated for Mixed Use Housing-Urban is the northeast quadrant of the center which experiences reoccurring vacancies and is underutilized. The area encompasses 6.9 acres with 300 units and a density of 43.48 units per acre. This area is identified as suitable for a mix of residential and commercial uses as it has direct access from Chino Hills Parkway, is adjacent to an existing residential mobile home park, and is located a minimum of 1,100 feet from SR-71. The site is flat and includes infrastructure surrounding the site that can accommodate residential development. To accommodate the Housing Element requirements, the project proposes a General Plan land use change for the high-density portion of this property to Mixed Use Housing-Urban, as indicated below:

- Proposed General Plan – Mixed Use Housing
- Proposed Zoning – Specific Plan SP06-01 (Mixed Use Housing)
- Maximum Density – 44.0 du/ac
- Minimum Density – 30.0 du/ac
- Size – 6.9 ac

3) "Moderate Income" and "Above Moderate Income" RHNA Sites

Site 8 – Canyon Estates

The Canyon Estates property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate medium density development. Development of the property would also include key infrastructure as part of the City's circulation element.

A portion of the site would be designated as indicated below:

- Proposed General Plan – Medium-Plus Density
- Proposed Zoning – RM-1.5 Medium-Plus Density
- Maximum Density – 13.0 du/ac
- Minimum Density – 9.0 du/ac
- Size – 13.3 ac

Site 9 – Wang

The Wang property is a 189.3 acre undeveloped property, zoned for Rural Residential (up to 2 du/ac), and owned by Wang Family LLC. The property is located southwest of Woodview Road and Pipeline Avenue. It is surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. Although the property contains steep topography on the southern half of the property, the northern half presents slopes less than ten percent directly along Woodview Road.

A 7.3 acre site within the northern flatter areas of the property would be designated Very High-Plus Density Housing, as indicated below:

- Proposed General Plan – Medium-Plus Density
- Proposed Zoning – RM-1.5 Medium-Plus Density
- Maximum Density – 13.0 du/ac

- Minimum Density – 9.0 du/ac
- Size – 30.6 ac

Site 10 – Canyon Estates

The Canyon Estates property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate medium density development. Development of the property would also include key infrastructure as part of the City's circulation element.

A portion of the site would be designated as indicated below:

- Proposed General Plan – Low Density Residential
- Proposed Zoning – R-S Low Density Residential
- Maximum Density – 6.0 du/ac
- Minimum Density – 6.0 du/ac
- Size – 31.0 ac

Site 11 – Los Serranos Golf Course

The Los Serranos Golf Course site is approximately 79.9 acres and part of a 9-hole area of an existing 36-hole golf course, zoned for commercial recreation, and owned by Greening Family LLC. The golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. The golf course has been underperforming in recent years and the property owner has been actively pursuing converting the southernmost 9-hole area into housing, which is located southeast of Country Club Drive and Pipeline Avenue.

A portion of the site would be designated as indicated below:

- Proposed General Plan – Low Density Residential
- Proposed Zoning – R-S Low Density Residential
- Maximum Density – 6.0 du/ac
- Minimum Density – 6.0 du/ac
- Size – 6.9 ac

D. Land Use Element

In addition to the Land Use Map changes, the Land Use Element of the General Plan would be updated to reflect four new land use categories, to revise and update some General Plan policies, and to make minor corrections associated with upgrades to the City's GIS system, allowing for a more accurate accounting of acres and units. The element is found in **Appendix C**, General Plan Elements.

The new residential categories include Medium Density Housing (43.9 acres and consisting of Site 8, Canyon Estates (Medium Density), and Site 9, Wang (Medium Density) above), Urban High Density Housing (8 acres at The Shoppes II site), Very High Density Housing (61 acres and consisting of Site 2, Community Park Overflow, Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 5,

Wang (High Density), above) and Mixed Use Housing (15 acres and consisting of Site 6, The Shoppes, and Site 7, The Commons, above). Proposed land use designations are defined as follows:

> Medium Density Housing. Medium Density Housing district is established to facilitate development of the Housing Element designated "moderate income" sites. Residential densities of this district are a minimum of 9 du/ac and a maximum of 13 du/ac.
>
> Urban High Density Housing. The Urban High Density Housing district is established to facilitate development of the Housing Element designated "lower income" sites within an urban setting, defined as adjacent to commercial and civic uses. Residential densities of this district are a minimum of 30 du/ac and a maximum of 93 du/ac.
>
> Very High Density Housing. The Very High Density Housing district is established to facilitate development of the Housing Element designated "lower income" sites. Residential densities of this district are a minimum of 20 du/ac and a maximum of 30 du/ac.
>
> Mixed Use Housing. The Mixed Use Housing district is established to facilitate development of the Housing Element designated "lower income" sites within a commercial center. Residential densities of this district are a minimum of 30 du/ac and a maximum of 44 du/ac.

The Land Use Map of the Land Use Chapter adds these new land use districts to the designated sites as presented to **Table III-3**, above (also see **Appendix C**, General Plan Elements).

E. Circulation Element

Minor updates to the Circulation Element include updates to reflect the updated traffic impact analysis, current traffic conditions, and a policy related to the City's adopted vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. VMT evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the State as part of Senate Bill 375 in keeping with the State's goals to reduce greenhouse gas emissions, encourage infill development, and improve public health through active transportation (e.g., bicycling and walking). The element is found in **Appendix C**, General Plan Elements.

F. Safety Element

The purpose of the Safety Element Update is to ensure consistency with the Housing Element Update and to comply with recent State legislation and guidelines (including Assembly Bill 162, Senate Bill 1241, Senate Bill 99, Assembly Bill 747, Senate Bill 1035, and Senate Bill 379). Technical amendments will be made to the Safety Element to achieve compliance with State, regional, and local policies and guidelines. The technical amendments will incorporate data and maps, address vulnerability to climate change, and incorporate policies and programs from the City's 2020 Hazard Mitigation Plan and 2022 Geotechnical Conditions update. The Safety Element amendments will be submitted to the California Geological Survey, California Office of Emergency Services, California State Board of Forestry and Fire Protection, and Federal Emergency Management Agency for review. The element is found in **Appendix C**, General Plan Elements.

G. Parks, Recreation, and Open Space Element

The Parks, Recreation, and Open Space Element for Chino Hills will assist in guiding the development of future park and recreation facilities and programs, and the preservation, acquisition, management, and use of open space in the City. A component of the Parks, Recreation, and Open Space Element is the Trails Element or Trails Master Plan, which serves as a tool to guide the planning, development, maintenance and use of the City's trails network. Amendments to this element incorporates the 2020 Parks and Recreation Master Plan update which was a comprehensive update to the master plan. The updated included current and future trails master plan, updated park amenities and future needs, and updated information regarding other recreation facilities such as the Community Center, McCoy Equestrian Center, etc. The element is found in **Appendix C**, General Plan Elements.

H. Conservation Element

The purpose of the Conservation Element is to provide a guide to the protection, use, and maintenance of natural resources, open spaces, and cultural resources within the City. In Chino Hills, the Conservation Element works in concert with the Parks, Recreation, and Open Space Element to address the comprehensive and long-range preservation and conservation of open space lands, consistent with Government Code Section 65302(b). Amendments to this element are based on current City Water and Wastewater Master Plan, and technical studies for the General Plan update including biological resources, cultural resources, air quality, and greenhouse gas emission reports. The element is found in **Appendix C**, General Plan Elements.

I. Noise Element

The purpose of the Noise Element is to identify and evaluate noise issues in the community. Amendments to this element are based on the General Plan update noise study. The element is found in **Appendix C**, General Plan Elements

J. Economic Development Element

The purpose of the Economic Development Element, although not required by State law, is to address the economic development issues faced by the City such as shopping, service opportunities, new businesses, employment creation, and increased and diversified City revenues. Amendments to this element are based on current and expected future economic conditions. The element is found in **Appendix C**, General Plan Elements

K. Zoning

In addition to requiring General Plan amendments, eleven RHNA sites will require rezoning to accommodate the City's RHNA allocation goals. The proposed rezoning for the sites is shown in **Table III-3**. The proposed zoning map is shown in **Figure III-5, Proposed Zoning Designations**.

Proposed Zoning Code Amendments

The following proposed Zoning Code Amendments are found in their entirety in **Appendix D**, Zoning Code Amendments.

Proposed Chapter 16.15 – Housing Priority Districts

The Chino Hills Municipal Code (CHMC) will be amended to include Chapter 16.15 Housing Priority Zoning Districts. The purpose of the Housing Priority Zoning Districts is to implement the goals and policies of the General Plan Housing Element by facilitating development of housing at appropriate densities to accommodate extremely low-, very low-, low-, and moderate-income households consistent with Government Code Section 65583. The Housing Priority Zoning Districts designate certain sites as suitable for very high density and medium density residential development as described in Chapter 16.15 and the Housing Element. The Housing Priority Districts include the following:

- Medium Density Housing (MDH). The MDH zone permits Medium Density housing consistent with this Chapter.
- Urban High Density Housing (UHDH). The UHDH zone permits Urban High Density housing consistent with this Chapter.
- Very High Density Housing (VHDH). The VHDH zone permits Very High Density housing consistent with this Chapter.
- Mixed Use Housing (MUH). The MUH zone permits Very High Density housing mixed with commercial uses, consistent with this Chapter.

Proposed development projects in a Housing Priority Zoning District involving construction of a new or substantially remodeled buildings, where at least two-thirds of the square footage of the overall development is designated for residential use, and where at least 20 percent of the residential units will be affordable to lower income households subject to Government Code Section 65583.2, are subject to a Housing Plan approval. A Housing Plan approval is a Non-Discretionary Permit and is subject to review and approval of the Director, a ministerial, or "by-right" approval process, with no additional project-specific CEQA review.

Chapter 16.02 General Provisions and Definitions

This section will update the Multifamily definition to the following – "Multifamily," where referenced in this Code to determine applicable development standards and requirements, shall apply to all uses in the zoning districts that permit multifamily dwellings, regardless of the type of housing (i.e., attached or detached), and to similar developments in a PUD, where the PUD does not contain a specific standard.

Chapter 16.04 Zoning Districts Designated

This chapter is updated to include the new "Housing Priority District" zones listed in the zoning table for Medium Density Housing (MDH), Mixed Use Housing (MUH), Urban High Density Housing (UHDH), and Very High Density Housing (VHDH).

Chapter 16.11 Multiple-Family Ownership Housing and Conversion to Condominium

Chapter 16.11 was intended to place strict requirements for multi-family ownership or conversion to ownership when it was initially adopted approximately 17 years ago. Since adoption, the California

Building Code has adopted many of these strict regulations as standard building requirements for condominium development, and multi-family development practices have changed over the last two decades. The following changes are proposed to facilitate greater housing opportunities, update requirements for modern development practices, include references to California Building Code, and bring recent multi-family development projects into compliance. Below summarizes the proposed changes.

- Change "Multiple-Family" to "Multi-Family" throughout Chapter for consistency.
- Include references under Development Standards to Chapter 16.13 Mixed Use District and Chapter 16.15 Housing Priority Districts regarding applicability.
- Include references regarding unit size and parking requirements to Chapter 16.10 Residential Districts, 16.13 Mixed Use District, 16.15 Housing Priority Districts, and Chapter 16.34 Parking and Loading.
- Update private storage space requirements for a more realistic size, and exempt accessible units for outdoor storage requirements.
- Remove living unit over garage prohibition.
- Update common and private open space applicability requirements.
- Update landscape requirements to reference current chapter.
- Update laundry facility requirements.
- Revise fire wall requirements to reference California Building Code.
- Remove clustering findings as these were erroneously included during original adoption of the Clustering ordinance.

Chapter 16.34 Parking and Loading

The change to this chapter includes a reference to Chapter 16.15 Housing Priority Districts for parking requirements under Table 65-1, as parking requirements are different from the current multi-family parking calculations.

Chapter 16.58 Administrative Procedures Table 100-1

This chapter includes the new process under the proposed Chapter 16.15 Housing Priority Districts called "Housing Plan Approval." As previously discussed, this process is for projects that propose residential development that contains at least 20% of the units affordable to lower income households. The review and approval are required to be processed administratively pursuant to Government Code Section 65583.2. Additionally, language is being included that exempts Housing Plan approvals from the standard appeals process since they are ministerial in nature.

Proposed Chapter 16.05 - Objective Design Standards

Since 2017, the California legislature has adopted and amended several housing and land use laws to address the state's housing crisis. Senate Bill (SB) 35, SB 167, SB 330, SB 423, and Assembly Bill (AB) 168 are aimed at streamlining land use entitlements for housing development projects as defined in §65589.5 (h)(2). State law requires cities to approve certain eligible housing proposals through ministerial processes based on objective standards that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." The Objective Design Standards (ODS) provide clear expectations on the design of new multi-family residential

development within the city, outlining objective design standards that allow for predictable development outcomes. The CHMC will be amended to include Chapter 16.05 - Objective Design Standards.

The purpose of the Objective Design Standards (ODS) is to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development will look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards and apply to standard multi-family zoning and the new Chapter 16.15 Housing Priority Zoning Districts. The ODS document is organized as a checklist that is to be used by developers, designers, and City staff to review and approve multi-family development. The project must also comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

The ODS ordinance provides guidance and design standards for multi-family residential or mixed-use developments that include multi-family housing in the following zones:

- Medium Density Residential (RM-1)
- High Density Residential (RM-2)
- Very High Density Residential (RM-3)
- Mixed Use (MU)
- Medium Density Housing (MDH)
- Mixed Use Housing (MUH)
- Urban High Density Housing (UHDH)
- Very High Density Housing (VHDH)

The Objective Design Standards are located in **Appendix E**.

Specific Plan Amendments

The Shoppes Specific Plan 04-01 Amendment No. 6

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, the three sites will encompass a total of 1,061 multi-family units. Because the specific plan is nearly 20 years old, the document cannot be produced in a redline version. Therefore, the changes to each amended section are detailed below and outlined in bold for text and redlined in tables (see also **Appendix F**, Shoppes Specific Plan 04-01 Amendment No. 6).

- Page 3 – 1.3 Background and History

  The Shoppes at Chino Hills (referred to herein as the "Shoppes Retail") provides up to 378,230 square feet of retail, office and restaurant space, **plus a Mixed Use Housing**

(MUH) category that allows for up to 267 multifamily housing units in compliance with the City's adopted 6th Cycle Housing Element (Housing Element).

The Shoppes at Chino Hills Mixed Use (referred to herein as the "Shoppes Mixed/Use") **establishes an Urban High Density Housing (UHDH) category that allows for an urban density development of up to 744 multifamily units in compliance with the Housing Element. Because of its connection to the Housing Element, the UHDH is the preferred development scenario, and would supersede the "Shoppes Mixed/Use" previous entitlement scenario which allows** for up to 40,000 square feet of commercial, retail, restaurant and office space, up to 295 multifamily dwelling units, and up to 300 hotel rooms.

The City Community Park (referred to herein as "Community Park") includes up to 43 acres of new park facilities and the Community Center (referred to herein as the "Community Center") includes a recreational community center **and a Very High Density Housing (VHDH) category that allows for 50 multifamily senior housing units in compliance with the Housing Element.** The five project components are described in detail in Section 2.0, Development Plan.

- Page 12 – Table 1-1 General Plan and Zoning Designations

Project Component	General Plan Designation		Zoning Designation	
	Current	After Adoption of Specific Plan **Amendment**	**Current**	After Adoption of Specific Plan **Amendment**
Shoppes Retail	**Commercial** ~~Institutional Public Open Space~~	**Commercial; Mixed Use Housing**	**Specific Plan 04-01** ~~Institutional Public (I-2)~~	Specific Plan 04-01
Civic Center	**Institutional/Public Facility** ~~Rural Residential~~	**Institutional/Public Facility**	**Specific Plan 04-01** ~~Rural Residential (R-R)~~	Specific Plan 04-01 ~~/ Civic Center~~
Shoppes Mixed-Use	**Very High Density Residential** ~~Rural Residential~~	**Urban High Density Housing**	**Specific Plan 04-01** ~~Rural Residential (R-R)~~	Specific Plan 04-01
Community Park	**Public Park** ~~Public Open Space Agriculture/Ranches Low Density Residential~~	**Public Park; Very High Density Housing**	**Specific Plan 04-01** ~~Rural Residential (R-R) Low Density Residential (R-S) Planned Development (PD 24-125)~~	Specific Plan 04-01

Community Center	**Public Park** ~~Agriculture/Ranches~~	**Public Park**	**Specific Plan 04-01** ~~Rural Residential (R-R)~~	Specific Plan 04-01

- Page 15 – 2.1 Land Use Plan

  The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan includes proposed development consisting of up to 550,000 square feet of commercial, retail, office and restaurant development, up to 300 hotel rooms, a ~~new~~ civic center of up to 133,060 square feet, **three residential development sites for a total of up to ~~295~~ 1,061 dwelling units**, community park facilities and a 19,000 square foot recreational community center. The total area of the Specific Plan is approximately 100 acres.

  Shoppes Retail: The Shoppes Retail district implements the Shoppes Retail component of the Specific Plan. This designation allows for a mix of retail, commercial, entertainment, restaurant and office uses that will allow for the creation of a central core with an active street life and a vibrant retail and business center. **A mixed use residential component is also allowed**. The Shoppes Retail district also includes a freeway pylon sign, to be located along State Route 71 (Chino Valley Freeway) in the City of Chino Hills **on Grand Avenue.**

  Shoppes Mixed-Use: The Shoppes Mixed-Use district provides for **an urban high density housing development.** ~~mix of uses including higher density residential development in the form of townhomes, apartments and condominiums.~~ Office, commercial, retail, restaurant, hotel, on-site parking and structured parking are also permitted.

  Community Park: The Community Park includes public recreational facilities as well as passive open space**. A very high density senior housing component is also allowed at the southwest corner of Peyton Drive and Eucalyptus Avenue.**

- Page 19 – Table 2-1 Shoppes Retail

Department Store or Major Anchor	100,000 sq. ft. minimum for Department Store; or a minimum of two major retailers, each at a minimum of 220,000 sq. ft. and subject to City Manager or designee approval	
Retail	440,000 sq. ft. individual retailer maximum per	
Restaurant	Up to 60,000 sq. ft.	
Offices	Up to 65,000 sq. ft.	
Entertainment	Up to 10,000 sq. ft.	
Mixed Use Housing (MUH)	**Up to 267 units**	
Total **Commercial** Building Area*		Up to 378,230 sq. ft.
Shoppes Retail Site Area		26.2 Acres

*Building Area calculation is exclusive of residential building area	

- Page 20 – 2.1.3 Shoppes Mixed Use and Table 2-3

  The Shoppes Mixed-Use land use designation is part of the **Mixed-Use district that allows for an urban high density residential development, or a mixed residential and commercial development. The very high density housing scenario (Urban High Density Housing/UHDH) allows for an urban density of development of up to 744 multifamily units in compliance with the Housing Element of the Chino Hills General Plan. Because of its connection to the Housing Element, the UHDH is the preferred development scenario. The mixed use** scenario allows up to 40,000 square feet of commercial, retail, restaurant and office space, and up to 300 hotel rooms. A multi-level parking structure is included to accommodate parking for the residential, retail, office and/or hotel components. ~~and of the Shoppes Mixed-Use development and may be for private use only.~~ **Other** uses consistent with the Shoppes Mixed-Use district may be permitted. Refer to Exhibit 2-2 for a conceptual site plan of Shoppes Mixed-Use. Proposed site, building area and density for the mixed-use component is provided in Table 2- 3.

Urban High Density Housing (UDHD	**Up to 744 units**	
Commercial/Retail/Restaurant/Office	Up to 40,000 sq. ft.	
~~Multi Family Residential~~	~~Up to 235 units~~	
Hotel(s)	Up to 300 rooms	
Shoppes Mixed-Use Site Area		8 Acres

- Page 21 – 2.1.4 Community Park

  The proposed layout for the Community Park is illustrated in Exhibit 2-3, Community Park Conceptual Site Plan. The recreational facilities at the Community Park site, at a minimum, replace those facilities operating at the Chino Hills Community Park prior to Specific Plan adoption. The relocated park includes a tot lot, picnic areas, fields to handle baseball, softball, soccer and other seasonal recreational activities, along with restroom facilities, a snack bar and associated spectator seating and parking areas. Additional accessory uses for the Community Park may include outdoor basketball courts, a community center building and new multi-purpose trail. Site, building area and a list of possible amenities for Community Park uses are contained in Table 2-4. **A Very High Density Housing (VHDH) component, which allows for 50 multifamily senior housing units in compliance with the Housing Element on an approximately 2.4 acre site at the southwest corner of Peyton Drive and Eucalyptus Avenue, is also permitted.**

Ball Fields	6	
Soccer Overlays	5	
Restroom/Concession Buildings	1,600 sq. ft.	

Maintenance/Storage Building	1,400 sq. ft.	
Maintenance Building	+2,500 sq. ft.	
Maintenance Yard	+2,500 sq. ft.	
Top Lot	2,700 sq. ft.	
Bullpen Areas	12	
Soft Toss Areas	12	
Picnic Tables	12	
Group Picnic Areas	2	
Multi Use Trails	+3,000 linear ft.	
Very High Density Housing (VDHD)	**50 units**	
Community Park Site Area		43.0 Acres

- Page 52 – ***3.2.2 Shoppes Mixed Use Housing: Designation and Purpose (new section)***

  The purpose of the Shoppes Mixed Use Housing land use designation is to implement the goals and policies of the General Plan 6th Cycle Housing Element by facilitating development of housing at very high densities to accommodate the City's Regional Housing Needs Allocation (RHNA) allocation of "lower income" households, consistent with Government Code Section 65583.

  The Shoppes Mixed Use Housing land use designation creates an area where very high density housing is incorporated in the Shoppes Retail fabric. Very high density residential units may be located above or adjacent to commercial buildings and uses, but existing commercial area shall be preserved, with a minimal (5% or less) amount of displacement.

- Page 54-55 – 3.2.4 Shoppes Mixed Use Housing: Permitted Uses and Table 3-1 Shoppes Retail/Mixed Use Housing Development Standards

  Permitted uses in the Shoppes Mixed Use Housing district include very high density multifamily, consisting of 267 units, and Shoppes Retail permitted uses, as identified in section 3.2, above.

Development Standard	Shoppes Retail
A. Minimum Lot Size, GLA*	5,000 sf
B. Minimum Lot Dimensions ▪ Width ▪ Depth	 50' ft. 50' ft.
C. Maximum Height ▪ **Retail** ▪ **Mixed Use Housing**	50' ft. to roofline; 80' ft. to architectural feature **80 ft.**

D. Landscaping Required	Minimum 10% of the Shoppes Retail designation must be landscaped (may include planted areas & enhanced hardscape)
E. Parking Lot Landscaping	Minimum 2% of parking areas (exclusive of loading areas) must be landscaped. This landscaping may be counted toward the total site area landscaping required in item D above.
F. Maximum Floor Area Raio (FAR)	No maximum floor area ratio.
G. Minimum Street Side Building Setbacks ** ▪ Setback from Grand Avenue ▪ Setback from Peyton Drive ▪ Setback from Boys Republic Drive ▪ All other setbacks	 15' ft. 15' ft. 5' ft. 0' ft.
H. Minimum Internal Street-Side Building Setbacks **	0' ft.

Mixed Use Housing development shall be regulated according to the standards in Section 16.05 – Objective Design Standards and 16.15 – Housing Priority Zoning Districts of the Chino Hills Municipal Code.

- Page 61 – Table 3-3 Shoppes Retail/**Mixed Use Housing** Parking Requirements

Use	Required Number of Spaces
Retail/Commercial/Entertainment/Office/Restaurant Mix	Minimum 3.25 spaces/1000 SF, GLA*
Mixed Use Housing	**Refer to Chapter 16.15 Housing Priority Zoning Districts parking requirements**

- Page 77 – Table 3-6 Shoppes Mixed Use/**Urban High Density Housing** Development Standards

Development Standard	Shoppes Mixed Use
A. Minimum Project Area	~~5,000 sf~~ **8 Acres**
B. Minimum Lot Width	None Required
C. Minimum Lot Depth	None Required
D. Maximum Floor Area Ratio* ▪ Commercial/Retail/Office ▪ Hotel(s) ▪ Residential	 2.00 1.75 2.25
E. Maximum Density/Intensity: ▪ Commercial/Retail/Office** ▪ Hotel(s)	 40,000 sf 300 rooms

▪ Residential	U to **744** ~~235~~ du***		
F. Maximum Building Height ▪ Commercial/Retail/Office***** ▪ Hotel(s) ▪ Residential/Mixed Use Buildings******	50' ft. to roofline; 80' ft. to architectural feature 80' ft. to roofline; 85' ft. to architectural feature **80' ft. to roofline; 85' ft. to architectural feature** ~~70' ft. to roofline; 80' ft. to architectural feature~~		
G. Minimum Street-Side Building Setbacks	Front	Side	Rear
▪ Boys Republic Drive	10' ft.	10' ft.	n/a
▪ City Center Drive	10' ft.	10' ft.	n/a
▪ Shoppes Drive	10' ft.	10' ft.	n/a
▪ Other Private Streets/Driveway (8)	10' ft.	10' ft.	5' ft.

- Page 79 – 4.3.3.3 – Shoppes Mixed Use: Residential

  Development of the Shoppes Mixed Use site shall be in conformance with Chapter 16.05 – Objective Design Standards and Chapter 16.15 – Housing Priority Zoning Districts of the Chino Hills Municipal Code.

- Page 82 – Table 3-7 Shoppes Mixed Use***/Urban High Density Housing*** Parking Requirements

Use	Number of Spaces Required	Number of Unassigned Guest Spaces
Hotel		
▪ Hotel Room	1 space per hotel room*	*NIA*
▪ Meeting Space/Dining	Minimum 3.25 spaces/1000 SF,GLA**	*NIA*
Commercial/Retail/Restaurant/Office	Minimum 3.25 spaces/1000 SF,GLA**	*NIA*
Residential: ~~Condominium and~~ Multi-Family	**Refer to Chapter 16.15 Housing Priority District for parking requirements**	
~~Studio (10 units or less)~~	~~L01.0~~	~~.25 per unit~~
~~Studio (For each additional unit above 10 units)~~	~~1.25~~	~~.25 per unit~~
~~1 Bedroom~~	~~1.5~~	~~.25 per unit~~
~~2 Bedroom~~	~~2.0~~	~~.25 per unit~~
~~3 Bedroom~~	~~2.0~~	~~.25 per unit~~

- Page 110 – Design Guidelines - Design Goals

  The designs of streetscapes, buildings, and landscaping within the Shoppes Retail, Civic Center, and Shoppes Mixed-Use reinforce the traditional downtown atmosphere and provide a vibrant, urban setting for those living, dining, working, relaxing, and shopping at the project. The development is a pedestrian-scaled venue of refined architectural expression rendered in high quality materials and finishes. The design guidelines in this section identify components important

to the creation of this environment. **In addition, Chapter 16.05 Objective Design Standards shall apply for Mixed Use Housing, Very High Density Housing, and Urban High Density Housing.**

The Commons Specific Plan 06-01 Amendment No. 1

The Commons Specific Plan includes changes related to the Housing Element. The amendment will incorporate 300 RHNA units and update various sections to add a mixed use component to the commercial center. Like The Shoppes Specific Plan, The Commons Specific Plan is nearly 20 years old, and cannot be produced in a redline version. Therefore, each of the amended sections are detailed below with changes shown in bold and redlined in tables.

- Page 1 – 1.1 Specific Plan Purpose

  "The Commons at Chino Hills Specific Plan" (Specific Plan) provides a land use plan, development regulations, and design guidelines for a 49.1-acre freeway-visible ~~commercial~~ **mixed-use** center. The Specific Plan defines the uses that are permitted and their locations, as well as the sizes and designs of buildings and related improvements on each of the sites. The Specific Plan constitutes the zoning for the project site. This Specific Plan will guide the development of The Commons at Chino Hills in a manner consistent with City and State policies and standards and assures that the project is developed in a coordinated manner.

- Page 2 – 1.3 Specific Plan Objective and 1.4 Project Summary

  The Commons at Chino Hills Specific Plan reflects the City's long term objectives that include expansion of the City's revenue and employment base consistent with maintaining and enhancing a high quality of life for all residents. The following objectives, achieved through implementation of the Specific Plan, have been identified for the project:
    - Create a mixed-use center with high-quality shopping, dining, commercial, office, hotel, motel, **high density housing**, and other uses;
    - Capture an appropriate share of the demand for upscale retail goods and services in the Chino Valley retail market area;
    - Create a visually attractive development through consistent application of architectural and landscape standards/guidelines that will encourage commercial sales;
    - Create new office space for firms wanting to locate in Chino Hills in close proximity to retail, restaurant and shopping activities;
    - Increase sales tax and property tax revenues to the City; and
    - Create local jobs.

  The 49.1-acre Commons at Chino Hills property is located at the easterly boundary of the City of Chino Hills at the southeast corner of Chino Hills Parkway and Ramona Avenue intersection. The Commons at Chino Hills Specific Plan anticipates development of up to 600,000 square feet of building area for offices, specialty retail shops, major anchor retailers, restaurants, fast food restaurants, health club, personal and financial services, new vehicle sales, **300 high density housing units*** , and a hotel or motel. The project also includes up to five (5) freeway pylon signs, plus other project identification signage, and ancillary parking, landscaping and lighting. The permitted uses, development standards, and guidelines of the Specific Plan capitalize on the site's frontages on both the Chino Valley Freeway (SR-71) and Chino Hills Parkway.

*** The designated Mixed Use Housing district permits no more than 300 very high density housing on a maximum of 9 acres within the commercial center to meet Housing Element density requirement of 30-47 du/ac.**

- Page 9 – Table 1-1 General Plan and Zoning Designations

General Plan Designation		Zoning Designation	
Current	After Adoption of Specific Plan	**Current**	After Adoption of Specific Plan
Commercial	Commercial**; Mixed Use Housing**	**Specific Plan 06-01** ~~C-F Freeway Commercial~~	Specific Plan 06-01

- Page 10 – Table 1-2 Summary of Permitted Uses

General Commercial Uses / C-F Freeway Commercial Uses	
Prior to Adoption of Specific Plan	After Adoption of Specific Plan
Service & Repair Facilities as an Accessory Use to a New Vehicle Dealer	Service & Repair Facilities as an Accessory Use to a New Vehicle Dealer
Small Offices	All Office Uses
Hardware & Building Materials Store	Home Improvement, Hardware & Building Materials Store (with Special Activities, Displays, Etc.)
Auto & Auto Accessories Dealers	Vehicle/Vessel Sales & Service, New
Appliance Outlets	Appliance Outlets
Restaurants	Restaurants (Sit-Down, Fast-Food, Drive-Thru)
Theaters	Theaters & Entertainment
	Alcoholic Beverage Sales (On- and Off-Site)
	Amusement, Arcade, Billiard Parlor
	Athletic Club
	Garden Equipment and Sales
	Specialty Food Store
	Hotel/Motel
	Major Retail Anchor Stores***
	Minor Retail Anchor Stores
	Higher Educational Facility
	Mixed Use Housing**

**** Permits 300 Very High Density housing units in the Mixed Use Housing district on a maximum of 9 acres within the commercial center to meet Housing Element density requirements of 30-47 du/ac.***

- Page 11 – Development Plan and Table 2-1 Typical Tenant Roster

The Commons at Chino Hills Development Plan accommodates a retail commercial development comprised of a minimum of 300,000 square feet and of up to 600,000 square feet of building area. The total area of the Specific Plan is approximately 49.1 acres. The Commons Specific Plan provides for a variety of major promotional retail tenant(s), office buildings (may include medical), complementary specialty retail goods and services, dining venues, and freeway-dependent uses that may include an automobile dealership and hotel or motel. **The plan also accommodates the development of up to 300 units of attached high-density housing, on a maximum of nine acres of the site, within a range of 30-47 dwelling units per acre**. It is the intent of this Specific Plan that site development is accomplished in a logical and timely manner. Site development standards in the Specific Plan include those relating to the location and sizes of buildings, architectural design guidelines, and a comprehensive landscape plan. These standards were established after consideration of retail market potential, economic viability, environmental sensitivity, and the importance of enhancing the character of the built environment in the City of Chino Hills.

Tenant	Potential Area/Tenant Category
Retail	Up to 600,000 sq. ft.
Auto Dealership	Up to 300,000 sq. ft.
Entertainment	Up to 200,000 sq. ft.
Restaurant	Up to 100,000 sq. ft.
Office**	Up to 80,000 sq. ft.
Specialty Food Retail	Up to 40,000 sq. ft.
Non-Professional Services***	Up to 15,000 sq. ft.
Fast Food Restaurant, Drive-Thru	Up to 10,000 sq. ft.
Hotel/Motel	Up to 300 Rooms
Mixed Use Housing	**Up to 300 units**
Total **Commercial** Building Area	300,000 to 600,000 sq. ft.
Total Very High Density Housing Units	**300 units**

- Page 31 – Table 3-1 Permitted Uses (Not full extent of list)

Massage Clinics/Day Spas	CUP
Medical/Dental Offices & Surgery Centers	P
Mixed Use Housing/High Density Housing	**P******
Motorcycle Sales and Service, New	P
Movie Theaters	P

**Refer to Section 3.3.6 for additional provisions for Mixed Use Housing Development*

- Page 33 – **3.3.6 Mixed Use Housing Development (new section)**

The Commons Specific Plan accommodates the development of up to 300 residential dwelling units on no more than nine acres of land area within the Specific Plan. The units may be built on one site or several sites within the Specific Plan provided the site or sites combined do not exceed nine acres in total. Residential buildings may incorporate commercial uses ("vertical

mixed use" format) or can be built separately from commercial ("horizontal mixed use" format). The Specific Plan does not illustrate the potential locations for residential development in the Conceptual Site Plan. As such, any proposed residential development within the Specific Plan shall use the following principals to guide such development:

A. Multifamily residential buildings that are built on vacant pad sites or within existing parking areas shall be located in a manner to easily integrate with existing drive aisles, project entries, and commercial buildings, creating a cohesive design for the center.

B. Pedestrian pathways, including shade components such as trees, trellises, or arcades, shall connect residential buildings to commercial areas in an integrated way.

C. Residential buildings should be located away from State Route 71 in order to avoid the air quality and noise impacts of the freeway.

D. Residential buildings shall have clearly delineated drive aisles and entries to distinguish them from commercial areas.

E. Residential buildings shall comply with the requirements of Chapter 16.05 – Objective Design Standards of the Chino Hills Development Code.

- Page 33-34 – 3.4 Development Standards and Table 3-2

Minimum site development standards **for commercial buildings** are those of the "C-F, Freeway Commercial District" set forth in Section 16.12 of the City of Chino Hills Development **Code** except as otherwise indicated herein. **Minimum site development standards for residential or mixed-use buildings are those of the "Mixed Use Housing Zone" as set forth in Section 16.15 of the Development Code**. Table 3-2 sets forth the site development standards for The Commons at Chino Hills. **Parking for Mixed Use Housing shall refer to Chapter 16.15 Housing Priority Districts for required parking.**

Development Standard	Minimum Maximum Required
A. Minim Lot Size	2,500 Square Feet
B. Minimum Lot Dimensions Width Depth	 50' feet 50' feet
C. Maximum Height Major Retail* Minor Retail** Office Hotel **Mixed Use Housing**	 50' feet to roofline; 60' feet to top of architectural feature 25' feet to roofline; 35' feet to top of architectural feature 80' feet to roofline; 90' feet to top of architectural feature 80' feet to roofline; 90' feet to top of architectural feature **80' feet**

- Page 38 – 3.4.9 Architecture and Design

Additional details on the design and architecture of The Commons at Chino Hills can be found in Section 4, Design Guidelines**, and Chapter 16.05 Objective Design Standards for Mixed Use Housing.**

3. PROPOSED GENERAL PLAN GOALS

The project includes updates to goals and related policies, which are proposed as amendments to the City of Chino Hills General Plan. Specific changes to the Land Use; Housing; Circulation; Conservation; Safety; Parks, Recreation, and Open Space; Noise; and Economic Development Elements and goals are provided in **Appendix G.**

The following include 20 proposed Vision Statements for the General Plan Update:

V-1: A Chino Hills that continues to reflect high quality residential and commercial areas surrounded by a rural setting, defined by natural hillsides and open spaces.

V-2: A Chino Hills that provides ample local shopping, services, and employment, and a secure tax base to support City government and the services it provides.

V-3: A Chino Hills that protects the character and quality of the community and its neighborhoods.

V-4: A Chino Hills that supports its commercial and employment centers.

V-5: A Chino Hills that supports a sustainable balance of land uses, open spaces, and infrastructure.

V-6: A Chino Hills that endeavors to plan for and facilitate a housing supply affordable to all income groups.

V-7: A Chino Hills that supports healthy living.

V-8: A Chino Hills that plans for the maintenance of its open space resources and protection of wildlife.

V-9: A Chino Hills that continues to provide ample trails, parks, sports fields, and community facilities for enjoyment by the public.

V-10: A Chino Hills that supports a wide range of transportation systems to ensure adequate and efficient access to, from, and within the City.

V-11: A Chino Hills that participates in regional transportation planning programs.

V-12: A Chino Hills that continues to provide a high level of public services and amenities for families and residents of all ages.

V-13: A Chino Hills that continues to provide for adequate public utilities.

V-14: A Chino Hills that supports water and energy conservation.

V-15: A Chino Hills that supports regional water quality mandates.

V-16: A Chino Hills that supports regional targets for reductions in greenhouse gas emissions.

V-17: A Chino Hills that endeavors to minimize risks from naturally occurring hazards.

V-18: A Chino Hills that endeavors to minimize risks from human-made hazards.

V-19: A Chino Hills that minimizes noise/land use incompatibilities and supports the peace and serenity of its neighborhoods.

V-20: A Chino Hills that supports environmental justice for all racial and socioeconomic community members.

Land Use Element

Chapter 1 – Land Use Element, J. Land Use Element Goals, Policies, and Actions will include revisions to the following goals:

Goal LU-1: Protect Chino Hills' Natural Environment

Goal LU-2: Balance Residential with Commercial, Business, and Public Land Uses

Goal LU-3: Maintain, and enhance where feasible, the Integrity of City Neighborhoods

Goal LU-4: Provide for Excellence in Urban Design

Goal LU-5: Plan for Sustainable Land Uses

Circulation Element

Chapter 2 – Circulation Element, G. Circulation Element Goals, Policies, and Actions will include revisions to the following goals:

Goal C-1: Provide a Comprehensive Vehicular Transportation Network

Goal C-2: Support Regional Transportation Policies that Link Chino Hills to Neighboring Cities and Counties

Goal C-3: Provide Safe and Adequate Pedestrian, Bicycle, and Public Transportation Systems to Provide Alternatives to Single-Occupant Vehicular Travel and to Support Land Uses

Goal C-4: Encourage Development That Supports Balanced Land Uses and Alternative Modes of Transportation that Reduce the Reliance on the Automobile

Goal C-5: Ensure an Adequate and Well-Maintained Infrastructure System

Safety Element

Chapter 5 – Safety Element, G. Safety Element Goals, Policies, and Actions will include revisions to the following goals:

Goal S-1: Protect the Community from Geologic Hazards

Goal S-2: Protect the Community from Flooding Hazards

Goal S-3: Achieve Adequate Emergency Service

Goal S-4: Minimize the Risk from Fire Hazards

Goal S-5: Minimize the Risk from Hazardous Materials

Goal S-6: Maintain Plans for Emergency Response

Parks, Recreation, and Open Space Element

Chapter 6 – Parks, Recreation, and Open Space Element will include revisions to the following goals:

Goal PR-1: Provide high quality and ample park and recreational opportunities for all residents

Goal PR-2: Continue to plan, create and maintain a system of safe accessible trails throughout the City

Goal PR-3: Protect and preserve City designated open space areas

Conservation Element

Chapter 4 – Conservation Element, G. Conservation Element Goals, Policies, and Actions will include revisions to the following goals:

Goal CN-1: Preserve Chino Hills' Rural Character

Goal CN-2: Protect Chino Hills' Cultural Resources

Goal CN-3: Promote Sustainable Practices that Conserve Natural Resources and Reduce Greenhouse Gas Emissions

Goal CN-4: Ensure Adequate Water Supply and Delivery

Goal CN-5: Provide for Adequate and Efficient Solid Waste Disposal

Goal CN-6: Promote Clean Air to Reduce Adverse Effects on Human Health and the Environment

Noise Element

Chapter 7 – Noise Element, G. Noise Element Goals, Policies, and Actions will include revisions to the following goals:

Goal N-1: Manage Existing Noise Sources

Goal N-2: Limit New Noise Conflicts

Economic Development Element

Chapter 8 – Economic Development, G. Economic Development Element Goals, Policies, and Actions will include revisions to the following goals:

Goal ED-1: Promote a Diversified Economic Base

Goal ED-2: Support Managed Growth with Sound Fiscal Policies

4. PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires that a statement of objectives for the project includes the underlying purpose of the project.

- Update Elements of the General Plan to meet state legal requirements and align with the Housing Element Update.
- Ensure that Chino Hills is a safe, vibrant place to live, work and visit by providing city services that match the needs of the community and promote community engagement.
- Ensure development is done in harmony with its neighborhood, while maintaining the character and quality of the community.
- Ensure a sustainable balance of land uses, open spaces and infrastructure and support environmental justice for all community members.
- Promote and develop, amble local shopping, services and employment and tax base to support City government and services.
- Provide ample trails, parks, sports fields, and community facilities for enjoyment by the public.
- Continue to provide adequate public utilities, water and energy conservation.
- Minimize risks from naturally occurring and man-made hazards.
- Support regional targets for reductions in greenhouse gas emissions.
- Minimize noise and land use incompatibilities.
- Support wide range of transportation systems to ensure adequate and efficient access to, from, and within the City and participate in regional transportation planning programs.

5. REQUESTED ACTIONS

Consistent with CEQA Guidelines Section 15065(b), the City of Chino Hills is the lead agency for the proposed project. As such, this SPEIR will be used by the City to both evaluate the potential environmental impacts that would result from the proposed project and adopt mitigation measures, as required, in the SPEIR. The City Council will consider approval of the project, which includes the following specific actions:

- Certification of the SPEIR;
- Adoption of General Plan and Land Use Map (22GPA01)
- Adoption of Zoning Map Amendment (rezoning) (22ZC02)
- Adoption of Chino Hills Municipal Code Amendments (Chapter 16.02 Definitions; Appendix A)
- Adoption of Chapter 16.05 - Objective Design Standards
- Adoption of Chapter 16.15 Housing Priority Zoning Districts
- Adoption of an amendment to The Shoppes Specific Plan SP04-01, Amendment 6
- Adoption of an amendment to The Commons Specific Plan SP06-01, Amendment 1
- Approval of the Parks and Recreation Master Plan

IV. ENVIRONMENTAL IMPACT ANALYSIS
A. AESTHETICS

1. INTRODUCTION

This section of the EIR analyzes the potential environmental effects on aesthetic and visual impacts from implementation of the proposed project. Data for this section were taken from the City of Chino Hills Municipal Code and City of Chino Hills General Plan Update (2015).

A. 2015 General Plan EIR Analysis and Conclusions

The 2015 General Plan EIR determined that there would be no adverse impacts on scenic vistas. Municipal Code §16.30, Scenic Resources Overlay District, includes provisions to protect, preserve and enhance the aesthetic resources within the City for areas the following locations:

- Areas within 200 feet on both sides of the ultimate right of way of state and designated scenic highways, including those designated by the state as candidates for a scenic highway designation; and
- Prominent ridgelines, view windows, and viewsheds as defined in Municipal Code §16.08.

The 2015 General Plan EIR determined that there would be no impact to state scenic highways as there are no officially designated state scenic highways in the City. Nonetheless, the 2015 General Plan EIR found that implementation of Policies LU-1.1.2, LU-1.4, LU-1.2, LU-1.2.2 and CN-1.1.1 would protect scenic resources, and no impact would occur on scenic vistas or scenic resources.

The 2015 General Plan EIR found that the General Plan Update would not substantially degrade the existing visual quality and character of the City as Chino Hill is almost entirely built out and the update proposed minor land use changes that were not expected to result in changes to developed properties and only limited changes to develop of undeveloped properties (at that time). These land use changes were not anticipated to dramatically alter the character or visual quality of the community. The 2015 General Plan carried forward provisions that protected the City's visual resources. Goal LU-1 and its supporting policies and actions provided specific provisions to ensure that the visual character of the City's natural environment is protected. Goal LU-4 and its supporting policies and actions provided specific provisions to ensure that future development is of high aesthetics quality, including the scale, massing, and character of buildings, site design and land scaping. Consequently, potential adverse impacts to visual character and quality would not be significant.

Lastly, the 2015 General Plan EIR found that future development will add only incrementally to the existing background light levels already present in the City. Municipal Code §16.48.040 requires that any new development, "all lights and glare associated with operations and illuminated signs shall be shielded or directed so as to no illuminate adjacent properties or cause glare to motorists." In addition, standard conditions of approval require that exterior building and parking lot lighting be designed to confine illumination within the project site and light spill outside the property is prohibited. The 2015 General Plan EIR included Mitigation Measure AE-1 to ensure that these standard conditions of approval restricting spillover light are adhered,

To ensure that these standard conditions of approval restricting spillover light are adhered, the 2015 General Plan EIR included the following mitigation measure:

AE-1 All new multifamily and non-residential development shall be required to prevent light spill beyond the property of origin, by ensuring that outdoor illumination levels do not exceed zero foot-candles at the property line.

The 2015 General Plan EIR found impacts less than significant with mitigation to light and glare.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 6th Cycle Housing Element (the Project) identified a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory that is a focus of the plan identified housing sites that are on flat or generally flat land, located away from prominent ridgelines. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including policies that protect ridgelines and scenic resources. Therefore, the Project would not have a substantial adverse effect on scenic vistas.

The 6th Cycle Housing Element identified housing sites that are on flat or generally flat land, located away from City designated scenic resources including prominent ridgelines. The Housing Element established policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Housing Element does not propose specific development plan, rather, it facilitated housing, including affordable housing. New residential development that is fostered by the adoption of the Housing Element would be required to conform to City Municipal Code provisions for residential development, including CHMC 16.90 regarding protected trees. Therefore, MND concluded that the 6th Cycle Housing Element update would not have a substantial adverse effect on scenic resources.

The 6th Cycle Housing Element identified housing sites that are on flat or generally flat land, located away from City designated scenic resources including prominent ridgelines. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including those related to building mass and appearance. Therefore, the Project would not have a significant adverse impact to the visual character and quality of future housing sites developed pursuant to the 6th Cycle Housing Element or their surroundings.

The 6th Cycle Housing Element established policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans, rather, it facilitated housing, including affordable housing. New residential development that is fostered by the adoption of the Housing Element would be required to conform to applicable CHMC provisions for residential development and standard conditions of approval that regulate light and glare. Therefore, the 6th Cycle Housing Element would not have a significant adverse impact to the site or surroundings.

2. ENVIRONMENTAL SETTING

A. Existing Setting

The City of Chino Hills encompasses approximately 28,736 acres (45 square miles). The City is located in southeastern San Bernardino County, and is generally characterized by its open spaces, canyons, hills, and ridgelines. Open space in the City consists of a total of 12,181 acres, comprising 45 percent of the entire City area. These open space acres define the visual character of the City. Prior to its incorporation, they City was part of unincorporated San Bernardino County, where expanses of flat and inexpensive land were being converted to haphazardly developed residential tracts. Most of the City had been protected from haphazard development because its hilly topography had made tract subdivisions too expensive. In 1979, at the urging of residents and property owners, the County initiated preparation of the Chino Hills Specific Plan, a document that planned for the eventual development of 18,000 acres of Chino Hills land. The Specific Plan called for clustered residential development in order to protect as much open space as possible. Commercial developed was planned along Highway 71 corridor and major arterials.

Following the City's incorporation in 1991, it incorporated its goals for protecting its open spaces and rural character in its General Plan. Municipal Code §16.07, General Design Regulations, contains specific provisions that protect the City's visual resources, including its hillsides and diverse topographic forms. Municipal Code §16.08.30 provides a definition of the City's important visual resources, which are the exceptionally prominent ridgelines, prominent ridgelines and knolls, discussed below.

1) *Citywide*

a) Character and Land Use

From the time of its incorporation, the City has envisioned itself as a community with a high quality of life. Foremost in the citizens' vision has been the preservation of the rural character of Chino Hills. In the context of Chino Hills, "rural character" is provided by a sense of openness and a sense of living in a community that retains reminders of its agricultural roots as a ranching area for cattle, horses, and sheep. These rural attributes are preserved primarily through an extensive system of protected open space lands-including the hills that provide a backdrop to the community's residential and commercial areas. Development is generally clustered in the flatter areas of the City, near roadways. Commercial land uses are clustered along major arterials.

Long-established neighborhoods, including Sleepy Hollow, Los Serranos, Canon Lane, and the English Road area, have been integrated into the community without losing their unique identity. Small ranches and large-lot residential areas suitable for keeping horses are an important aspect of the City's rural character.

Much of the land in the City designated for development has been built. Vacant land that remains primarily consists of hillside properties or properties constrained by natural resources or hazards and will accommodate only limited growth.

b) Views and Scenic Resources

Softly rounded and steeply sloped hillsides along the southern and western boundaries of Chino Hills contribute to the unique character of the City and provide a valuable buffer between the City of Chino Hills and adjacent communities. The hills, in conjunction with the views to the north and east of the San Gabriel and San Bernardino Mountains create the impression of a City embraced and protected by

landform. This impression is further enhanced by the open and undeveloped nature of the hillsides throughout the City.

Chino Hills State Park is a California state park located almost entirely within the City of Chino Hills with a small park located in the City of Yorba Linda in northeastern Orange County and into the extreme western Riverside County near the City of Corona. The Park encompasses approximately 14,102 acres and includes stands of oaks, sycamores and rolling, grassy hills that stretch nearly 31 miles from the Santa Ana Mountains to the Whittier Hills, encompassing the Puente Hills. There is main four entrances into the park located in Chino Hills, Corona, Yorba Linda and Brea. The Chino Hills entrance is located off of Sapphire road in northern Chino Hills.

Exceptionally prominent ridgelines (as defined in Municipal Code §16.08) are viewed from various transportation corridors/throughfares. The primary viewpoints are from the following transportation corridors/thoroughfares:

1. Chino Valley Freeway (SR-71)
2. Carbon Canyon Road (SR-142)
3. Butterfield Ranch Road
4. Soquel Canyon Parkway
5. Chino Hills Parkway
6. Peyton Drive
7. Woodview Road
8. Eucalyptus Avenue
9. Tonner Canyon Road
10. Grand Avenue

c) Scenic Corridors/Roads

There are no existing or proposed state scenic highways in the City of Chino Hills. Portions of the following roadway/corridors consist of undeveloped hills and terrain that would be considered picturesque:

Carbon Canyon Road is a designated State Highway, State Route 142 (SR-142). In the City of Chino Hills, Carbon Canyon Road is composed of a two-lane highway classified as a Principal Arterial with Class 2 bike lanes provided in both direction between Old Carbon Canyon Road and Chino Hills Parkway. Carbon Canyon Road is primarily undivided, with a double yellow centerline along its length, and short painted medians located along switchback turns and in advance of side street intersections. Portions of the roadway/corridor between Sleepy Hollow community and Chino Hills Parkway include some undeveloped land with undeveloped hilly terrain with natural resources consisting of chaparral and coastal sage scrub.

Chino Hills Parkway is s a four- to six-lane divided highway oriented primarily east-west through the City from north city limit through the City's eastern boundary. Chino Hills Parkway is classified as a Minor Arterial west of Carbon Canyon Road, and as a State Route east of Carbon Canyon Road. Four travel lanes are provided along the length of Chino Hills Parkway, except for a six-lane (three lanes per direction) segment between Pipeline Avenue and SR-71. Chino Hills Parkway has raised medians along the majority of its length, with several painted medians provided between Grand Avenue and Eucalyptus Drive, as well as several two-way left-turn lanes between Peyton Drive and Pipeline Avenue. On-street parking is prohibited on Chino Hills Parkway. Class 2 bike lanes are provided along each side of the City- owned portion of Chino Hills Parkway from the north city limit to Carbon Canyon Road. Class 2 bike lanes are also provided on the north side of Chino Hills Parkway from Peyton Drive to Cherry Drive, and on the south side of Chino Hills Parkway from Peyton Drive to Rolling Ridge Drive. A portion of Chino Hills Parkway

contains undeveloped hilly terrain consisting of coastal sage scrub/chaparral with views looking south towards Santa Ana Mountains (?).

Grand Avenue is classified as a Minor Arterial from west city limits to Peyton Drive, and as a Principal Arterial from Peyton Drive to SR-71. Grand Avenue is a divided roadway with a raised median and provides east-west travel through the City from SR-71 to the west city limit. Grand Avenue has four lanes (two per direction) west of Peyton Drive and six lanes (three per direction) east of Peyton Drive to SR-71.Class 2 bike lanes are provided along each side of Grand Avenue between the west city limit and Peyton Drive. On-street parking is prohibited on Grand Avenue. Portions of Grand Avenue from the western City corporate boundary to Pleasant Hill Drive consists of undeveloped hilly terrain with coastal sage scrub. There are other intermittent portions of undeveloped land between Chino Hills Parkway and Peyton Drive that consists of similar natural resources.

Chino Avenue provides east-west travel through the City. It is classified as a four-lane Minor Arterial from Peyton Drive to its westerly terminus, and as a six-lane Principal Arterial east of Peyton Drive to SR-71. To the west of Peyton Drive, Chino Avenue provides four lanes of travel divided by two-way left-turn lanes, painted center medians, and a striped centerline west of San Rafael Drive. To the east of Peyton Drive, Chino Avenue provides six lanes of travel (three per direction) divided by a raised median, with Class 2 bike lanes along each side from Peyton Drive to SR-71. On-street parking on Chino Avenue is prohibited, except for a short segment east of SR-71 on the north side of the street, where Chino Avenue transitions into a four-lane roadway near the east city limit. Portions of Chino Avenue from Chino Hills Parkway to Rock Springs Drive that contain undeveloped hilly terrain with coastal sage scrub and long range views of San Bernardino Mountains.

Woodview Road is two-lane undivided Collector in the City, oriented east-west from its westerly terminus at the Vellano Country Club to its easterly terminus at Pipeline Avenue. A double yellow centerline is provided along the majority of Woodview Road, with a painted median between Versante Terrace and Venezia Terrace for a distance of approximately one-third mile. On-street parking on Woodview Road is prohibited. Most of the views from the roadway include undeveloped hilly terrain consisting of coastal sage scrub/chaparral.

Soquel Canyon Road is a two- to six-lane divided highway, oriented east-west in the City of Chino Hills from SR- 71 to approximately one-third mile west of Pipeline Avenue. From its westerly termination point to Pipeline Avenue, Soquel Canyon Parkway is a two-lane Collector with raised medians and left-turn lanes. From Pipeline Avenue to the east city limit, Soquel Canyon Parkway is designated as a Principal Arterial with six travel lanes (three per direction), with raised medians and left-turn lanes. Class 2 bike lanes are provided along each side of Soquel Canyon Parkway from west of Pipeline Avenue to Butterfield Ranch Road. On-street parking on Soquel Canyon Parkway is prohibited. Views of hilly undeveloped terrain with coastal sage scrub/chaparral are seen from Arbor Ridge Drive to the roadway terminus.

d) Landform and Topography

The City is located in the eastern Puente Hills, in the northern portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges province is characterized by a series of northwest- to southeast – oriented valleys, hills, and mountains separated by faults associated with and parallel to the San Andreas Fault System. Two of these faults, the Chino Fault and the Whittier Fault, are located in and near the City respectively. Elevations in the City range from 500 feet to 1,600 feet above sea level.

e) Light and Glare

Sources of light and glare exist within the confines of the City, including building lighting (interior and exterior) and materials (e.g., glass, reflective materials), street lighting, security lighting, sign illumination, and parking-area lighting. These sources are mostly associated with the residential and commercial uses located throughout the City. Other sources of nighttime light and glare include vehicular traffic along surrounding roadways. Additionally, a significant amount of ambient lighting comes from surrounding communities and roadways.

2) *Housing Element RHNA Project Sites*

The Housing Element identified 19 RHNA sites to meet the City's "lower income," "moderate income," and "above moderate income" RHNA allocation. Of those sites, 11 require a General Plan Land Use Map change accomplished through the General Plan Update process.

Additionally, the project includes adoption of Objective Design Standards(ODS). The purpose of the ODS is to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development will look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document is organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. The project must also comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

The following provides a description of the aesthetic setting for these sites.

a) Site 1 – The Shoppes II

Site 1 is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Station 62 to the south, City Hall and parking structure to the west and Boys Republic to the east. The site is partially developed with surface parking lot accessed from Shoppes Drive, gravel parking area with the remainder of the site undeveloped land. Boys Republic Drive is a four lane street that has several street trees lining both sides of the public right-of-way. Specifically, the roadway includes trees and grass, as well as a sidewalk separating the road from the site. Shoppes Drive is a two lane roadway with no sidewalk or landscaping along Site 1 property boundary. There are some trees and landscaping provided across the street from Site 1 on Shoppes Drive. Angled parking is provided along an internal private street on the site's western boundary. In addition, there is more parking provided along a portion of the southern and western site boundary with some trees separating the site from the parking. The character of the area is retail/commercial and, thus, semi-urban in nature. Light is produced in the area from street and commercial/retail lighting. Glare is low in the area as there are no highly reflective buildings on the site or immediate area.

b) Site 2 –Park Overflow

Site 2 is flat and located at the southwest corner of Peyton Drive and Eucalyptus Avenue and currently undeveloped with very little vegetation. Surrounding land uses include Community Park to the north and west, and undeveloped/farm with single-family residence immediately south with single family residential development further south and to the east. Peyton Drive includes sidewalk along the site boundary that continues along Eucalyptus Avenue and both streets include streetlighting. Minimal landscaping along Eucalyptus Avenue and no vegetation/landscaping along Peyton Avenue. Though Peyton is a major

arterial, the surrounding area has a residential character with the single-family homes and parkland in the immediate area. Light is produced in the area from street, park and household lighting. The area has a Glare is low in the area as there are no highly reflective buildings on the site or nearby.

c) Site 3 – Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The golf course will be redesigned as an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site along Country Club Drive for housing development. The site is flat and contains an underground blueline stream which enters a culvert located on the southwestern section of the golf course and spans from west to east. Country Club Drive is a two-lane road and contains no curbs, gutters or sidewalks along both sides of street in the vicinity of the site. There are mature trees lining the site along Country Club Drive. The character of the area is residential. Light is produced in the area primarily by household light. Glare is low in the area as there are no highly reflective buildings on the site or in the immediate area.

d) Site 4 – Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The site is flat and located within Carbon Canyon and is surrounded by single family residential. Carbon Canyon is a major road that is designated as a state route and contains no curbs, gutters or sidewalks. The character is semi-rural with natural vegetation lining the roadway with mature trees and shrubs along the site boundary. Light is produced primarily by nearby residential household light. Glare is low in the area as there are no highly reflective buildings on the site or in the immediate area.

e) Site 5 – Wang Property (High Density)

Site 5 is vacant undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south and Los Serranos Golf Course to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent directly along Woodview Road. The site also contains a blue line stream along the western portion of the property. Woodview Road is two-lane undivided Collector with curbs, gutters or sidewalks along both sides of the road in the site vicinity. There are some mature trees along the site border but mostly open views of the rural, undeveloped parcel. The area has a rural, semi-rural character due to the undeveloped nature of the site with mature trees and vegetation of the residential areas along the roadway. Light is produced primarily by nearby residential household light. Glare is low in the area as there are no highly reflective buildings on the site or in the immediate area.

f) Site 6 – The Shoppes

Site 6 is flat and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. The property owner intends to redevelop the underutilized southeastern section of the commercial center to retail/residential mixed use. Boys Republic Drive is a four lane street that has several street trees lining both sides of the public right-of-way. Specifically, the roadway includes trees and grass, as well as a sidewalk separating the road from the site. Shoppes Drive is a two lane roadway with no sidewalk, but landscape strips with trees and shrubs between the street and parking lot along Site 6 property boundary. The character of the area is urban with mixed office/retail uses and

surface parking lots. Light is produced in the area from street and commercial/retail lighting. Glare is low in the area as there are no highly reflective buildings on the site or immediate area.

g) Site 7 – The Commons

Site 7 is flat and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and vacant land (zoned for commercial office use) and is situated north of SR-71 (Chino Valley Freeway). The site specifically includes a vacant commercial/retail building (formerly occupied by Toys R Us) and a vacant lot immediately adjacent. The property owner intends to redevelop this under-utilized portion of the center with mixed use retail/residential use. The commercial center is located along Chino Hills Parkway with Commons Drive providing interior access to the center. Chino Hills Parkway is a four lane arterial with curbs, gutters, on the commercial center side of the street that also includes landscaping of grass trees and a sidewalk. Commons Drive includes curbs and gutters with landscaping consisting of trees and shrubs on Site 7 side and similar on the opposite side of the road but includes sidewalks. The character of the area is commercial/retail and surface parking lots. Light is produced in the area from street and commercial/retail lighting. Glare is low in the area as there are no highly reflective materials on the existing buildings on the site or immediate area.

h) Site 8 – Canyon Estates

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. Soquel Canyon Parkway is a two- to six-lane divided highway and at the terminus includes landscape median with trees and shrubs. The roadway includes curb, gutters and sidewalk with mature trees lining the northside of the roadway with ground cover landscaping. The character up to the terminus of the roadway is residential and semi-rural with some undeveloped hillsides. Light is produced in the area from street and residential lighting. Glare is low in the area as there are no buildings on the site and the nearby residential structures do not include highly reflective materials.

i) Site 8 – Wang Property

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. The site contains steep topography on the southern half of the property, while the northern half presents slopes less than ten percent along Woodview Road. The site also contains a blue line stream along the western portion of the property. Woodview Road is two-lane undivided Collector with curbs, gutters or sidewalks along both sides of the road in the site vicinity. There are some mature trees along the site border but mostly open views of the rural, undeveloped parcel. The area has a rural, semi-rural character due to the undeveloped nature of the site with mature trees and vegetation of the residential areas along the roadway. Light is produced primarily by nearby residential household light. Glare is low in the area as there are no highly reflective buildings on the site or in the immediate area.

j) Site 10 – Canyon Estates

The Canyon Estates property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and

east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. The site is dominated by open fields vegetated with grasses and hills surrounding a valley. Views of the site are minimally available from the end of Soquel Canyon Parkway.

k) Site 11 – Los Serranos Golf Course

The Los Serranos Golf Course site is part of a 9-hole area of an existing 36-hole golf course. The site consists of manicured lawn (fairway) and scattered mature landscape trees (e.g., gums, pines, peppers). The site is in the center of low-laying hills. The golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. Views of the site are partially obscured by existing vegetation along Pipeline Drive.

B. Regulatory Setting

1) *Federal*

No existing federal regulations pertain to the visual resources within the project area.

2) *State*

a) California Scenic Highway Program

The California Department of Transportation (Caltrans) defines a scenic highway as any freeway, highway, road, or other public right-of-way, that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on vividness, intactness, and unity. There are no officially designated state scenic highways within the City.

3) *Local*

a) Municipal Code

The City of Chino Hills Municipal Code contains design regulations that regulate the aesthetics quality of new development with respect to structures, signs, walls, landscaping, street widths, and street lighting.

i) Municipal Code §16.08, Genera Design Guidelines

Municipal Code §16.08, General Design Regulations, defines the City's important visual resources, which are the exceptionally prominent ridgelines, prominent ridgelines, and knolls. Figure 15-1 within §16.08.20 illustrates the location of these resources, and §16.08.30 defines the resources as follows:

Exceptionally Prominent Ridgelines are defined as ridgelines that, by virtue of their scale, mass, and visual presence form the limits of the most exceptional viewsheds of the City and are typically 400 feet above their associated primary view point(s).

Prominent Ridgelines are defined as ridgelines that form the limits of significant viewsheds and provide a natural backdrop when viewed from primary view point(s). Although they vary considerably in scale, width, scope, length, alignment, accessibility, and relationship to adjacent land uses, they are typically 200 feet above their associated primary view point(s).

A *Prominent Knoll* is defined as a highly visible hill or hilltop that provides a point of orientation or reference for the observer. It is generally a feature of significance within an area, rather than one of community-wide importance.

ii) Municipal Code §16.30, Scenic Resources Overlay District

Municipal Code §16.30, Scenic Resources Overlay District, provides provisions to protect, preserve, and enhance the aesthetics resources of the City within the following locations.

1. Areas within 200 feet on both sides of the ultimate road right-of-way state and city-designated scenic highways, including those designated by the state as candidates for a scenic highway designation.
2. Prominent ridgelines, view windows and viewsheds as defined by Municipal Code §16.08.

iii) Municipal Code §16.19, Tree Preservation

Municipal Code §16.90, Tree Preservation, contains provisions to maintain, preserve, and protect certain species of trees and certain mature trees within the City, and to act as a guide when replacement or relocation of certain trees is determined to be necessary. The specific trees to be protected are:

1. Native Tree includes California Sycamore; California Live Oak; California Black Walnut; Coastal Scrub Oak that has a four-inch in diameter or greater at breast height (DBH or four feet six inches above the finish grade).

2. Heritage Tree includes any species of single- or multi-trunk tree having a cumulative diameter of 44 inches or greater at DBH, and of significant age, health, and quality to be deemed valuable to the aesthetics of the community by a City-approved certified arborist. Excluded from the Heritage Tree designation are invasive trees as defined by the California Invasive Plant Council, and trees susceptible to breaking or falling such as the Eucalyptus Blue Gum and/or other tree species identified by a City-approved certified arborist.

Additional protection is being afforded such trees because they are natural aesthetics resources that help define the character of the City. Together, all these listed trees are worthy of protection in order to preserve the natural environment and to protect the City's native plant life heritage. These trees are unique because of their species and/or size, which add to the distinction, character, and environmental quality of the community. It is pertinent to the welfare of the community that such trees be protected from indiscriminate harmful action.

b) General Plan

Goals and policies pertaining to geology/soils and paleontological resources contained within the currently adopted General Plan 2015 are listed below. These goals and policies would remain part of the updated General Plan. The GPU proposes no additional goals and policies related to aesthetics, nor changes to those existing.

i) Land Use Element

Goal LU-1: Protect Chino Hills' Natural Environment

Policy LU-1.1: Preserve Chino Hills' Rural Character by Limiting Intrusion of Development into Natural Open Spaces.

Action LU-1.1.1: Continue to monitor enforce, and update as required the adopted City hillside development standards.

Action LU-1.1.2: Discourage new development from obstructing public views of extremely prominent ridgelines, prominent ridgelines, knolls, significant open spaces, or important visual resources as identified in the Municipal Code.

Action LU-1.1.3: Ensure that new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation.

Action LU-1.1.4 Continue to require ridgelines and natural slopes to be dedicated and maintained as open space as required by the Municipal Code.

Action LU-1.1.5: Maintain open space requirements for new development based on the slope of the land as required by the Municipal Code; and require that a percentage of required open space be left in its natural state.

Action LU-1.1.6: Cluster development where appropriate to minimize grading, and roadway and driveway intrusions into sensitive habitat areas, open spaces, and Chino Hills State Park. Prohibit development in areas adjacent to Chino Hills State Park (for example, ridgelines), which would result in urban runoff to the watershed of the Park.

Action LU-1.1.7: Discourage development on slopes over 30%.

Action LU-1.1.8: Strongly discourage development on slopes over 40%.

Action LU-1.1.9: Promote preservation of natural features such as streams, rock outcroppings, and unique vegetative clusters.

Action LU-1.1.10: Use dedicated open space, as opposed to built barriers, as a buffer between development areas, wherever possible.

Action LU-1.1.11: Require contour grading, and encourage grading techniques that simulate the varied gradients and rounded contours of natural landforms.

Action LU-1.1.12: Design roads and driveways for hillside residential development that conforms to existing topography and that minimizes grading and retaining walls.

Action LU-1.1.13: In areas adjacent to Chino Hills State Park, require substantial open space buffers between the proposed development and the Park.

Action LU-1.1.14: Discourage development intrusions on biological resources.

Action LU-1.1.15: Retain natural drainage courses in all cases where an independent hydrologic review of a specific development project finds that such preservation of natural drainage is physically feasible and where preservation of the natural feature will not render the subject project economically unviable.

Action LU-1.1.16: Use designated fuel modification zones to buffer natural areas and new residential development.

Action LU-1.1.17: For the southeastern portion of the City designated with an asterisk as "*40 ac. min. lot size" in the City's Zoning Map dated January 14, 2013 as shown in Figure 3-2 of the General Plan Update EIR, retain the City's General Plan policies and statements adopted and in effect prior to this General Plan Update. The existing designations for this southeastern portion remain unchanged by this General Plan Update and the Zoning Map Amendment. Research the City's original intent regarding the density for this southeastern portion of the City and work with the property owners and community to clarify the area's density.

Policy LU-1.2: Preserve and enhance the aesthetics resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources.

Action LU-1.2.1: Continue to protect City-designated extremely prominent ridgelines, prominent ridgelines, and knolls from intrusion by development.

Action LU-1.2.2: Require buildings to be designed and to utilize materials and colors to blend with the natural terrain in hillside areas and adjacent to public open spaces, extremely prominent ridgelines, prominent ridgelines, knolls, or important visual resources as identified in the Municipal Code.

Action LU-1.2.3: In conjunction with project development, contour disturbed areas that are to be retained as open space to blend with natural slopes, and revegetate the open space with native plants.

Action LU-1.2.4: Minimize the visual bulk of new development through implementation of the City residential and non-residential design guidelines.

Action LU-1.2.5: Develop new development in such a way that it is not visible from the visitor center, the campgrounds, the parking areas, the trails, and the floors of Aliso, Telegraph and tributary canyons within the Chino Hills State Park. Prohibit housing and other development on ridgelines visible to Chino Hills State Park.

Action LU-1.2.6: Dedicate and maintain landscaped areas as required by the City.

Goal LU-2: Balance Residential with Commercial, Business, and Public Land Uses

Policy LU-2.3: Ensure public land uses and utilities blend with surrounding development.

Action LU-2.3.1: Require underground utilities for all new development.

Action LU-2.3.2: Locate and design public facilities to ensure visual and functional compatibility with adjacent residential and commercial land uses.

Action LU-2.3.3: Require all utilities to be designed and installed in a manner that minimizes visual and environmental impacts.

Goal LU-4: Provide for Excellence in Urban Design

Policy LU-4.1: Promote high quality development.

Action LU-4.1.3: Screen negative views through site planning, architectural, and landscape services.

Action LU-4.1.6: Implement policies that require residential development to be designed at a scale that is in harmony with surrounding uses and the environment.

Policy LU-4.2: Utilize extensive landscaping to beautify Chino Hills' urbanized areas.

Action LU-4.2.1: Continually monitor and upgrade the City Landscape Standards.

Action LU-4.2.2: Require landscaping to be continuously maintained in good condition.

Action LU-4.2.3: Promote landscape materials that consist of drought-resistant plant varieties complementary to the area.

c) Conservation Element

Goal CN-1: Preserve Chino Hills' Rural Character

Policy CN-1.1: Preserve and protect Chino Hills' rural and natural scenic qualities.

Action CN-1.1.1: Protect identified extremely prominent ridgelines, prominent ridgelines, and knolls.

Action CN-1.1-2: Preserve the character of natural open spaces by integrating existing natural features into new development.

Action CN-1.1-3: Preserve as much open space as possible along canyon roadways such as Carbon Canyon, Soquel Canyon, and the canyons adjacent to Chino Hills State Park.

Action CN-1.1.4: Keep canyon floors as close as close as possible to their natural condition to accommodate natural periodic flooding, wildlife habitat, and native riparian plants.

Action CN-1.1.5: In canyon areas committed to development, emphasize the retention of natural topographic features, and require low visual profiles and dense vegetation for buildings.

Action CN-1.1.6: Encourage natural contour grading.

Action CN-1.1.7: Use existing trees and additional tree planting to blend new development and manufactured slopes with the natural setting, especially in highly visible locations. [Existing Policy 1-6 modified]

Action CN-1.1.8: Preserve existing significant trees where feasible, and extensively plant new trees consistent with City tree policies.

Policy CN-1.1: Preserve and protect Chino Hills' rural and natural scenic qualities.

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors. [Existing Policy 1-1, modified]

Action CN-1.2.2: Discourage new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, riparian habitats

Action CN-1.2.3 Preserve oak woodlands, riparian areas, and freshwater marshes to the maximum extent feasible. [Existing Policy 2-2]

Action CN-1.2.4: Require City approval to remove trees that, in the opinion of the City, function as an important part of the City's or a neighborhood's aesthetics character.

d) Parks, Recreation and Open Space Element

Objective 7-1: Maintenance shall maximize safety of users, promote full enjoyment of the landscape, and protect the visual and environmental qualities of the landscape.

Policy 7-1: Achieve visual unity and a high standard of quality through proper care of all landscape and hardscape material.

Policy 7-2 Prune trees as necessary to preserve visual access for pedestrians and vehicular traffic.

Policy 7-6 Require all construction to meet City Landscape Standards .

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts to aesthetics. Specifically, the Guidelines state that the proposed project may have an adverse significant aesthetic impact if it would:

a) Have a substantial adverse effect on a scenic vista;
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

B. Project Impacts and Mitigation Measures

Impact A-1: Would the project have a substantial adverse effect on a scenic vista?

General Plan EIR 2015 Impact Conclusions

The 2015 General Plan EIR determined that there would be no impacts to scenic resources as the Chino Hills Municipal Code Section 16.30 (Scenic Resources Overlay District) includes areas within 200 feet on both sides of roadways of state and City-designate scenic highways, as well as protecting prominent ridgelines, view windows and viewsheds.

2022 Housing Element Update MND Impact Conclusions

The 6th Cycle Housing Element identified housing sites that are on flat or generally flat land, located away from City designated scenic resources including prominent ridgelines. The Housing Element established policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Housing Element does not propose specific development plan, rather, it facilitated housing, including affordable housing. New residential development that is fostered by the adoption of the Housing Element would be required to conform to City Municipal Code provisions for residential development, including CHMC 16.90 regarding protected trees. Therefore, MND concluded that the 6th Cycle Housing Element update would not have a substantial adverse effect on scenic resources.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing (130 acres), Urban High Density Housing (8 acres) and Mixed Use Housing (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation .

Updates to the Housing Element also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The project also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial and/or recreational uses. Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 6, The Shoppes, and Site 7, The Commons, are in urbanized areas of the City and include existing development (with the exception of Site 2, Community Park Overflow) and are surrounded by other commercial uses. However, residential uses on these sites could be taller in height than the existing commercial uses (and undeveloped condition of Site 2, Community Park Overflow). Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density), are currently developed as golf courses.

Site 3, Los Serranos Golf Course, and Site 4, Western Hills Golf Course, are adjacent to residential uses, and the sites are adjacent to surrounding public roadway (although views are currently partially obscured by mature trees and shrubs). Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9

Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are currently undeveloped. Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), and Site 9 Canyon Estates (Medium Density) are adjacent to existing single family residential neighborhoods. Visual resources in portions of the City include long distance views of the San Gabriel or San Bernardino Mountains. Development on these sites would not obscure or block long range views of the San Gabriel or San Bernardino Mountains. Further, none of the housing opportunity sites are located along transportation corridors/thoroughfares that have primary views of prominent ridgelines in the City.

All development on the housing opportunity sites would be subject to existing Municipal Code regulations and General Plan policies, including Policy LU-1.1 (Actions LU-1.1.1 through LU-1.1.17), Policy LU-1.1 (Actions LU-1.2.1 through LU-1.2.6), Policy CN-1.1 (Actions CN-1.1.1 through CN-1.1.8), and Policy CN-1.1 (Actions CN-1.2.1 through CN 1.2.4). These policies and actions would encourage development design to respect and preserve and enhance public views and aesthetic resources and limit intrusion into natural open space land. The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix C** for project specific site plans).As all projects proposed on the housing opportunity sites including "by-right" would be subject to the Municipal Code, General Plan policies, impacts to scenic vistas would be prevented. Therefore, updates as proposed would not create an impact to scenic vistas.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

The update includes changes to the Land Use map to accommodate residential land uses on the sites identified to meet the RHNA allocation. The update to the Safety Element includes policies related to limiting risk from wildfire, including avoiding development in Very High Fire Severity Zones, updating maps related to fire hazards, and increasing education on vegetation management. The update to the Circulation Element does not include any policies related to street or roadway changes with the potential to impact scenic resources. Updates to the Parks, Recreation and Open Space Element do not involve any land use changes and would not have the potential to impact scenic vistas.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. The purpose of the Housing Priority Zoning Districts is to implement the goals and policies of the General Plan Housing Element by facilitating development of housing at appropriate densities to accommodate extremely low-, very low-, low-, and moderate-income households consistent with Government Code Section 65583. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Opportunity Sites.

The GPU also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units. The Zoning Code/Map and Specific Plan amendments are implementation devices of the General Plan for future development in the City including the Housing Opportunity Sites and do not involve specific development. Therefore, these amendments would not have the potential to impact scenic vistas.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in a less than significant impact related to scenic vistas.

Comparison of Significance to the 2022 Housing Element Update MND

Similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in adversely impacting scenic vistas and impacts would be less than significant.

Mitigation Measures:

None required.

Impact A-2: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

General Plan EIR 2015 Impact Conclusions

The 2015 General Plan EIR determined that there would be no impact to state scenic highways as there are no state-designated or eligible scenic highways in Chino Hills. No new state-designated or eligible scenic highways have been designated in Chino Hills.

2022 Housing Element Update MND Impact Conclusions

The Project established policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it facilitated housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including CHMC 16.90 regarding protected trees. Therefore, the Project would not have a substantial adverse effect on scenic resources.

GPU Impact

RHNA Housing Opportunity Sites

As there are no officially designated state scenic highways in the City, there would be no impact to state scenic highways from the housing site development.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Land Use Element update includes map and text changes and Zoning Code/Map (including Objective Design Standards) and Shoppes Specific Plan Amendments are provided to accommodate the RHNA

allocation and Safety Element, Circulation Element and Parks, and Recreation and Open Space Element policy and text changes do not propose any development, and, as the City contains no state scenic highways, there would be no impacts to such resources from these Element updates as well as from the Zoning Code/Map and Shoppes Specific Plan Amendments.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, there would be no impact to scenic resources within a state scenic highway.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would be no impact to scenic resources within a state scenic highway.

Mitigation Measures:

None required.

Impact A-3: Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

General Plan EIR 2015 Impact Conclusions

The 2015 General Plan EIR found that the General Plan Update would not substantially degrade the existing visual quality and character of the City as Chino Hill is almost entirely built out and the update proposed minor land use changes that were not expected to result in changes to developed properties and only limited changes to develop of undeveloped properties (at that time). These land use changes were not anticipated to dramatically alter the character or visual quality of the community. The 2015 General Plan carried forward provisions that protected the City's visual resources. Consequently, potential adverse impacts to visual character and quality would not be significant.

2022 Housing Element Update MND Impact Conclusions

The 6th Cycle Housing Element identified housing sites that are on flat or generally flat land, located away from City designated scenic resources including prominent ridgelines. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including those related to building mass and appearance. Therefore, the Project would not have a significant adverse impact to the visual character and quality of future housing sites developed pursuant to the 6th Cycle Housing Element or their surroundings.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing (130 acres), Urban High Density Housing (8 acres) and Mixed Use Housing (36 acres). These new residential categories will accommodate the RHNA allocation. Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial and /or recreational uses. Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 6, The Shoppes, and Site 7, The Commons, are in the urbanized areas of the City and include existing development (with the exception of Site 2, Community Park Overflow) and surrounded by other commercial uses. Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density), are currently developed as golf courses. Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9 Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are currently undeveloped and adjacent to existing single family residential neighborhoods.

Development on all the opportunity sites including "by-right" development would be required to comply with existing Municipal Code regulations, General Plan policies, and/or the ODS. All projects would be subject to compliance with the Municipal Code and General Plan policies. Projects proposed in the Medium Density Residential (RM-1), High Density Residential (RM-2), Very High Density Residential (RM-3), Mixed Use (MU), Medium Density Housing (MDH), Mixed Use Housing (MUH), Urban High Density Housing (UHDH), and Very High Density Housing (VHDH) zones would additionally be subject to the ODS policies.

Title 16 of the Municipal Code contains regulations related to general development standards including building heights, setbacks, landscaping, and ridgeline and hillside development requirements. Projects including "by-right" development would be reviewed for compliance with Municipal Code policies, which would prevent conflict with applicable zoning policies.

Goals and policies of the General Plan would require new development and redevelopment to progress in a manner that creates and preserves a high quality, sustainable and coherent environment. Focusing infill development on underutilized properties would foster architectural quality and variety, as well as ensure landscape/open space buffers on the City fringe, that would preserve the open visual character of the City as a whole. Additionally, current General Plan policies that would remain with the GPU would ensure new developments visually complement and enhance existing uses. For example, LU-1.1 (Preserve and enhance the aesthetics resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources) requires buildings to be designed and to utilize materials and colors to blend with the natural terrain in hillside areas and adjacent to public open spaces. LU-1.2 (Preserve and enhance the aesthetics resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources) require buildings to be designed and to utilize materials and colors to blend with the natural terrain in hillside areas and adjacent to public open spaces, extremely prominent ridgelines, prominent ridgelines, knolls, or important visual resources as identified in the Municipal Code.

LU-4.1 (Promote high quality development) requires residential development to be designed at a scale that is in harmony with surrounding uses and the environment.

Further, Policy CN-1.1 (Preserve and protect Chino Hills' rural and natural scenic qualities), Preserve the character of natural open spaces by integrating existing natural features into new development. In addition, in canyon areas committed to development, emphasize the retention of natural topographic features, and require low visual profiles and dense vegetation for buildings. The project would provide development opportunities that would complement and enhance the City's existing visual character and would not result in impacts to existing visual quality.

Lastly, the Objective Design Standards would provide guidance and design standards for multifamily residential or mixed-use developments that include multifamily housing in the Medium Density Residential (RM-1),,High Density Residential (RM-2), Very High Density Residential (RM-3), Mixed Use (MU), Medium Density Housing (MDH), Mixed Use Housing (MUH), Urban High Density Housing (UHDH), and Very High Density Housing (VHDH) zones. The ODS would give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

As all projects proposed on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and Objective Design Standards, impacts to existing visual character would be prevented.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, update to the Safety Element includes policies related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. Updates to the Housing Element would require implementing a re-zoning program for the proposed opportunity sites. Updates to the Mobility Element reflect current conditions and a policy related to the City's VMT thresholds. These policies do not propose any development that would impact existing visual character and quality of public views.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. The purpose of the Housing Priority Zoning Districts is to implement the goals and policies of the General Plan Housing Element by facilitating development of housing at appropriate densities to accommodate extremely low-, very low-, low-, and moderate-income households consistent with Government Code Section 65583. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Opportunity Sites.

The GPU also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the

objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units.

These Zoning Code/Map and Shoppes Specific Plan Amendments do not propose any development that would impact existing visual character and quality of public views. Therefore, impacts to visual character would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in significant impacts related to existing visual character.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to existing visual character.

Mitigation Measures:

None required.

Impact A-4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2010 found that there would be no impact from light and glare as General Plan policies and existing Municipal Code regulations would ensure that commercial uses adjacent to residential areas would be designed to be compatible and incorporate low intensity directional lighting and screening to minimize light spill over and glare.

The General Plan EIR 2015 found that the General Plan Update would add lighting incrementally to the existing residential and commercial areas of the City. Development activities resulting from the 2015 General were not anticipated to generate more nighttime lighting or glare than the which is already present on or near these sites. New sources of light and glare could include from cars entering and leaving new commercial centers and illuminated signs from new commercial establishments.

Furthermore, all future development projects would be required to abide by Municipal Code, Section 16.40.040 that require lights and glare associated with operations and illuminated signs shall be shielded or directed so as to not illuminate adjacent properties. In addition, standard conditions of approval for new multi-family and non-residential development require that exterior building and parking lot lighting be designed to confine illumination within the project site. To ensure that these standard conditions of approval restricting spillover lights are added to all new multifamily and non-residential development,

Mitigation Measure AE-1 was provided to prevent light spill beyond a project boundary by ensuring outdoor illumination levels not to exceed zero foot candles at the property line. The measure would reduce potential impacts associated with light and glare to less than significant.

2022 Housing Element Update MND Impact Conclusions

The 6th Cycle Housing Element established policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The 6th Cycle Housing Element does not propose specific development plans, rather, it facilitated housing, including affordable housing. New residential development that is fostered by the adoption of the Housing Element would be required to conform to applicable CHMC provisions for residential development and standard conditions of approval that regulate light and glare. Therefore, the 6th Cycle Housing Element would not have a significant adverse impact to the site or surrounding areas related to light and glare.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing (130 acres), Urban High Density Housing (8 acres) and Mixed Use Housing (36acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial and/or recreation uses. Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9 Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), would develop currently vacant and unlit sites with residential uses that include site lighting. All development on these sites would be subject to existing Municipal Code regulations for site lighting. Although there would be an increase in lighting on these sites, lighting would be similar to lighting of other residential uses in the City and expected not to result in overspill onto other adjacent properties. Nevertheless, Mitigation Measure AE-1 provided in the 2015 General Plan EIR would apply to future development under the GPU. Mitigation Measure AE-1 consists of preventing light spill beyond the property of origin by ensuring outdoor illumination levels not exceed zero foot candles at the property line.

Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 6, The Shoppes, and Site 7, The Commons, are in the urbanized areas of the City and include existing development (with the exception of Site 2, Community Park Overflow) and surrounded by other commercial uses. Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density), are currently developed as golf courses and surrounded by residential uses. The change in land use from commercial to residential on these sites would not result in an increase in light and glare on these sites more than currently existing.

As all of the projects proposed on the housing opportunity sites would be subject to the Municipal Code and Mitigation Measure AE-1, impacts would be less than significant with respect to light and glare.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, update to the Safety Element includes policies related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. Updates to the Housing Element would require implementing a re-zoning program (including Objective Design Standards) and amendments to the Shoppes Specific Plan for the proposed housing opportunity sites. Updates to the Mobility Element reflect current conditions, and a policy related to the City's VMT thresholds. These policies do not propose any development that would impact existing visual character and quality of public views.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units.

None of the element updates, as well as the Zoning Code/Map (including the Objective Design Standards) and Shoppes Specific Plan Amendments would be inconsistent with the existing General Plan policies. The General Plan land use designation changes would be followed by corresponding Zoning Ordinance and Zoning Map and Shoppes Specific Plan Amendments changes to provide consistency between the regulatory documents. Therefore, impacts resulting from new sources of substantial light and glare a would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant impacts related to creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area. In addition, Mitigation Measure AE-1 from the

2015 General Plan EIR would also be implemented to ensure that light spillage would be prevented onto adjacent properties. Therefore, impacts would be less than significant with mitigation.

Comparison of Significance to the 2022 Housing Element Update MND

The 2022 Housing Element Update MND determined that the Housing Element Update facilitates housing, including affordable housing and upon its adoption it would become an element of the City General Plan. Policies of the Project require the City to update the General Plan and Zoning Map to accommodate 6th Cycle Housing Element provisions. The Housing Element is a set of policies and does not involve specific development. Therefore, impacts resulting from new sources of substantial light and glare would be less than significant.

Mitigation Measures:

Mitigation Measures from 2015 General Plan EIR:

AES-1: (2015 General Plan AE-1): All new multifamily and non-residential development shall be required to prevent light spill beyond the property of origin, by ensuring that outdoor illumination levels do not exceed zero foot-candles at the property line.

New GPU Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

Compliance with and conformity to adopted Municipal Code regulations, and implementation of adopted and proposed General Plan policies and actions, are intended to ensure that future development occurs in an aesthetically pleasing manner that is compatible with the visual character and quality of the City's natural and built environments. The General Plan Update contains provisions intended to preserve open space and scenic natural resources, protect views onto open spaces and scenic resources, and ensure visual compatibility with surrounding areas. To further support these provisions, Mitigation Measure AE-1 will formalize existing practices to prevent adverse impacts relative to light and glare. As a result, the General Plan Update would not create a significant adverse cumulative impact relative to aesthetics.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing four new land use categories: Medium Density Housing Overlay (130 acres), Very High Density

Housing (60acres), Urban High Density Housing (8 acres), and Mixed Use Housing(36 acres). These new residential categories will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The cumulative analysis includes buildout in the City under the General Plan. All development proposed under General Plan buildout would be required to comply with existing Municipal Code regulations and General Plan policies. Goals and policies of the General Plan would require new development and redevelopment to progress in a manner that creates and preserves a high quality, sustainable and coherent environment. Therefore, there would be no cumulative aesthetic impacts from the project and other development proposed in the City.

As all projects proposed on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and Mitigation Measure AE-1, aesthetic impacts would be less than significant from the Housing Element update, and therefore, there would be no cumulative impacts to aesthetics from development on the housing opportunity sites.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, update to the Safety Element includes policies related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. Updates to the Housing Element would require implementing a re-zoning program for the proposed opportunity sites. Updates to the Mobility Element reflect current conditions and a policy related to the City's VMT thresholds.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use

originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units. These policies and Zoning Code/Map (including Objective Design Standards) and Specific Plan Amendments do not propose any development that would impact a scenic vista or existing visual quality or create an increase in lighting or glare. There would be no cumulative impact from adoption of the updates to General Plan Elements.

Comparison of Significance to the General Plan 2015 EIR

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in cumulative impacts related to aesthetics.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code (including the Objective Design Standards), Specific Plan Amendments and corresponding General Plan Elements would not result in cumulative impacts related to related to aesthetics.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015,there would be no impacts to scenic vistas, existing visual quality and impacts to light or glare from increased lighting would be reduced to less-than-significant levels after mitigation that is already required pursuant to the 2015 General Plan EIR.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to scenic vistas, existing visual quality and light or glare would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code (including the Objective Design Standards), Shoppes Specific Plan Amendments and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
B. AIR QUALITY

1. INTRODUCTION

This section of the Draft SPEIR evaluates the potential impact on air quality resulting from the General Plan Update (GPU), including the potential for the GPU to conflict with or obstruct implementation of the applicable air quality plan, to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, to expose sensitive receptors to substantial pollutant concentrations, or to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. This section is based on information provided in **Appendix H**, which includes *Chino Hills General Plan Update Air Quality and Greenhouse Gas Impact Study (Air Quality and GHG Study), City of Chino Hills,* prepared by MD Acoustics, LLC, on November 18, 2024.

A. 2015 General Plan EIR Analysis and Conclusions

The General Plan EIR 2015 concluded that the population growth estimates from the General Plan Update would exceed the Southern California Association of Government's (SCAG) 2035 growth forecast for the City, as outlined in the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). However, it also determined that these higher population forecasts would be incorporated into SCAG's next updated forecasts for 2016-2040, as well as those of the South Coast Air Quality Management District (SCAQMD). This integration would ensure alignment between local and regional growth projections, resolving any potential inconsistencies. Because the difference between the SCAG 2012 RTP/SCS growth forecast and the General Plan's population projections for 2035 would be addressed in the updated forecasts, the EIR determined that this would not result in significant inconsistencies with the Air Quality Management Plan (AQMP). As a result, the impact on air quality planning from the discrepancy was deemed less than significant. Nonetheless, to ensure that SANBAG and SCAG incorporate updated land use projections for population, households, and employment projections, the 2015 General Plan EIR, Section 4.1. Land Use and Planning, included the following mitigation measure:

> LU-1 City of Chino Hills Community Development Department shall work closely with SANBAG and SCAG to ensure the 2016-2040 RTP/SCS correctly incorporates the City of Chino Hills General Plan Update land use projections for population, households, and employment. This coordination shall occur with each subsequent cycle of updates to the RTP/SCS.

As such, the General Plan EIR 2015 found that with incorporation of Mitigation Measure LU-1, impacts involving consistency with AQMP growth forecasts would be less than significant.

The General Plan EIR 2015 determined that implementation of SCAQMD Rules 402 and 403 by individual property owners, developers, or contractors would reduce temporary construction-related air pollutant emissions. However, as the General Plan Update did not contain specific development proposals, estimates of construction- and operation-related emissions that may occur were speculative and could potentially exceed SCAQMD significance thresholds. Temporary construction impacts and operational impacts associated with the General Plan Update would be reduced through implementation of the following mitigation measures:

AQ-1 Additional Conservation Element Measures to Reduce Construction Emissions. The following Goal and accompanying Policies and Actions will be added to the General Plan Update Conservation Element:

Policy CN-6.3: Reduce air pollution emissions from construction activities.

Action CN-6.3.1: Require preparation of air quality analyses of construction-related air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Action CN-6.3.2: Encourage large construction projects to mitigate diesel exhaust emissions through the use of alternative fuels and emission control devices.

Action CN-6.3.3: Require dust abatement actions for all new construction and redevelopment projects.

AQ-2 Additional Conservation Element Policies and Actions for Operational Emissions. The following policy and action are added to the General Plan Update Conservation Element:

Policy CN-6.4: Reduce air pollution emissions from new development.

Action CN-6.4.1: Require preparation of air quality analyses that analyze operational air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, then require the incorporation of appropriate mitigation to reduce such impacts.

Therefore, Mitigation Measure AQ-1 and Mitigation Measure AQ-2 would incorporate policies into the General Plan Update to reduce emissions from construction and operation. Nonetheless, impacts could exceed SCAQMD regional emissions thresholds and could remain significant and unavoidable.

The General Plan EIR 2015 determined that CO levels would not exceed federal or state ambient air quality standards for CO. Therefore, localized impacts involving concentrations of CO would be less than significant.

The General Plan EIR 2015 determined that concentrations of vehicular pollutants at intersections most impacted by long-term increases in traffic would be well below state and federal air quality standards. Future multifamily development in the vicinity of the City's major intersections, therefore, would not expose sensitive receptors residing in those developments to substantial air pollutant concentrations associated with the City's street network. Furthermore, the General Plan Update would not allow for siting of sensitive receptors such as homes, schools, or hospitals near sources of major air pollutant concentrations. Therefore, impacts would be less than significant.

The General Plan EIR 2015 determined that as the General Plan Update included Action CN-6.2.3, which would "require businesses to limit odor emissions to eliminate or reduce nuisance impacts on sensitive land uses," significant odor impacts are not anticipated. Furthermore, emissions reduction strategies, including SCAQMD Rules 402 and 403, would be applied to all construction development in the City. With appropriate controls, significant odor impacts would not be anticipated and impacts would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, determined that new residential development that may occur as a result of the 6th Cycle Housing Element policies would generate air pollutant emissions due to construction, vehicle trips, and electrical and gas generated appliances. The amount of air pollutants emitted by future residential development would depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. As such, the 2022 Housing Element Update MND determined that impacts related to potential conflicts with applicable air quality management plans would be less than significant.

As discussed above, new residential development would generate air pollutant emissions due to construction, vehicle trips, and electrical and gas generated appliances and the amount emitted would depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. As such, the 2022 Housing Element Update MND determined that impacts related to potential cumulatively considerable air quality pollutant impacts would be less than significant.

The 2022 Housing Element Update MND determined, any new residential development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including potential impacts to nearby sensitive receptors. As such, the 2022 Housing Element Update MND determined that impacts relative to exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

The 2022 Housing Element Update MND determined that operational odors associated with residential uses, such as vehicle emissions and cooking, would not likely adversely affect substantial numbers of people. Construction odors associated with diesel emissions from equipment could temporarily impact adjacent sensitive receptors. As previously stated, any new residential development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including potential impacts to relative to construction odors or other emissions. As such, the 2022 Housing Element Update MND determined that future development would not create odors or other emissions that would substantially affect a substantial number of people, and impacts would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Physical Setting

The project site is located in the City of Chino Hills within the southwestern portion of County of San Bernardino, which is part of the South Coast Air Basin (SCAB) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAB is located on a coastal plain with connecting broad valleys and low hills to the east. Regionally, the SCAB is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter.

1) Local Climate and Meteorology

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the project site is located. The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. Year-to-year patterns in rainfall are unpredictable because of fluctuations in the weather.

Temperature inversions limit the vertical depth through which pollution can be mixed. Among the most common temperature inversions in the basin are radiation inversions, which form on clear winter nights when cold air off mountains sink to the valley floor while the air aloft over the valley remains warm. These inversions, in conjunction with calm winds, trap pollutants near the source. Other types of temperature inversions that affect the basin include marine, subsidence, and high-pressure inversions.

Summers are often periods of hazy visibility and occasionally unhealthful air. Strong temperature inversions may occur that limit the vertical depth through which air pollution can be dispersed. Air pollutants concentrate because they cannot rise through the inversion layer and disperse. These inversions are more common and persistent during the summer months. Over time, sunlight produces photochemical reactions within this inversion layer that creates ozone, a particularly harmful air pollutant. Occasionally, strong thermal convections occur which allows the air pollutants to rise high enough to pass over the mountains and ultimately dilute the smog cloudtrap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution “hot spots” in heavily developed coastal areas of the basin, there is not enough traffic in inland valleys to cause any winter air pollution problems. Despite light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

In the winter, light nocturnal winds result mainly from the drainage of cool air off of the mountains toward the valley floor while the air aloft over the valley remains warm. This forms a type of inversion known as a radiation inversion. Such winds are characterized by stagnation and poor local mixing and trap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution "hot spots" in heavily developed coastal areas of the basin, there is not enough traffic to cause any winter air pollution problems. Despite light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

The temperature and precipitation levels for the City of Yorba Linda, the closest monitoring station to the project site with available meteorological data, are in **Table IV.B-1, Meteorological Summary**. **Table IV.B-1, Meteorological Summary**, shows that August is typically the warmest month and January is typically the coolest month. Rainfall in the project area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April, with summers being almost completely dry.

Table IV.B-1
Meteorological Summary

Month	Temperature (°F)		Average Precipitation (inches)
	Average High	Average Low	
January	66.9	41.7	2.99
February	68.4	43.3	3.10
March	70.6	44.2	2.37
April	73.5	46.7	1.11
May	76.5	51.0	0.30
June	81.3	54.6	0.04
July	87.9	58.2	0.01
August	88.4	58.5	0.10
September	86.5	56.2	0.31
October	80.6	52.2	0.53
November	74.6	46.8	1.31
December	68.6	42.7	2.21
Annual Average	**77.0**	**49.7**	**14.4**

Source: Western Regional Climate Center. Website: https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca9847.

B. Air Quality Background

Air pollutant emissions within the South Coast Air Basin (Basin) are generated from stationary, mobile, and natural sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at an identified location and are usually associated with manufacturing and industry. Examples are boilers or combustion equipment that produce electricity or generate heat. In addition, construction activities such as excavation and grading are considered point source emissions because they are confined to the limits of a particular construction site. Area sources are widely distributed and produce many small emissions. Examples of area sources include residential and commercial water heaters, painting operations, portable generators, lawn mowers, agricultural fields, landfills, and consumer products such as barbeque lighter fluid and hair spray. Mobile sources refer to emissions from on- and off-road motor vehicles, including tailpipe and evaporative emissions. On-road sources may be legally operated on roadways and highways. Off-road sources include aircraft, trains, and construction vehicles. Mobile sources account for the majority of the air pollutant emissions within the

air basin. Air pollutants can also be generated by the natural environment, such as when fine dust particles are pulled off the ground surface and suspended in the air during high winds.

1) Ambient Air Quality Standards

Air pollutants are regulated at the national, state, and air basin level; each agency has a different level of regulatory responsibility. The U.S. Environmental Protection Agency (EPA) regulates at the national level. CARB regulates at the state level. SCAQMD regulates at the air basin level.

The U.S. EPA is responsible for global, international, and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Air Quality Standards, also known as federal standards. There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970.

- Ozone
- Nitrogen Dioxide
- Lead
- Particulate Matter (PM_{10} and $PM_{2.5}$)
- Carbon Monoxide
- Particulate Matter
- Sulfur Dioxide

The federal standards were set to protect public health, including that of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants. Primary federal standards are the levels of air quality necessary, with an adequate margin of safety, to protect the public health.

A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The State Implementation Plan for the State of California is administered by CARB, which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's State Implementation Plan incorporates individual federal attainment plans for regional air districts—air district prepares their federal attainment plan, which sent to CARB to be approved and incorporated into the California State Implementation Plan. Federal attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms.[1]

The federal and state ambient air quality standards are summarized in **Table IV.B-2, Ambient Air Quality Standards**.

[1] *CARB, Air Quality Standards. Website: http://www.arb.ca.gov/research/aaqs/aaqs.htm. Accessed March 2024.*

Table IV.B-2
Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O_3)[8]	1 Hour	0.09 ppm (180 µg/m³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m³)		0.070 ppm (137 µg/m³)		
Respirable Particulate Matter (PM_{10})[9]	24 Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		—		
Fine Particulate Matter ($PM_{2.5}$)[9]	24 Hour	—	—	35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	12.0 µg/m³	15 µg/m³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m³)		9 ppm (10 mg/m³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m³)		—	—	
Nitrogen Dioxide (NO_2)[10]	1 Hour	0.18 ppm (339 µg/m³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)		0.053 ppm (100 µg/m³)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[11]	1 Hour	0.25 ppm (655 µg/m³)	Ultraviolet Fluorescence	75 ppb (196 µg/m³)	—	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m³)	
	24 Hour	0.04 ppm (105 µg/m³)		0.14 ppm (for certain areas)[11]	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas)[11]	—	
Lead[12,13]	30 Day Average	1.5 µg/m³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m³ (for certain areas)[12]	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m³		
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	**No National Standards**		

Table IV.B-2
Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Sulfates	24 Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

1. *California standards for ozone, carbon monoxide, sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.*
2. *National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m3 is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.*
3. *Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.*
4. *Any equivalent measurement method which can be shown to the satisfaction of CARB to give equivalent results at or near the level of the air quality standard may be used.*
5. *National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.*
6. *National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.*
7. *Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.*
8. *On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 µg/m3 to 12.0 µg/m3. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 µg/m3, as was the annual secondary standard of 15 µg/m3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.*
9. *To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.*
10. *On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.*
    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
11. *CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.*
12. *The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.*
13. *In 1989, CARB converted the general statewide 10-mile visibility standard to an instrumental equivalent of "extinction of 0.23 per kilometer."*

- **Ozone (O_3)** is a gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_X), both byproducts of internal combustion engine exhaust, undergo slow photochemical

reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.

- **Carbon Monoxide (CO)** is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.
- **Respirable Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$)** consists of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter, respectively. Some sources of particulate matter, like pollen and windstorms, are naturally occurring. However, in populated areas, most particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.
- **Nitrogen dioxide (NO_2)** is a nitrogen dioxide compound that is produced by the combustion of fossil fuels, such as in internal combustion engines (both gasoline and diesel powered), as well as point sources, especially power plants. Of the seven types of nitrogen oxide compounds (collectively known as NO_x), NO_2 is the most abundant in the atmosphere. As ambient concentrations of NO_2 are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO_2 than those indicated by regional monitors.
- **Sulfur dioxide (SO_2)** is a colorless gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When sulfur dioxide oxidizes in the atmosphere, it forms sulfates (SO_4). Collectively, these pollutants are referred to as sulfur oxides (SO_X).
- **Lead (Pb)** occurs in the atmosphere as particulate matter. The combustion of leaded gasoline is the primary source of airborne lead in the Basin. The use of leaded gasoline is no longer permitted for on road motor vehicles, so the majority of such combustion emissions are associated with offroad vehicles such as racecars. Other sources of lead include the manufacturing and recycling of batteries, paint, ink, ceramics, ammunition, and the use of secondary lead smelters.
- **Toxic Air Contaminants (TACs)** refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. Toxic air contaminants are different than "criteria" pollutants in that ambient air quality standards have not been established for them, largely because there are hundreds of air toxics and their effects on health tend to be local rather than regional. TACs primarily are concentrated within ¼-mile of the emissions source, and accepted practice is to analyze TACs when receptors are located within this ¼-mile radius.

State standards have been promulgated for other criteria air pollutants, including SO_4, hydrogen sulfide, Pb, and visibility-reducing particles. California also recognizes vinyl chloride as a TAC with an undetermined threshold level of exposure for adverse health effects. Vinyl chloride and hydrogen sulfide emissions are generally generated from mining, milling, refining, smelting, landfills, sewer plants, cement manufacturing, or the manufacturing or decomposition of organic matter. California standards for sulfate- and visibility-reducing particles are not exceeded anywhere in the Basin. Pb is typically only emitted during demolition of structures expected to include Pb-based paint and materials.

Several pollutants listed in **Table IV.B-2, Ambient Air Quality Standards,** are not addressed in this analysis. Analysis of lead is not included in this analysis because any development that occurs pursuant to the GPU and the implementation of the Housing Element is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. Any development that occurs pursuant to the GPU and the implementation of the Housing Element is not expected to generate or be exposed to vinyl chloride because future development would not utilize the chemical processes that create this pollutant and there are no such uses in the project vicinity. Any development that occurs pursuant to the GPU and the implementation of the Housing Element is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

2) Health Effects of Air Pollutants

a) Ozone

Individuals exercising outdoors, and children and people with preexisting lung diseases, such as asthma or chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for ozone effects. Short-term exposures (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated ozone levels are associated with increased school absences. In recent years, a correlation between elevated ambient ozone levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple sports and live in high ozone communities.

Ozone exposure under exercising conditions is known to increase the severity of the above-mentioned observed responses. Animal studies suggest that exposure to a combination of pollutants that include ozone may be more toxic than exposure to ozone alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.

b) Carbon Monoxide

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of worsening oxygen supply to the heart.

Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport and competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include patients with diseases involving heart and blood vessels, fetuses, and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes.

Reduction in birth weight and impaired neurobehavioral development have been observed in animals chronically exposed to CO, resulting in COHb levels similar to those observed in smokers. Recent studies have found increased risks for adverse birth outcomes with exposure to elevated CO levels. These include pre-term births and heart abnormalities.

c) Particulate Matter

A consistent correlation between elevated ambient fine particulate matter (PM_{10} and $PM_{2.5}$) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in life-span, and an increased mortality from lung cancer.

Daily fluctuations in $PM_{2.5}$ concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long-term exposure to particulate matter.

The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM_{10} and $PM_{2.5}$.

d) Nitrogen Dioxide

Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposures to NO_2 at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO_2 in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these subgroups.

In animals, exposure to levels of NO_2 considerably higher than ambient concentrations results in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of ozone exposure increases when animals are exposed to a combination of ozone and NO_2.

e) Sulfur Dioxide

A few minutes of exposure to low levels of SO_2 can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to airflow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO_2. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO_2.

Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO_2 levels. In these studies, efforts to separate the effects of SO_2 from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically or if one pollutant alone is the predominant factor.

f) Lead

Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.

Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated Pb levels in the blood can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.

g) Toxic Air Contaminant Emissions

TACs are airborne substances that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different from the "criteria" pollutants previously discussed in that ambient air quality standards have not been established for them.

One TAC of particular concern within the Basin is Diesel Particulate Matter (DPM). DPM is a known carcinogen that has been found to account for approximately 70 percent of the excess cancer occurrences due to all TACs within the Basin.[2] Diesel engines tend to produce a much higher ratio of fine particulates than other types of internal combustion engines. The fine particles that make up DPM tend to penetrate deep into the lungs and the rough surfaces of these particles makes it easy for them to bind with other toxins within the exhaust, thus increasing the hazards of particle inhalation. The California Air Resources Board (CARB) Scientific Review Panel found that over forty known TACs typically bind to fine particulates within diesel exhaust.[3] One particular problem in trying to derive a threshold level of exposure for DPM is the fact that the total known carcinogenic level based upon cohort studies of rail-yard workers cannot be explained by the addition of each individual TAC that is bound to DPM. There may be a synergetic effect that is occurring either due to the combined effect of the various TACs bound to DPM, or by the delivery method to the lungs associated with the fine particulates, or both circumstances contributing to the synergetic effect. A long-term exposure to DPM is known to lead to chronic, serious health problems including cardiovascular disease, cardiopulmonary disease, and lung cancer

h) Odors

The science of odor as a health concern is still new. Merely identifying the hundreds of reactive organic gases (ROGs) that cause odors poses a big challenge. Offensive odors, such as methane (CH_4) can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, the ROGs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

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[2] *South Coast Air Quality Management District, Final Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES III) Final Report, 2008.*

[3] *California Air Resources Board, Findings of the Scientific Review Panel on the Report on Diesel Exhaust, April 22, 1998.*

C. Existing Setting

1) Local Air Quality

The SCAQMD is divided into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The project site is located in the City of Chino Hills in the Southwest San Bernardino Valley (Area 33). The nearest air monitoring station to the project site with available air quality data is the Upland Station located approximately 9 miles northeast of the project site; however, this location does not provide all ambient weather data. Therefore, additional data was pulled from the SCAQMD historical data for the Southwest San Bernardino Valley (Area 33) for both sulfur dioxide and carbon monoxide to provide the existing levels. **Table IV.B-3, Local Area Air Quality Levels from the Upland Monitoring Station**, presents the monitored pollutant levels within the vicinity. However, it should be noted that due to the air monitoring station distance from the project site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the project site.

Table IV.B-3
Local Area Air Quality Levels from the Upland Monitoring Station

Pollutant Standard	Year		
	2020	2021	2022
Ozone (O_3)			
Maximum 1-Hour Concentration Measured (ppm)	0.158	0.124	0.155
Number of Days Exceeding State 1-Hour Standard (0.09 ppm)	**82**	**42**	**45**
Maximum 8-Hour Concentration Measured (ppm)	0.124	0.100	0.100
Number of Days Exceeding National 8-Hour Standard (0.07 ppm)	**116**	**78**	**67**
Number of Days Exceeding State 8-Hour Standard (0.07 ppm)	**118**	**81**	**69**
Nitrogen Dioxide (NO_2)			
Maximum 1-Hour Concentration Measured (ppm)	0.055	0.065	0.054
Number of Days Exceeding National 1-Hour Standard (0.25 ppm)	0	0	0
Carbon Monoxide (CO)			
Maximum 1-Hour Concentration Measured (ppm)	1.5	2.8	1.3
Number of Days Exceeding National 1-Hour Standard (20 ppm)	0	0	0
Maximum 8-Hour Concentration Measured (ppm)	1.2	1.4	1.0
Number of Days Exceeding National 8-Hour Standard (9 ppm)	0	0	0
Sulfur Dioxide (SO_2)			
Maximum 1-Hour Concentration Measured (ppm)[1]	*	*	*
Number of Days Exceeding State 24-Hour Standard (0.04 ppm)[1]	*	*	*
Inhalable Particulate Matter (PM_{10})			
Maximum 24-Hour Concentration Measured (µg/m^3)	174.8	124.3	144.9
Number of Days Exceeding National 24-Hour Standard (150 µg/m^3)	1	0	0
Number of Days Exceeding State 24-Hour Standard (50 µg/m^3)	*	*	*
Annual Average (ug/m^3)	33.5	32.6	30.1
Exceed National Annual Average (50 µg/m^3)	No	No	No
Exceed State Annual Average (20 µg/m^3)	**Yes**	**Yes**	**Yes**
Ultra-Fine Particulate Matter ($PM_{2.5}$)			
Maximum 24-Hour Concentration Measured (µg/m^3)	74.0	83.8	66.2
Number of Days Exceeding National 24-Hour Standard (35 µg/m^3)[1]	*	*	*
Annual Average (ug/m^3)[1]	*	*	*
Exceed National Annual Average (15 µg/m^3)[1]	*	*	*
Exceed State Annual Average (12µg/m^3)[1]	*	*	*

Table IV.B-3
Local Area Air Quality Levels from the Upland Monitoring Station

Pollutant Standard	Year		
	2020	2021	2022
ppm = parts by volume per million of air *µg/m³=micrograms per cubic meter* *CAAQS = California Ambient Air Quality Standard* *NAAQS = National Ambient Air Quality Standard* *[1] No data available.* *Source: South Coast Air Quality Management District, Historical Air Quality Data by Year, https://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year and /or https://www.arb.ca.gov/adam/topfour/topfour1.php.*			

The monitoring data presented in **Table IV.B-3, Local Area Air Quality Levels from the Upland Monitoring Station,** shows that ozone and particulate matter (PM_{10} and $PM_{2.5}$) are the air pollutants of primary concern in the project area, which are detailed below.

a) Ozone

During the 2020 to 2022 monitoring period, the State 1-hour concentration standard for ozone has been exceeded between 42 and 82 days each year at the Upland Station. The State 8-hour concentration standard for ozone has been exceeded between 69 and 118 days each year over the past three years at the Upland Station. The Federal 8-hour concentration standard for ozone has been exceeded between 67 and 116 days each year over the past three years at the Upland Station.

Ozone is a secondary pollutant as it is not directly emitted. Ozone is the result of chemical reactions between other pollutants, most importantly hydrocarbons and NO_2, which occur only in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in the area. Many areas of the SCAQMD contribute to the ozone levels experienced at the monitoring station, with the more significant areas being those directly upwind.

b) Carbon Monoxide

CO is another important pollutant that is due mainly to motor vehicles. The Southwest San Bernardino Valley Area did not record an exceedance of the state or federal 1-hour or 8-hour CO standards for the last three years.

c) Nitrogen Dioxide

The Upland Station did not record an exceedance of the State or Federal NO_2 standards for the last three years.

d) Sulfur Dioxide

The Southwest San Bernardino Valley area did not record an exceedance of the State SO_2 standards for the last three years.

e) Particulate Matter

During the 2020 to 2022 monitoring period, the Upland Station did not record an exceedance of the State 24-hour concentration standard for PM10. Over the same time period the Federal 24-hour standard for PM10 was exceeded one day in 2020 at the Upland Station.

During the 2020 to 2022 monitoring period, the Upland Station did not record an exceedance of the Federal 24-hour standard for $PM_{2.5}$.

According to the EPA, some people are much more sensitive than others to breathing fine particles (PM_{10} and $PM_{2.5}$). People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death due to breathing these fine particles. People with bronchitis can expect aggravated symptoms from breathing in fine particles. Children may experience decline in lung function due to breathing in PM_{10} and $PM_{2.5}$. Other groups considered sensitive are smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths during exercise.

2) Attainment Status

The EPA and CARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual $PM_{2.5}$ standard is met if the three-year average of the annual average $PM_{2.5}$ concentration is less than or equal to the standard. **Table IV.B-4, South Coast Air Basin Attainment Status,** lists the attainment status for the criteria pollutants in the basin.

Table IV.B-4
South Coast Air Basin Attainment Status

Criteria Pollutant	Standard	Averaging Time	Designation[a]	Attainment Date[b]
1-Hour Ozone	NAAQS	1979 1-Hour (0.12 ppm)	Nonattainment (Extreme)	2/6/2023 (not attained)[c]
	CAAQS	1-Hour (0.09 ppm)	Nonattainment	N/A
8-Hour Ozone[d]	NAAQS	1997 8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024
	NAAQS	2008 8-Hour (0.075 ppm)	Nonattainment (Extreme)	7/20/2032
	NAAQS	2015 8-Hour (0.070 ppm)	Nonattainment (Extreme)	8/3/2038
	CAAQS	8-Hour (0.070 ppm)	Nonattainment	Beyond 2032
CO	NAAQS	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (attained)
	CAAQS	1-Hour (20 ppm) 8-Hour (9 ppm)	Attainment	6/11/2007 (attained)
NO_2[e]	NAAQS	1-Hour (0.10 ppm)	Unclassifiable/Attainment	N/A (attained)
	NAAQS	Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (attained)

Table IV.B-4
South Coast Air Basin Attainment Status

Criteria Pollutant	Standard	Averaging Time	Designation[a]	Attainment Date[b]
	CAAQS	1-Hour (0.18 ppm) Annual (0.030 ppm)	Attainment	---
SO_2[f]	NAAQS	1-Hour (75 ppb)	Unclassifiable/Attainment	N/A (attained)
	NAAQS	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/Attainment	3/19/1979 (attained)
PM_{10}	NAAQS	1987 24-hour (150 µg/m^3)	Attainment (Maintenance)[g]	7/26/2013 (attained)
	CAAQS	24-hour (50 µg/m^3) Annual (20 µg/m^3)	Nonattainment	N/A
$PM_{2.5}$[h]	NAAQS	2006 24-Hour (35 µg/m^3)	Nonattainment (Serious)	12/31/2019
	NAAQS	1997 Annual (15.0 µg/m^3)	Attainment	8/24/2016
	NAAQS	2021 Annual (12.0 µg/m^3)	Nonattainment (Serious)	12/31/2025
	CAAQS	Annual (12.0 µg/m^3)	Nonattainment	N/A
Lead	NAAQS	3-Months Rolling (0.15 µg/m^3)	Nonattainment (Partial)[i]	12/31/2015

a) U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable
b) A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.
c) 1-hour O3 standard (0.12 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data and is still subject to anti-backsliding requirements.
d) 1997 8-hour O_3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the revoked 1997 O_3 standard is still subject to anti-backsliding requirements.
e) New NO_2 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO_2 standard retained.
f) The 1971 annual and 24-hour SO_2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO_2 1-hour standard. Area designations are still pending, with Basin expected to be designated Unclassifiable /Attainment.
g) Annual PM_{10} standard was revoked, effective December 18, 2006; 24-hour PM_{10} NAAQS deadline was 12/31/2006; SCAQMD request for attainment redesignation and PM_{10} maintenance plan was approved by U.S. EPA on June 26, 2013, effective July 26, 2013.
h) Attainment deadline for the 2006 24-Hour $PM_{2.5}$ NAAQS (designation effective December 14, 2009) is December 31, 2023 (end of the 10th calendar year after effective date of designations for Serious nonattainment areas). Annual $PM_{2.5}$ standard was revised on January 15, 2013, effective March 18, 2013, from 15 to 12 µg/m^3. Designations effective April 15, 2015, so Serious area attainment deadline is December 31, 2025.
i) Partial Nonattainment designation – Los Angeles County portion of Basin only for near-source monitors. Expect redesignation to attainment based on current monitoring data.

3) Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc).

The existing sensitive receptors withing the project area are the various residential land uses including single family housing, multi-family housing, and mobile home communities.

4) Housing Element Opportunity Sites

The Housing Element identified 11 sites for opportunity for residential development to meet the required RHNA number for the City of Chino Hills.

Site 1: The Shoppes II

Site 1 is 8 acres in size. The site is partially developed with a surface parking lot accessed from Shoppes Drive and a gravel parking area, with the remainder of the site undeveloped land. Site 1 is situated between the existing Shoppes commercial center to the north, Chino Valley Fire District administration building to the south, City Hall and parking structure to the west, and Boys Republic Drive to the east.

Site 2: Community Park Overflow

Site 2 is 1.8 acres and is currently undeveloped. Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and is located southeast of Chino Hills Community Park, and single-family residential development is located to the east and south.

Site 3: Los Serranos Golf Course

Site 3 is a 12.6 acre area that is part of a 36-hole golf course that is surrounded by single-family residential development.

Site 4: Western Hills Golf Course

Site 4 is a 8.3 acre area that is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The golf course is located within Carbon Canyon and is surrounded by single-family residential development.

Site 5: Wang Property (High Density)

Site 5 is a 7.3 acre vacant undeveloped parcel and surrounded by single-family residential to the north and southeast, vacant property to the south and Los Serranos Golf Course to the east.

Site 6: The Shoppes

Site 6 consists of an 391,863-square foot existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic Drive to the east, commercial center and single-family residential to the west and commercial center to the north.

Site 7: The Commons

Site 7 consists of an existing 443,272-square foot commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west and southwest, an existing commercial center and vacant land (zoned for commercial office use) to the north, and is situated north of SR-71 (Chino Valley Freeway).

Site 8: Canyon Estates

Site 8 is a vacant parcel, 13.3 acres in size. Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south.

Site 9: Wang Property

Site 9 is a vacant 30.6 acre site and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east.

Site 10: Canyon Estates

Site 10 is a vacant 31.0 acre site located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south.

Site 11: Los Serranos Golf Course

Site 11 is comprised of 6.9 acres of a 36-hole golf course that is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club.

5) Land Use Planning and Air Quality

Land use patterns and development density affect the amount of air pollutants that are generated in communities. Segregation of land uses within a community reduces the opportunities to walk, ride bicycles and use public transportation and increases the number of motor vehicle trips. Communities with low development densities have longer average trip distances and fewer opportunities for efficient public transportation services. The City of Chino Hills has considerable amounts of open space land, and the GPU reflects the desire to protect and preserve it. The GPU includes consolidating some development into centers of mixed-uses to increase development potential while preserving and maintaining the existing single-family neighborhoods, commercial and office areas, as well as general quality of life within the City. The City of Chino Hills has a high potential for vehicle emissions and congestions as a result of employees and patrons traveling to and from the area for work and pleasure in single occupancy vehicles.

D. Regulatory Framework

Air quality within the Basin is addressed through the efforts of various federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality within the air basins are discussed below.

1) Federal

a) U.S. Environmental Protection Agency

The U.S. EPA is responsible for setting and enforcing the National Ambient Air Quality Standards for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. The EPA also maintains jurisdiction over emissions sources outside state waters (outer continental shelf), and establishes various emissions standards for vehicles sold in states other than California.

As part of its enforcement responsibilities, the U.S. EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the SIP.

b) Federal Clean Air Act

The federal Clean Air Act (CAA), as amended, establishes air quality standards for several pollutants. These standards are divided into primary standards and secondary standards. Primary standards are designed to protect public health, and secondary standards are intended to protect public welfare from effects such as visibility reduction, soiling, nuisance, and other forms of damage. The CAA requires that regional plans be prepared for non-attainment areas illustrating how the federal air quality standards could be met. The CARB approved the most recent revision of the SIP in 1994, and submitted it to the U.S. EPA. The SIP, approved by the U.S. EPA in 1996, consists of a list of ROG and NO_X control measures for demonstrating future attainment of ozone standards. The steps to achieve attainment will continue to require significant emissions reductions in both stationary and mobile sources.

2) State

a) California Air Resources Board

The California Air Resources Board (CARB), a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, CARB conducts research, sets California Ambient Air Quality Standards, compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. CARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hair spray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

b) California Clean Air Act

The California CAA (CCAA) of 1988 requires non-attainment areas to achieve and maintain the state ambient air quality standards by the earliest practicable date and local air districts to develop plans for attaining the state ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide standards. The CCAA also requires that by the end of 1994 and once every three years thereafter, the air districts are to assess their progress toward attaining the air quality standards. The triennial assessment is to report the extent of air quality improvement and the amounts of emission reductions achieved from control measures for the preceding three-year period.

c) Air Toxics Hot Spots Information and Assessment Act

The Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588), California Health and Safety Code Section 44300 et seq., provides for the regulation of over 200 air toxics and is the primary air contaminant legislation in the state. Under the Act, local air districts may request that a facility account for its toxic air contaminant (TAC) emissions. Local air districts then prioritize facilities on the basis of emissions, and high priority designated facilities are required to submit a health risk assessment and communicate the results to the affected public. The TAC control strategy involves reviewing new sources to ensure compliance with required emission controls and limits, maintaining an inventory of existing sources of TACs, and developing new rules and regulations to reduce TAC emissions. The purpose of AB 2588 is to identify and inventory toxic air emissions and to communicate the potential for adverse health effects to the public.

d) Assembly Bill 1807

AB 1807, enacted in September 1983, sets forth a procedure for the identification and control of TACs in California. The CARB is responsible for the identification and control of TACs, except pesticide use. AB 1807 defines a TAC as an air pollutant that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health. The CARB prepares identification reports on candidate substances under consideration for listing as TACs. The reports and summaries describe the use of and the extent of emissions in California resulting in public exposure, together with their potential health effects.

In 1998, the CARB identified diesel particulate matter as a toxic air contaminant under the AB 1807 program. Diesel particulate matter is emitted into the air via heavy-duty diesel trucks, construction equipment, and passenger cars. In October 2000, the CARB released a report entitled Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. This plan identifies diesel particulate matter as the predominant TAC in California and proposes methods for reducing diesel emissions.

e) Senate Bill 656

As a first step in the implementation of Senate Bill 656 (SB 656, Reducing Particulate Matter in California), the CARB approved a list of the most readily available, feasible, and cost-effective control measures that can be employed by air districts to reduce particulate matter PM_{10} and $PM_{2.5}$ (collectively referred to as PM) in 2004. The list is based on rules, regulations, and programs existing in California as of January 1, 2004, for stationary, area-wide, and mobile sources. As a second step air districts must adopt implementation schedules for selected measures from the list. The implementation schedules will identify the appropriate subset of measures, and the dates for final adoption, implementation, and the sequencing of selected control measures. In developing the implementation schedules, each air district will prioritize measures based on the nature and severity of the PM problem in their area and cost-effectiveness. Consideration is also given to ongoing programs such as measures being adopted to meet national air quality standards or the state ozone planning process. The consideration and adoption of air district rules in their implementation schedules, coupled with CARB's ongoing programs, will ensure continued progress in reducing public exposure to PM and attainment of the state and federal standards.

3) Regional

a) South Coast Air Quality Management District

The agency for air pollution control for the Basin is SCAQMD. SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the basin. SCAQMD, in coordination with the SCAG, is also responsible for developing, updating, and implementing the AQMP for the basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded.

Every three years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

On March 23, 2017, CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the AQMP is not approved or if the National Ambient Air Quality Standards (NAAQS) are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NO_x) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of the 2016 AQMP is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the U.S. EPA for its review. If approved by U.S. EPA, the plan becomes federally enforceable.

SCAQMD has initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 ppb) for Basin and Coachella Valley. To support the development of mobile source strategies for the 2022 AQMP, SCAQMD, in conjunction with CARB, has established Mobile Source Working Groups which are open to all interested parties.

b) South Coast Air Quality Management District's Rules

The AQMP for the Basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. Some of the rules and regulations that apply to any development that occurs pursuant to the GPU and the implementation of the Housing Element include, but are not limited to, the following:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are indicated below and include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).
- Water active sites at least three times daily.
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road.

- Reduce traffic speeds on all unpaved roads to 15 mph or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the volatile organic compounds (VOC) content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of any development that occurs pursuant to the GPU and the implementation of the Housing Element must comply with Rule 1113.

Idling Diesel Vehicle Trucks – Idling for more than 5 minutes in any one location is prohibited within California borders.

Rule 2702. The SCAQMD adopted Rule 2702 on February 6, 2009, which establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified GHG emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board. Priority will be given to projects that result in co-benefit emission reductions of GHG emissions and criteria or toxic air pollutants within environmental justice areas. Further, this voluntary program may compete with the cap-and-trade program identified for implementation in CARB's Scoping Plan, or a Federal cap and trade program.

4) Local

a) City of Chino Hills General Plan 2015

Local jurisdictions, such as the City of Chino Hills, have the shared responsibility to help develop and implement some of the control measures of the AQMP. Transportation-related strategies for congestion management, low emission vehicle infrastructure, transit accessibility, and non-transportation-related strategies for energy conservation can be encouraged by policies of local governments.

Goals, policies, and actions relating to air quality to minimize air pollutant emissions contained within the currently adopted General Plan 2015 are listed below. Although the GPU would amend and update some of these goals, policies would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to air quality are summarized in **Chapter III, Project Description**, presented in **Appendix G** and discussed in the analysis below.

Goal C-2 Support Regional Transportation Policies That Link Chino Hills to Neighboring Cities and Counties.

Policy C-2.1 Support and participate in regional efforts to improve vehicular and non-vehicular transportation systems.

Action C-2.1.4 Support regional efforts to the extent feasible to reduce single-occupancy vehicle travel.

Goal C-3 Provide Safe and Adequate Pedestrian, Bicycle, and Public Transportation Systems to Provide Alternatives to Single Occupant Vehicular Travel and to Support Land Uses.

Policy C-3.1 Encourage the use of public transportation for commute and local, and increase citywide transit ridership.

Policy C-3.2 Support other alternatives to single-occupant vehicular travel.

Action C-3.2.3 Support the citywide Bicycle Master Plan and bikeway improvements.

Goal C-4 Encourage Development That Supports Balanced Land Uses and Alternative Modes of Transportation That Reduce the Reliance on the Automobile.

Policy C-4.1 Plan for high density mixed use development close to regional transit and non-vehicular transportation corridors.

Action C-4.1.1 Locate high density housing within walking distance of transit, as determined by state and regional policies.

Action C-4.1.2 Require mixed use and/or high density development to incorporate pedestrian-oriented design elements, such as accessibility to transit; safe pedestrian connections and crossings; parks and public open spaces; street furniture, attractive pedestrian-oriented design at the street level; street facing buildings; and street trees and landscaping.

Action C-4.1.3 Encourage use of alternative fuel vehicles and the construction of infrastructure to charge/fuel alternative fuel vehicles.

Goal CN-3 Promote Sustainable Practices that Conserve Natural Resources and Reduce Greenhouse Gas Emissions.

Policy CN-3.1 Endorse green building design in new and existing construction.

Action CN-3.1.1 Implement green building policies that promote increased use of energy efficiency, alternative energy, recycled materials, renewable resources, local materials, water efficiency, and pollution reduction.

Action CN-3.1.2 Establish programs that encourage homeowners to reduce energy consumption.

Goal CN-6 Promote Clean Air to Reduce Adverse Effects on Human Health and the Environment.

Policy CN-6.1 Reduce air pollution through coordinated land use, transportation, and energy use planning.

Action CN-6.1.1 Endorse regional air quality and transportation management plans in order to reduce air pollution emissions and vehicle trips.

Action CN-6.1.2 Encourage multifamily development to develop close to existing/planned transit and commercial areas to encourage pedestrian and non-automobile traffic.

Action CN-6.1.3 Promote transit that serves the City and links to adjacent cities and counties.

Action CN-6.1.4 Provide commercial areas that are conducive to pedestrian and bicycle circulation.

Action CN-6.1.5 Provide a coordinated system of pedestrian and bikeways.

Policy CN-6.2 Reduce air pollution impacts on health.

Policy CN-6.3 Reduce air pollution emissions from construction activities.

Action CN-6.3.1 Require preparation of air quality analyses of construction-related air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Action CN-6.3.2 Encourage large construction projects to mitigate diesel exhaust emissions through the use of alternative fuels and control devices.

Action CN-6.3.3 Require dust abatement actions for all new construction and redevelopment projects.

Policy CN-6.4 Reduce air pollution emissions from new development.

Action CN-6.4.1 Require preparation of air quality analyses that analyze operational air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the CEQA. If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Goal LU-2 Balance Residential with Commercial, Business, and Public Land Uses.

Policy LU-2.5 Promote land use patterns that support a regional jobs/housing balance.

Action LU-2.2.2 Continue to identify appropriate sites to meet the City's RHNA allocation.

Goal LU-5 Plan for Sustainable Land Uses.

Policy LU-5.1 Promote infill, mixed use, and higher density development.

Action LU-5.1.3 Coordinate land use patterns with transportation plans to improve and protect air quality, and reduce vehicular trips.

Action LU-5.1.5 Encourage development to incorporate pedestrian and bicycle trails, fitness areas, and/or other facilities that promote healthy living.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Modeling Parameters and Assumptions

1) Construction

Typical emission rates from construction activities were obtained from CalEEMod Version 2022.1.1.26 CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2017 computer program to calculate the emission rates specific for the southwestern portion of San Bernardino County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2017 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions were calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions.

The analysis assesses the emissions associated with the construction of any development that occurs pursuant to the GPU and the implementation of the Housing Element. Construction is estimated as beginning in February 2023 and finishing in January 2031. The phases of the construction activities which have been analyzed are: 1) demolition, 2) site preparation, 3) grading, 4) building, 5) paving, and 6) architectural coating. For details on construction modeling and construction equipment for each phase, please see Appendix A of the Air Quality and GHG Study (**Appendix H**).

Any development that occurs pursuant to the GPU and the implementation of the Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, any development that occurs pursuant to the GPU and the implementation of the Housing Element that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day will be required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required for all future projects.

2) Operations

Operational or long-term emissions occur over the life of a project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of a project. Small amounts of emissions would also occur from area sources such as the consumption of

natural gas for heating, from landscaping emissions, and consumer product usage. The operational emissions were estimated using the latest version of CalEEMod.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from a project. The vehicle trips associated with any development that occurs pursuant to the GPU and the implementation of the Housing Element are based upon the trip generation rates give in the Traffic Study (**Appendix N**) which uses the Highway Capacity Manual 11th Edition. The trip generation analysis shows a net trip generation rate of 14,042 trips per day.

The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis. Please see CalEEMod output comments sections in Appendix A and B of the Air Quality and GHG Study for details (**Appendix H**).

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less for buildings and 100 grams per liter or less for parking lot striping. No changes were made to the CalEEMod architectural coating default values.

Per AB 341, at least 75 percent of generated waste will be source reduced, recycled, or composted. This is shown in the CalEEMod model as a mitigation measure; however, it is required.

Energy Usage

2022.1.1.26 CalEEMod defaults were utilized.

3) Localized Analysis

Localized Significance Thresholds (LSTs) are the amount of project-related emissions at which localized concentrations could exceed the AAQS for criteria pollutants for which the South Coast Air Basin is designated nonattainment. SCAQMD LSTs to determine if emissions of NO_2, CO, PM_{10}, and $PM_{2.5}$ generated at a project site (off-site mobile-source emissions are not included in the LST analysis) would expose sensitive receptors to substantial concentrations of criteria air pollutants. The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b).

Per the LST methodology, information regarding specific development projects and the location of receptors would be need in order to quantify the levels of impact associated with future development projects. Thus, as the General Plan is a plan level analysis, it is not possible to calculate individual project-related localized emissions at this time. Air quality emissions would be addressed on a project-by-project basis as individual development projects are considered.

Furthermore, in accordance with SCAQMD's LST methodology, construction LSTs are based on the acreage disturbed per day based on equipment use. However, as discussed above, an LST analysis for construction-related localized impacts can only be conducted at a project level, and quantification of LSTs is not applicable for this program-level analysis.

LST analysis is applicable to projects to five acres and less and can be used as a screening criterion for larger projects to determine whether or not dispersion modeling may be required. However, according to SCAQMD localized significance thresholds (LST) methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The future development accommodated by the General Plan includes only an increased number of residential uses and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is to be warranted for future individual projects.

Therefore, as future development associated with the General Plan could exceed SCAQMD regional significance thresholds for construction, in accordance with SCAQMD methodology, it may also result in significant construction-related localized impacts. However, due to the nature of the planned development, operational localized significance thresholds are considered less than significant.

B. Threshold of Significance

Appendix G of the CEQA Guidelines provides screening questions that address impacts on air quality. Specifically, the Guidelines state that the project may have an adverse significant air quality impact if it would:

a) Conflict with or obstruct implementation of the applicable air quality plan;
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;
c) Expose sensitive receptors to substantial pollutant concentrations; or
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

While the final determination of whether a project is significant is within the purview of the Lead Agency pursuant to Section 15064(b) of the CEQA Guidelines, SCAQMD recommends that its quantitative air pollution thresholds be used to determine the significance of project emissions. If the Lead Agency finds that the project has the potential to exceed these air pollution thresholds, the project should be considered to have significant air quality impacts. There are daily emission thresholds for construction and operation of a proposed project in the basin.

1) Regional Significance Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the Basin:

- 75 pounds per day (lbs/day) of VOC
- 100 lbs/day of NO_x
- 550 lbs/day of CO
- 150 lbs/day of PM_{10}
- 55 lbs/day of $PM_{2.5}$

- 150 lbs/day of SO_2

Projects in the basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

2) Regional Significance Thresholds for Operational Emissions

The daily operational emissions significance thresholds for the basin are as follows:

- 55 pounds per day (lbs/day) of VOC
- 55 lbs/day of NO_x
- 550 lbs/day of CO
- 150 lbs/day of PM_{10}
- 55 lbs/day of $PM_{2.5}$
- 150 lbs/day of SO_2

a) Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

3) Toxic Air Contaminants

The threshold for TACs has a maximum incremental cancer risk of 10 per million and a non-cancer (acute and chronic) hazard index of 1.0 or greater. An exceedance to these values for an individual project would be considered a significant impact.

b. Project Impacts and Mitigation Measures

Impact B-1: Would the project conflict with or obstruct implementation of the applicable air quality plan?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan Update population estimates would exceed Southern California Association of Government's (SCAG) 2035 growth forecast for the City, as estimated in the 2012 Regional Transportation/Sustainable Communities Strategy (RTP/SCS) forecast. The General Plan EIR 2015 determined that population forecasts would be incorporated into the next updated 2016-2040 SCAG and SCAQMD forecasts, so that there would be no inconsistency between the local and regional forecasts. Because the difference between the SCAG 2012 RTP/SCS and the General Plan growth forecasts for 2035 would be reconciled, this was considered to be a less than significant impact with respect to consistency with the Air Quality Management Plan (AQMP). Nonetheless, to ensure that SANBAG and SCAG incorporate updated land use projections for population,

households, and employment projections, the 2015 General Plan EIR, Section 4.1. Land Use and Planning, included the following mitigation measure:

> LU-1 City of Chino Hills Community Development Department shall work closely with SANBAG and SCAG to ensure the 2016-2040 RTP/SCS correctly incorporates the City of Chino Hills General Plan Update land use projections for population, households, and employment. This coordination shall occur with each subsequent cycle of updates to the RTP/SCS.

As such, the General Plan EIR 2015 found that with incorporation of Mitigation Measure LU-1, impacts involving consistency with AQMP growth forecasts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, determined that new residential development that may occur as a result of the 6th Cycle Housing Element policies would generate air pollutant emissions due to construction, vehicle trips, and electrical and gas generated appliances. The amount of air pollutants emitted by future residential development would depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. As such, the 2022 Housing Element Update MND determined that impacts related to potential conflicts with applicable air quality management plans would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The CEQA requires a discussion of any inconsistencies between a project and applicable General Plans and Regional Plans.[4] The regional plan that applies to the project includes the SCAQMD AQMP. The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether any development that occurs pursuant to the GPU and the implementation of the Housing Element would interfere with the region's ability to comply with federal

[4] *CEQA Guidelines Section 15125.*

and state air quality standards. If the decision-makers determine that a future project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations?

As shown in **Table IV.B-6, Regional Significance – Mitigated Construction Emissions (pounds/day)**, below, short-term construction impacts with mitigation would not result in significant impacts based on the SCAQMD regional thresholds of significance; however, individual future developments would have the potential to cause a significant impact. Furthermore, as shown in **Table IV.B-8, Regional Significance – Mitigated Operational Emissions (pounds/day),** below, operational emissions would result in potentially significant impacts based on SCAQMD thresholds.

Therefore, any development that occurs pursuant to the GPU and the implementation of the Housing Element is projected to potentially contribute to the exceedance of air pollutant concentration standards and be inconsistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of a project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for a project are based on the same forecasts as the AQMP. The 2022-2045 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2022, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For any development that occurs pursuant to the GPU and the implementation of the Housing Element, the SCAG RHNA defines the assumptions that are represented in the AQMP.

The RHNA allotted an additional 3,729 units to be added to the City in the 2021-2029 planning period. As the development that occurs pursuant to the GPU and the implementation of the Housing Element plans for 2,849 new units, of which 2,528 are lower income housing, the GPU and implementation of the Housing Element would be within the assumptions of the RHNA and would be consistent with the AQMP for the second criterion.

Conclusion

Short-term construction impacts with mitigation would not result in significant impacts based on the SCAQMD regional thresholds of significance. However, operational emissions would result in potentially

significant impacts based on SCAQMD thresholds. Mitigation Measure AQ-1 has been implemented to limit residential architectural coatings to a VOC content of 20 grams per liter; however, any development that occurs pursuant to the GPU and the implementation of the Housing Element would still exceed the threshold for VOC emissions with mitigation. Therefore, as Criterion 1 would not be met, the GPU and implementation of the Housing Element would result in a potential inconsistency with the SCAQMD AQMP. Furthermore, by-right development, which is not subject to CEQA, must complete the City's Objective Design Standards (ODS) checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Therefore, a potentially significant impact would occur.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing. Updates to the Conservation Element include new actions CN-6.2.1 through CN-6.2.4 which are designed to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Safety Element include new Goal S-3 and associated policies, which promote energy and water efficiency. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of emissions, consistent with the AQMP.

Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. VMT evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. The goals and policies contained in the GPU (as detailed above for those existing, and summarized in **Section III. Project Description**, presented in full in **Appendix G**) aim to support commercial and employment centers, and ensure a sustainable balance of land uses, open spaces, and infrastructure, which could contribute to decreases in vehicle miles traveled. None of the changes to General Plan Elements (including Objective Design Standards and other Zoning and Specific Plan Amendments), would conflict with the AQMP and impacts of the GPU in this regard would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, unlike the General Plan EIR 2015 findings, the GPU's impact with respect to AQMP consistency would be significant and unavoidable.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to AQMP consistency and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on population and housing.

Mitigation Measures:

AQ-1 All residential architectural coatings for construction and operational use shall be limited to a VOC content of 20 grams per liter.

Impact B-2: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that implementation of SCAQMD Rules 402 and 403 by individual property owners, developers, or contractors would reduce temporary construction-related air pollutant emissions. However, as the General Plan Update did not contain specific development proposals, estimates of construction- and operation-related emissions that may occur were speculative and could potentially exceed SCAQMD significance thresholds. Temporary construction impacts and operational impacts associated with the General Plan Update would be reduced through implementation of the following mitigation measures:

AQ-1 Additional Conservation Element Measures to Reduce Construction Emissions. The following Goal and accompanying Policies and Actions will be added to the General Plan Update Conservation Element:

Policy CN-6.3: Reduce air pollution emissions from construction activities.

Action CN-6.3.1: Require preparation of air quality analyses of construction-related air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Action CN-6.3.2: Encourage large construction projects to mitigate diesel exhaust emissions through the use of alternative fuels and emission control devices.

Action CN-6.3.3: Require dust abatement actions for all new construction and redevelopment projects.

AQ-2 Additional Conservation Element Policies and Actions for Operational Emissions. The following policy and action are added to the General Plan Update Conservation Element:

Policy CN-6.4: Reduce air pollution emissions from new development.

Action CN-6.4.1: Require preparation of air quality analyses that analyze operational air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, then require the incorporation of appropriate mitigation to reduce such impacts.

Therefore, Mitigation Measure AQ-1 and Mitigation Measure AQ-2 would incorporate policies into the General Plan Update to reduce emissions from construction and operation. Nonetheless, impacts could exceed SCAQMD regional emissions thresholds and could remain significant and unavoidable.

2022 Housing Element Update MND Impact Conclusions

New residential development would generate air pollutant emissions due to construction, vehicle trips, and electrical and gas generated appliances and the amount emitted would depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. As such, the 2022 Housing Element Update MND determined that impacts related to potential cumulatively considerable air quality pollutant impacts would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Construction

Construction activities associated with the future development of the housing opportunity sites in the Housing Element are estimated to occur over the 6th Housing Element cycle, which includes the year 2021 through 2029, and would cause short-term emission of criteria air pollutants. The primary source of NO_X, CO, and SO_X emissions is the operation of construction equipment. The primary sources of particulate matter (PM_{10} and $PM_{2.5}$) emissions are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. The primary source of VOC emissions is the application of architectural coatings and off-gas emissions associated with asphalt paving.

In accordance with SCAQMD methodology for evaluating impacts of air emissions during construction, impacts must be addressed on a project-level basis. Construction activities associated with the buildout of the opportunity sites are anticipated to occur over an approximately 9-year period (i.e., 2021-2029). Future development would be comprised of multiple smaller development projects, each having its own construction timeline and activities. Development of multiple properties could occur at the same time, or be spread out over the 2021-2029 period. Construction activities would temporarily increase PM_{10}, $PM_{2.5}$, VOC, NO_x, SO_x, and CO regional emission with the South Coast Air Basin.

The latest version of CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as any development that occurs pursuant to the GPU and the implementation of the Housing Element, including by-right development not subject to CEQA, by default is required to incorporate these rules during construction.

The construction emissions for any development that occurs pursuant to the GPU and the implementation of the Housing Element would exceed the SCAQMD's daily emission thresholds at the regional level VOC emissions but would not exceed any other calculated pollutant as demonstrated in **Table IV.B-5, Regional Significance – Unmitigated Construction Emissions (pounds/day)**, and therefore would be considered significant without mitigation. This includes by-right not subject to CEQA evaluation, as it must complete the ODS checklist and adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, air quality modeling for the GPU has already accounted for by-right development.

Table IV.B-5
Regional Significance – Unmitigated Construction Emissions (pounds/day)

	Pollutant Emissions (pounds/day)					
Activity	**VOC**	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Maximum Daily Emissions	170.00	39.80	186.20	0.09	29.08	7.37
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	**Yes**	No	No	No	No	No

*Source: CalEEMod Version 2022.1.1.26. Complete output is provided in Appendix A of the Air Quality and GHG Study (**Appendix H**).*

Additionally, with implementation of Mitigation Measure AQ-1 limiting residential architectural coatings to a VOC content of 20 grams per liter, any development that occurs pursuant to the GPU and the implementation of the Housing Element, including by-right development not subject to CEQA evaluation, would be below all thresholds and less than significant with mitigation, shown below in **Table IV.B-6, Regional Significance – Mitigated Construction Emissions (pounds/day)**.

Table IV.B-6
Regional Significance – Mitigated Construction Emissions (pounds/day)

	Pollutant Emissions (pounds/day)					
Activity	**VOC**	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Total of Overlapping Phases	68.70	39.80	186.20	0.09	29.08	7.37
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

*Source: CalEEMod Version 2022.1.1.26. Complete output is provided in Appendix B of the Air Quality and GHG Study (**Appendix H**).*

Construction Criteria Pollutant Emissions

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant.

An LST analysis for construction-related localized impacts can only be conducted at a project level, and quantification of LSTs requires specific project-level information that is not available for this SPEIR. Accordingly, new development resulting from the GPU could potentially exceed SCAQMD construction LSTs. Future developments within the project area will be required to perform analyses to determine individual project impacts and have the potential to cause a significant impact. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, air quality modeling for the GPU has already accounted for by-right development. Regardless, significant adverse acute health

impacts could occur as a result of any development that occurs pursuant to the GPU and the implementation of the Housing Element.

Operation

Regional Operational Emissions

The operations-related criteria air quality impacts created by any development that occurs pursuant to the GPU and the implementation of the Housing Element have been analyzed through the use of CalEEMod model. The operating emissions were based on year 2040. The summer and winter emissions created by the GPU and implementation of the Housing Element long-term operations were calculated and the highest emissions from either summer or winter are summarized in **Table IV.B-7, Regional Significance – Unmitigated Operational Emissions (pounds/day)**.

Table IV.B-7
Regional Significance – Unmitigated Operational Emissions (pounds/day)

	Pollutant Emissions (pounds/day)					
Activity	**VOC**	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Total Emissions	115.00	39.15	493.48	1.06	107.39	28.19
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds?	**Yes**	No	No	No	No	No

Notes:
Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
Energy usage consists of emissions from on-site natural gas usage.
Mobile sources consist of emissions from vehicles and road dust.
*Source: CalEEMod Version 2022.1.1.26. Complete output is provided in Appendix A of the Air Quality and GHG Study (**Appendix H**).*

Table IV.B-7, Regional Significance – Unmitigated Operational Emissions (pounds/day) shows that any development that occurs pursuant to the GPU and the implementation of the Housing Element would exceed the SCAQMD daily emission threshold for VOC emissions. **Table IV.B-8, Regional Significance – Mitigated Operational Emissions (pounds/day)** provides the GPU and implementation of the Housing Element emissions with implementation of Mitigation Measure AQ-1 limiting residential architectural coatings to a VOC content of 20 grams per liter. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, air quality modeling for the GPU has already accounted for by-right development. Regardless, with mitigation, any development that occurs pursuant to the GPU and the implementation of the Housing Element would still exceed the threshold for VOC emissions and would therefore have a significant and unavoidable impact.

Table IV.B-8
Regional Significance – Mitigated Operational Emissions (pounds/day)

	Pollutant Emissions (pounds/day)					
Activity	**VOC**	**NOx**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Total Emissions	112.32	39.15	493.48	1.06	107.39	28.19
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds?	**Yes**	No	No	No	No	No

Notes:
Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
Energy usage consists of emissions from on-site natural gas usage.
Mobile sources consist of emissions from vehicles and road dust.
*Source: CalEEMod Version 2022.1.1.26. Complete output is provided in Appendix B of the Air Quality and GHG Study (**Appendix H**).*

Localized Operational Emissions

Air emissions associated with development of the housing opportunity sites would also occur as a result of operation of the new developments and land uses. Any development that occurs pursuant to the GPU and the implementation of the Housing Element related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

As stated previously, according to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if a project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. Any development that occurs pursuant to the GPU and the implementation of the Housing Element, including by-right development not subject to CEQA evaluation, includes the updating of the general plan zoning under the Housing Element to include an increased number of residential uses and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Operation Criteria Pollutant Emissions

As stated previously, regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Future developments within the project area will be required to perform analyses to determine individual project impacts and have the potential to cause a significant impact. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, air quality modeling for the GPU has already accounted for by-right development. Regardless, significant adverse acute health impacts could occur as a result of any development that occurs pursuant to the GPU and the implementation of the Housing Element operation.

Conclusion

In accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. As discussed in above, future developments have the potential to exceed the thresholds of significance with inclusion of Mitigation Measure AQ-1 and therefore is potentially significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing

fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. The goals and policies contained in the GPU (as detailed above for those existing, and summarized in **Section III. Project Description**, presented in full in **Appendix G**) aim to support commercial and employment centers, and ensure a sustainable balance of land uses, open spaces, and infrastructure, which could contribute to decreases in vehicle miles traveled. None of the changes to the General Plan Elements, including Objective Design Standards and other Zoning and Specific Plan Amendments, would result in regional emissions of criteria pollutants exceeding levels considered significant. Impacts would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, the GPU's impact with respect to regional emissions of criteria pollutants would be significant and unavoidable during construction and operational activities associated with the GPU.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts with respect to regional emissions of criteria pollutants and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts with respect to regional emissions of criteria pollutants.

Mitigation Measures:

See AQ-1, as detailed previously above.

Impact B-3: Would the project expose sensitive receptors to substantial pollutant concentrations?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that CO levels would not exceed federal or state ambient air quality standards for CO. Therefore, localized impacts involving concentrations of CO would be less than significant.

The General Plan EIR 2015 determined that concentrations of vehicular pollutants at intersections most impacted by long-term increases in traffic would be well below state and federal air quality standards. Future multifamily development in the vicinity of the City's major intersections, therefore, would not expose sensitive receptors residing in those developments to substantial air pollutant concentrations associated with the City's street network. Furthermore, the General Plan Update would not allow for siting of sensitive receptors such as homes, schools, or hospitals near sources of major air pollutant concentrations. Therefore, impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND determined, any new residential development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if

appropriate, mitigate potential impacts, including potential impacts to nearby sensitive receptors. As such, the 2022 Housing Element Update MND determined that impacts relative to exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

GPU Impact

RHNA Housing Opportunity Site

Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of any development that occurs pursuant to the GPU and the implementation of the Housing Element. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the *Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments*, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

Future developments within the project area will be required to perform analyses to determine individual project impacts and have the potential to cause a significant impact. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, air quality modeling for the GPU has already accounted for by-right development. Regardless, significant adverse acute health impacts could occur as a result of any development that occurs pursuant to the GPU and the implementation of the Housing Element construction.

Operation

As shown in **Table IV.B-8, Regional Significance – Mitigated Operational Emissions (pounds/day),** any development that occurs pursuant to the GPU and the implementation of the Housing Element would potentially exceed operational localized emissions thresholds set by the SCAQMD and would therefore have a potentially significant impact on sensitive receptors.

CO Hot Spot Emissions

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with future development CO levels to the State and Federal CO standards.

To determine if any development that occurs pursuant to the GPU and the implementation of the Housing Element could cause emission levels in excess of the CO standards a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in San Bernardino County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The project-specific trip generation analysis showed that within the project area, the maximum daily vehicle trip rate in 2040 with any development that occurs pursuant to the GPU and the implementation of the Housing Element would be 43,459 vehicle trips on Chino Hills Parkway, east of Carbon Canyon Road. The 1992 Federal Attainment Plan for Carbon Monoxide showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at full buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, air quality modeling for the GPU has already accounted for by-right development. Therefore, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality.

Other Updates to General Plan Elements

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include new actions CN-6.2.1 through CN-6.2.4 which are designed to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Adherence to these policies would reduce potential impacts related to diesel particulate matter emissions from freeway and major arterials to less than significant. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resource. The goals and policies contained in the GPU (as detailed above for those existing, and summarized in **Section III. Project Description**, presented in full in **Appendix G**) aim to support commercial and employment centers, and ensure a sustainable balance of land uses, open spaces, and infrastructure, which could contribute to decreases in vehicle miles traveled. None of the changes to the General Plan Elements, including Objective Design Standards and other Zoning and Specific Plan Amendments, would result in exposure of sensitive receptors to substantial pollutant concentrations considered significant. Impacts would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, unlike the General Plan EIR 2015 findings, the GPU's impact with respect to exposure of sensitive receptors to substantial pollutant concentrations would be significant and unavoidable.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts with respect to exposure of sensitive receptors to substantial pollutant concentrations and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts with respect to exposure of sensitive receptors to substantial pollutant concentrations.

Mitigation Measures:

No feasible mitigation is available.

Impact B-4: Would the project result in other emissions (such as those leading to odors) affecting a substantial number of people?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that as the General Plan Update included Action CN-6.2.3, which would "require businesses to limit odor emissions to eliminate or reduce nuisance impacts on sensitive land uses," significant odor impacts are not anticipated. Furthermore, emissions reduction strategies, including SCAQMD Rules 402 and 403, would be applied to all construction development in the City. With appropriate controls, significant odor impacts would not be anticipated and impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND determined that operational odors associated with residential uses, such as vehicle emissions and cooking, would not likely adversely affect substantial numbers of people. Construction odors associated with diesel emissions from equipment could temporarily impact adjacent sensitive receptors. As previously stated, any new residential development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including potential impacts to relative to construction odors or other emissions. As such, the 2022 Housing Element Update MND determined that future development would not create odors or other emissions that would substantially affect a substantial number of people, and impacts would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Construction

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of

the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of any development that occurs pursuant to the GPU and the implementation of the Housing Element, including by-right development not subject to CEQA evaluation, which are objectionable to some; however, emissions would disperse rapidly from individual project sites. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of any development that occurs pursuant to the GPU and the implementation of the Housing Element.

Operation

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether a project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality. Through required compliance with SCAQMD's Rule 402 for all future developments, including by-right development not subject to CEQA evaluation, no significant impact related to odors would occur during the on-going operations of any development that occurs pursuant to the GPU and the implementation of the Housing Element.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include new actions CN-6.2.1 through CN-6.2.4 which are designed to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Adherence to these policies would reduce potential impacts related to diesel particulate matter emissions from freeway and major arterials to less than significant. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development.

Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resource. These new goals and policies (including the Objective Design Standards and Specific Plan Amendments), which are summarized in **Section III. Project Description**, presented in full in **Appendix G**, would therefore, would not result in adverse impacts related to odors and impacts would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, the GPU's impact with respect to odor emissions would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts with respect to odor emissions and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on odor emissions.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that construction emissions and operational emissions could potentially exceed the SCAQMD significance thresholds, even with the benefits of the air pollution avoidance and reduction measures included in the proposed General Plan Conservation Element, and the benefits of the additional policy measures identified in Mitigation Measures AQ-1 and AQ-2. Air quality impacts associated with implementation of the General Plan Update would, therefore, be cumulatively significant and unavoidable.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies RHNA Housing Opportunity Sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

The project area is out of attainment for both ozone and PM_{10} particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed

the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.[5]

As previously discussed, it is possible that some of the future development projects accommodated under the GPU could exceed relevant SCAQMD construction-related significance thresholds. Therefore, during short-term construction related activities, the GPU has the potential to cumulatively contribute to the nonattainment designations of the South Coast Air Basin for Ozone and particulate matter. Therefore, construction-related air quality impacts of the future development associated with the GPU could be significant. However, as the long-term emissions of the future development associated with the GPU would not exceed SCAQMD operational thresholds of significance future development is considered to not substantially cumulatively contribute to the nonattainment designations of the South Coast Air Basin.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to air quality.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. In particular, updates to the Conservation Element with include actions CN-6.2.1 through CN-6.2.4 would further reduce potential impacts related to air quality impacts. The goals and policies contained in the GPU (as detailed above for those existing, and summarized in **Section III. Project Description**, presented in full in **Appendix G**) aim to support commercial and employment centers, and ensure a sustainable balance of land uses, open spaces, and infrastructure, which could contribute to decreases in vehicle miles traveled. None of the changes to the General Plan Elements, including Objective Design Standards and other Zoning and Specific Plan Amendments, would result in cumulative air quality impacts. Impacts would be less than significant.

[5] *SCAQMD. White Paper on Potential Control Strategies to Address Cumulative Impacts From Air Pollution, August 2003. Website: https://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf?sfvrsn=2. Accessed March 2024.*

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU goals and policies and application of all local, state, and federal regulations pertaining to air quality, cumulative air quality impacts of the GPU would be significant and unavoidable.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to air quality. In addition, the proposed Objective Design standards would not result in cumulative impacts related to air quality.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Unlike the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND findings of less than significance, implementation of the GPU would result in significant and unavoidable impacts even with implementation of Mitigation Measure AQ-1.

IV. ENVIRONMENTAL IMPACT ANALYSIS
C. BIOLOGICAL RESOURCES

1. INTRODUCTION

This section of the SPEIR analyzes the potential environmental effects on biological resources from implementation of the proposed project. This section was based on information in the *Biological Resources Technical Report for the Chino Hills General Plan Update* (Biology Report), November 2023 by SWCA Environmental Consultants, (located in **Appendix I**), the City of Chino Hills General Plan Update (2015), the City of Chino Hills General Plan Update EIR 2015, and City of Chino Hills Municipal Code (CHMC).

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that as the Land Use Element designates undeveloped natural landscapes for Agriculture/Ranches uses or for Public or Private Open Space, for the most part, there is very limited potential for land development to affect habitat that supports a special status species. The General Plan EIR 2015 determined that through implementation of Conservation Element Action CN-1.2.2, which discourages new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, and riparian habitats, potential impacts would be further reduced. Any land owner engaged in modification of the natural landscape is obligated to comply with federal and state regulations to protect candidate, sensitive, or special status species, including environmental review that incorporates a biological survey to identify any habitat that supports special status species and to assess the potential impacts to such species that would occur as a result of that development proposal. Therefore, the 2015 General Plan EIR found that the General Plan 2015 would not have a substantial adverse effect to any special status species either directly or through habitat modification as implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations, would ensure impacts would remain less than significant.

The General Plan EIR 2015 determined that sensitive natural communities are primarily found in the western and southeastern perimeters of the City, on land designated in the Land Use Element for Agriculture/Ranches, Very Low Density Residential, and Public and Private Open Space, which for the most part, has very limited potential for land development to affect habitat that supports a special status species. Further, the General Plan EIR 2015 determined that proposed Conservation Element Actions CN-1.2.3 and CN-1.2.3 specifically discourage development where it would impact riparian areas, oak woodlands, and freshwater marshes. Any land owner engaged in modification of the natural landscape is obligated to comply with federal and state regulations to protect candidate, sensitive, or special status species, including environmental review that incorporates a biological survey to identify any habitat that supports special status species and to assess the potential impacts to such species that would occur as a result of that development proposal. The 2015 General Plan EIR found that the General Plan 2015 would not result in direct and indirect impacts to riparian habitat, or other sensitive natural communities as the implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations would ensure impacts remain less than significant.

The General Plan EIR 2015 determined that major wetlands occur in the western part of the City, on land designated in the Land Use Element for Agriculture/Ranches, which allows for very low density residential development and related agricultural and ranch lifestyle land uses, which for the most part, has limited potential for development related impacts to the wetland resources. Further, the General Plan EIR 2015

determined that proposed Conservation Element Action CN-1.2.3 requires preservation of riparian areas and fresh water marshes to the maximum extent feasible, further reducing the potential for impacts. As part of the City's CEQA implementation procedures, land use proposals that could impact wetlands would need to identify wetland features, determine project impacts to wetlands, and consider design alternatives and/or mitigation measures to avoid or reduce impacts. While some wetlands alterations could occur under some circumstances, adherence to the City's Conservation Element Action CN-1.2.3 to preserve wetland resources and compliance with existing federal regulations and permit requirements designed to preserve wetlands values is expected to avoid significant impacts to wetlands as a result of the long term implementation of the General Plan Update. The 2015 General Plan EIR found that the General Plan 2015 would not result in direct and indirect impacts to wetlands as the implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations would ensure impacts remain less than significant.

The General Plan EIR 2015 determined that areas available for large mammal movement occur in Chino Hills State Park (CHSP), which was established, in part, to preserve wildlife movement and related habitat, and in the undeveloped hillsides in the western perimeter of the City, within the Puente Hills. In the Puente Hills area, the Land Use Element designates the land for Agriculture/Ranches, which would allow for very low density residential and small-scale agricultural and ranch lifestyle uses. These types of land uses typically require less grading and involve larger properties where opportunities to cluster development outside of biologically sensitive areas are enhanced. Further, the General Plan EIR 2015 determined that proposed Conservation Element Action CN-1.1.4 preserves canyon floors in natural conditions to protect wildlife habitat, and this would help reduce impacts to wildlife movement through canyon floors and Action CN-1.2.1 preserves natural open spaces that act as wildlife corridors and this would help avoid and reduce impacts to wildlife movement in the Puente and Chino Hills parts of the City. Individual development projects will be evaluated with respect to potential impacts to wildlife movement, as part of the City's CEQA procedures, so that potentially significant impacts can be identified, along with design alternatives and/or mitigation measures to avoid or reduce impacts in accordance with the policies of the Conservation Element. The 2015 General Plan EIR found that the General Plan 2015 would not interfere substantially with the movement of native resident and migratory wildlife species, established wildlife corridors, and impede the use of native wildlife nursery sites; these impacts would be less than significant through the implementation of the General Plan 2015 goals and policies and compliance with relevant local, state, and federal regulations.

The 2015 General Plan EIR determined that the existing General Plan policies and the new Policy CN-1.2 added to the Conservation Element would strengthen the City's protection of biological resources and would not conflict with any local policies or ordinances protecting biological resources. There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans in the City, outside of CHSP. The California Department of Parks and Recreation (CDPR) owns and manages the CHSP, and CDPR's land management restrictions govern the use of all land in the CHSP. Therefore, the 2015 General Plan EIR determined that the General Plan 2015 would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan, as the City is not located within an area covered by any such plans.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined that the Housing Element Update would establish policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to

accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies could impact sensitive species or nesting birds. Identification of potential impacts would depend on the specifics of future site design and the timing of construction. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to biological resources. As such, the 2022 Housing Element Update MND determined that Project impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be less than significant.

The MND determined that the Project could impact riparian habitat or sensitive national communities. Identification of potential impacts would depend on the specifics of future site design and the timing of construction. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to biological resources. As such, the 2022 Housing Element Update MND determined that Project impacts relative to riparian or other sensitive natural community would be less than significant.

The MND determined that the land inventory that is a focus of the 6th Cycle Housing Element plan identifies housing sites that are on flat or generally flat land with no water resources. According to the United States Fish and Wildlife Service (USFWS) National Wetlands Mapper, there are no wetlands within the vicinity of the potential housing sites identified by the 6th Cycle Housing Element. As such, the 2022 Housing Element Update MND determined that the Project would not cause a substantial adverse effect on federally protected wetlands.

The MND determined that the land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that are on flat or generally flat land, located away from wildlife corridors. However, nesting birds could occur on any potential housing site. New development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to nesting birds. As such, the 2022 Housing Element Update MND determined that potential impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be reduced to less than significant levels.

The MND determined that the new development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies, including Chino Hills Municipal Code (CHMC) 16.90 regarding protected trees. As such, the 2022 Housing Element Update MND determined that potential Project conflicts with a policy that protects biological resources such as a tree preservation policy would be less than significant.

The MND determined that new development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and CEQA Guidelines. As such, the 2022 Housing Element Update MND determined that potential Project conflicts with provisions of an adopted conservation plan would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Setting

1) *Citywide Biological Conditions*

The City of Chino Hills is located approximately 30 miles southeast of Los Angeles within San Bernardino County. The City limits encompass approximately 45 square miles and includes over 3,000 acres of publicly owned open space, 40 parks, 38 miles of trails, and 7,366 acres within the Chino Hills State Park. Land use within the City was historically agricultural; cattle grazing serving as the primary land use before the introduction of mining in the area. Current land use within the City is primarily residential and open space, with some noteworthy areas of agricultural and/or grazing use.

The City has a typical semi-arid Mediterranean climate with hot dry summers and mild winters. Over the course of a year, temperatures typically vary between 43 degrees Fahrenheit and 91 degrees, rarely below 35 degrees or greater than 99 degrees.

Chino Hills is in the Chino Valley within the Santa Ana River watershed; the flow of the Santa Ana River begins in the San Bernardino Mountains and discharges into the ocean at Huntington Beach. Mountain ranges, hills, and canyonlands are dominant geographic features that influence the biotic conditions in the City. A network of canyons and hillsides are present within the western portion of the City. Natural rills and gullies convey run-off throughout these area; runoff from the City generally drains east and south to the Santa Ana River. In addition, the City is bounded by the Santa Ana Mountains to the south, with the San Gabriel Mountains located north of the City.

As illustrated in **Figure IV.C-1, Open Space and Protected Lands**, several large areas of open space are present within and adjacent to the City including Chino Hills State Park, Cleveland National Forest, Puente Hills, Prado Basin, and Tres Hermanos Ranch. Contiguous blocks of natural and semi-natural open space lands such as these support a wide range of habitat types, provide high biological values to flora and fauna and may provide both local and regional movement linkages for species and gene flow. Additional community-owned open space is scattered throughout the city, encompassing over 3,000 acres managed by the City.

Open spaces offer refugia where wildlife can escape interaction with humans and domestic pets, and in some locations, avoid night lighting and vehicles. Native plants are protected in such areas from non-native invasive species, off-road activities and illegal dumping.

2) *Sensitive Biological Resources*

a) Land Cover Categories and Sensitive Natural Communities

Sensitive or special-status communities are vegetation types, associations, or sub-associations with a Global or State Rank of 3 or lower; additionally riparian communities are always considered sensitive. A California Natural Diversity Database (CNDDB) query identified 14 land cover categories and sensitive natural communities that occur within the study area (**Table IV.C-1, Natural Communities and Land Cover Categories in the Study Area** and **Figure IV.C-2, Vegetation Communities and Land Cover**). Of the communities identified within the study area, four sensitive habitats have CNDDB records within the City limits. These habitats include California Walnut Woodland, Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub. Most of these natural communities are described under the Holland classification.

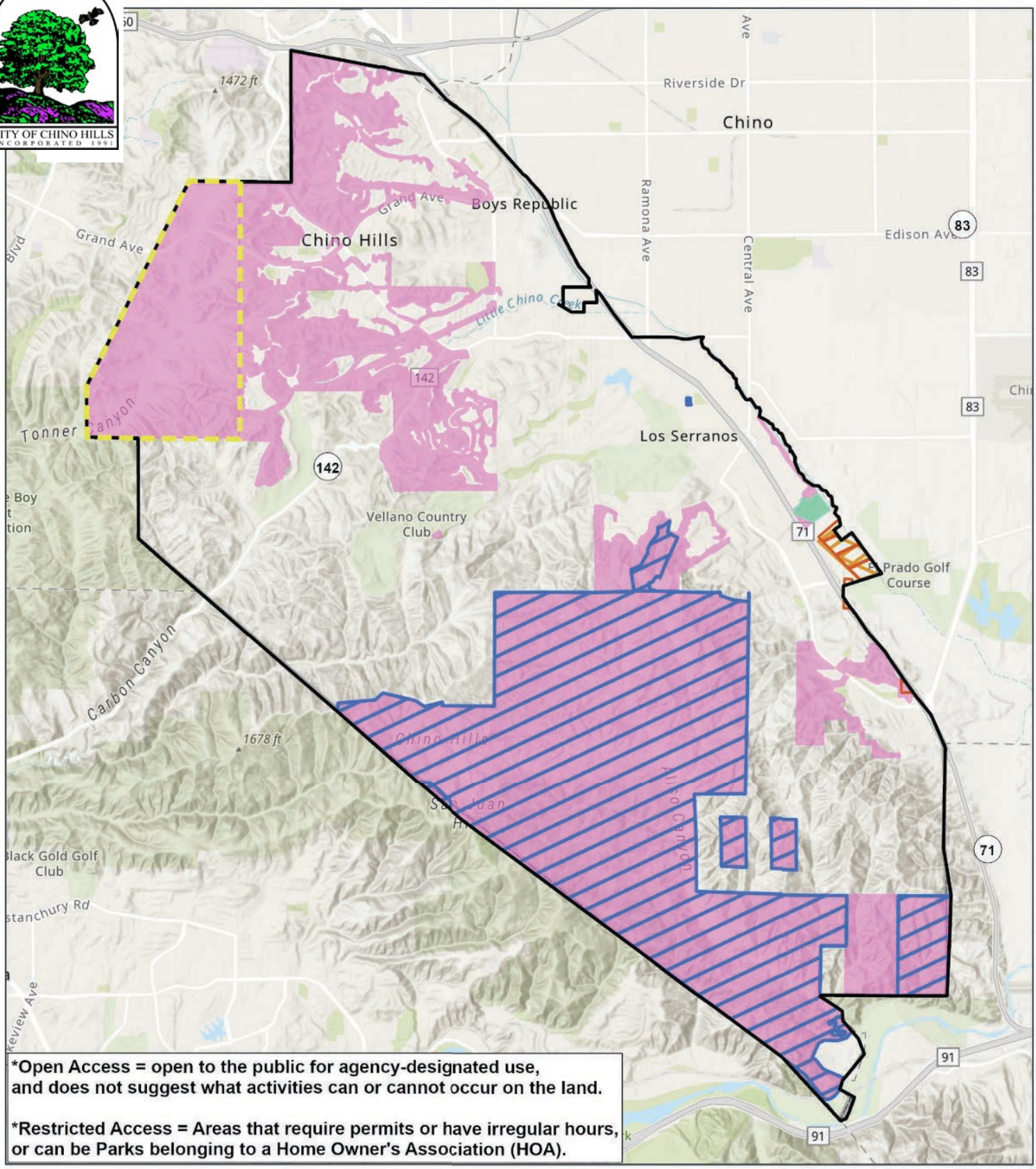


FIGURE IV.C-1
OPEN SPACE AND PROTECTED LANDS

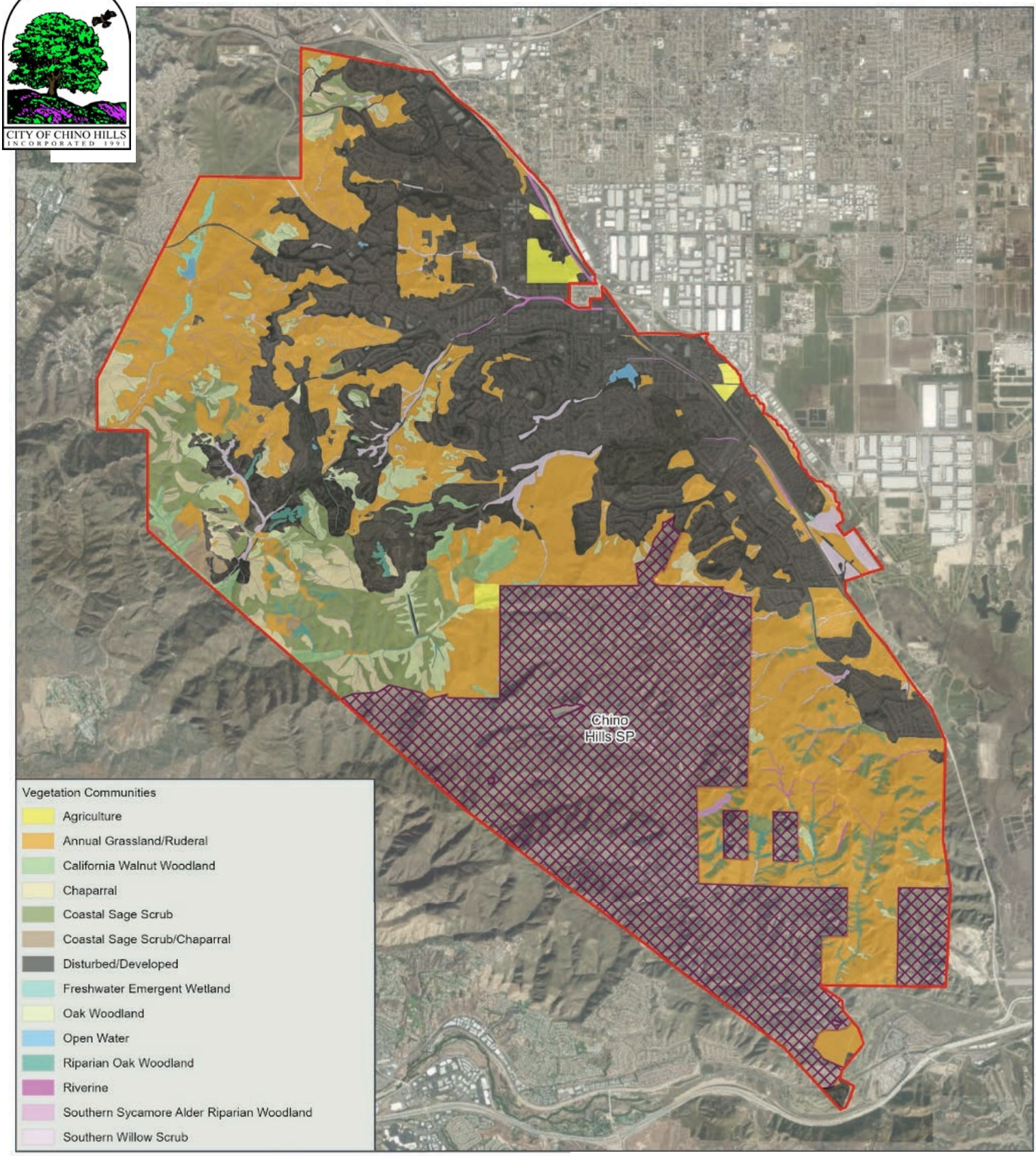


FIGURE IV.C-2
VEGETATION COMMUNITIES AND LAND COVER

Table IV.C-1
Natural Communities and Land Cover Categories in the Study Area

Natural Community/Land Cover	Acres
Agriculture	184
Annual Grassland/Ruderal	7762
California Walnut Woodland	288
Chaparral	734
Coastal Sage Scrub	1646
Coastal Sage Scrub/Chaparral	104
Disturbed/Developed	9109
Freshwater Emergent Wetland	70
Oak Woodland	766
Open Water	36
Riparian Oak Woodland	180
Riverine	155
Southern Sycamore Alder Riparian Woodland	40
Southern Willow Scrub	411

i) Annual Grassland

Annual grassland is dominated by non-native annual grasses and typically consist of species such as wild oat (*Avena fatua*) and ripgut brome. Other common non-native species observed in this habitat include black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), and radish (*Raphanus sativus*).

ii) California Walnut Woodland

California Walnut Woodland is an open woodland found in relatively moist, fine-textured soils of valley slopes and bottoms, and often surround rocky outcrops. This community is dominated by southern California black walnut with an open canopy that allows for the growth of a grassy understory. The understory typically consists of non-native winter-active annuals that complete their growth cycle before the leafy canopy emerges in spring. Other species associated with this community include sugar bush (*Rhus ovata*), coast live oak, Engelmann oak (*Quercus engelmannii*), and fragrant sumac (*Rhus aromatica*).

iii) Chapparral

Chaparral is typified by broadleaved evergreen shrubs with sclerophyllous leaves. These shrubs are medium to tall and form a dense cover on steep slopes. The herb layer is often poorly developed but contains abundant leaf litter. Dominant species of this habitat include toyon, laurel sumac (*Malosma laurina*), scrub oak, and lemonade berry (*Rhus integrifolia*).

iv) Coastal Sage Scrub

Coastal sage scrub consists of drought-deciduous shrubs and subshrubs with soft leaves and is typically found on slopes below 3,000 feet. Dominant species consists of coastal sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*), and other typical species include coyote brush (*Baccharis pilularis*), white sage (*Salvia apiana*), and goldenbush (*Isocoma menziesii*).

v) Coastal Sage Scrub/Chaparral

This ecotonal habitat consists of intermixed chaparral and coastal sage scrub, forming a mosaic of species characteristic of each habitat.

vi) Disturbed and Developed

Disturbed and developed land has been subject to anthropogenic disturbance in varying degrees. Disturbed land maintains a soil surface, but often consists of largely bare ground and offers no habitat value except for species highly adapted to disturbance. Developed land includes areas covered in pavement and structures, as well as associated landscaped areas maintained with irrigation. Developed land has no value except for common urban-adapted species.

vii) Freshwater Emergent Wetland

Freshwater emergent wetland includes freshwater marsh and seep communities. This habitat is typically located within channel bottoms with at least intermittent flow and are often dominated by emergent species such as cattail, bulrush (*Scirpus* spp.), rushes (*Juncus* spp.), and spike rushes (*Eleocharis* spp.).

viii) Coast Live Oak Woodland

Coast live oak woodland is dominated by coast live oak and includes a sparse to moderately dense shrub layer that typically includes toyon, gooseberry (*Ribes* spp.), and blue elderberry (*Sambucus nigra ssp. caerulea*).

ix) Open Water

Open water includes ponds and other bodies of water without emergent vegetation. These areas are further discussed below in **Section *d) Aquatic Resources***.

x) Southern Coast Live Oak Riparian Forest

Southern coast live oak riparian forest is found in the canyons and valleys of coastal southern California. This community is a dense evergreen woodland dominated by coast live oak. It occurs along large streams in outer floodplains and bottomlands on rich, fine-grained alluvium. Southern coast live oak riparian forest typically has a closed, or nearly closed, canopy with an understory that rich in herbs, but poor in understory shrubs. Species typically associated with this community include bigleaf maple (*Acer macrophyllum*), Douglas' sagewort (*Artemisia douglasiana*), milkmaids (*Cardamine californica*), spotted hideseed (*Eucrypta chrysanthemifolia*), toyon, heartleaf keckiella (*Keckiella cordifolia*), pink honeysuckle (*Lonicera hispidula*), Cucamonga manroot (*Marah macrocarpus*), blue fiesta flower (*Pholistoma auritum*), fragrant sumac, California wild rose (*Rosa californica*), California blackberry (*Rubus ursinus*), blue elderberry (*Sambucus nigra ssp. caerulea*), snowberry (*Symphoricarpos mollis*), poison oak (*Toxicodendron diversilobum*), and California laurel (*Umbellularia californica*).

xi) Riverine

Riverine habitat consists of unvegetated ephemeral, intermittent, or perennial stream channels. These areas, including riparian corridors associated with aquatic resources, are further discussed below in **Section *d) Aquatic Resources***.

xii) Southern Sycamore-Alder Riparian Woodland

Southern sycamore-alder riparian woodland is a tall, open, broad-leaved, winter-deciduous woodland that is dominated by western sycamore and white alder (*Alnus rhombifolia*), which are often codominant or sub-codominant. White alder favors perennial stream systems, while western sycamore favors more intermittent flooding regime. These stands rarely form closed canopy forests, and often contain a dense understory of hard drought-resistant evergreens and deciduous species. Other species associated with southern sycamore-alder riparian woodland include bigleaf maple, Douglas' sagewort, California spikenard (*Aralia californica*), scouring rush horsetail (*Equisetum hyemale*), smilo grass (*Stipa miliacea*), coast live oak, California blackberry, blue elderberry, poison oak, California laurel, and stinging nettle (*Urtica dioica*).

xiii) Southern Willow Scrub

Southern willow scrub is characterized by broad-leafed, winter deciduous riparian thickets that grow in loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. This community is dominated by several willow species (*Salix* spp.), with scattered emergent Fremont cottonwood (*Populus fremontii*) and western sycamore. Stands of this community are typically dense, which limits the understory growth. This community requires repeated flooding events to prevent succession to the Southern Cottonwood-Sycamore Riparian Forest community. Species associated with this community include narrowleaf willow (*Salix exigua*), black willow, red willow (*Salix laevigata*), and arroyo willow.

b) Critical Habitat

The USFWS designates critical habitat for listed endangered or threatened species of flora and fauna. Critical habitat is defined in the federal ESA as habitat deemed essential to the survival of a federally listed species. One plant and four wildlife species that have been designated as federally endangered (FE) or federally threatened (FT) have designated critical habitat areas in the vicinity of the study area (**Figure IV.C-3, Designated Critical Habitat**). Critical habitat for these five species has been designated within or adjacent to the City:

- Braunton's milk-vetch (*Astragalus brauntonii;* FE)
- Santa Ana sucker (*Catostomus santaanae*; FT)
- coastal California gnatcatcher (*Polioptila californica*; FT)
- southwestern willow flycatcher (*Empidonax traillii extimus;* FE, State Endangered [SE])
- least Bell's vireo (FE; SE)

Braunton's milk-vetch critical habitat occurs south of the southernmost tip of the City across the Santa Ana River. The Santa Ana River is listed as Santa Ana sucker critical habitat. The coastal California gnatcatcher critical habitat area occurs along the southwestern edge of the City within Chino Hills State Park. Critical habitat for the southwestern willow flycatcher occurs just east of the City limits along Chino Creek. Least Bell's vireo critical habitat occurs along the central eastern edge of the City, east of Chino Valley Freeway (California State Route [SR]-71). There is no other designated critical habitat in the City.

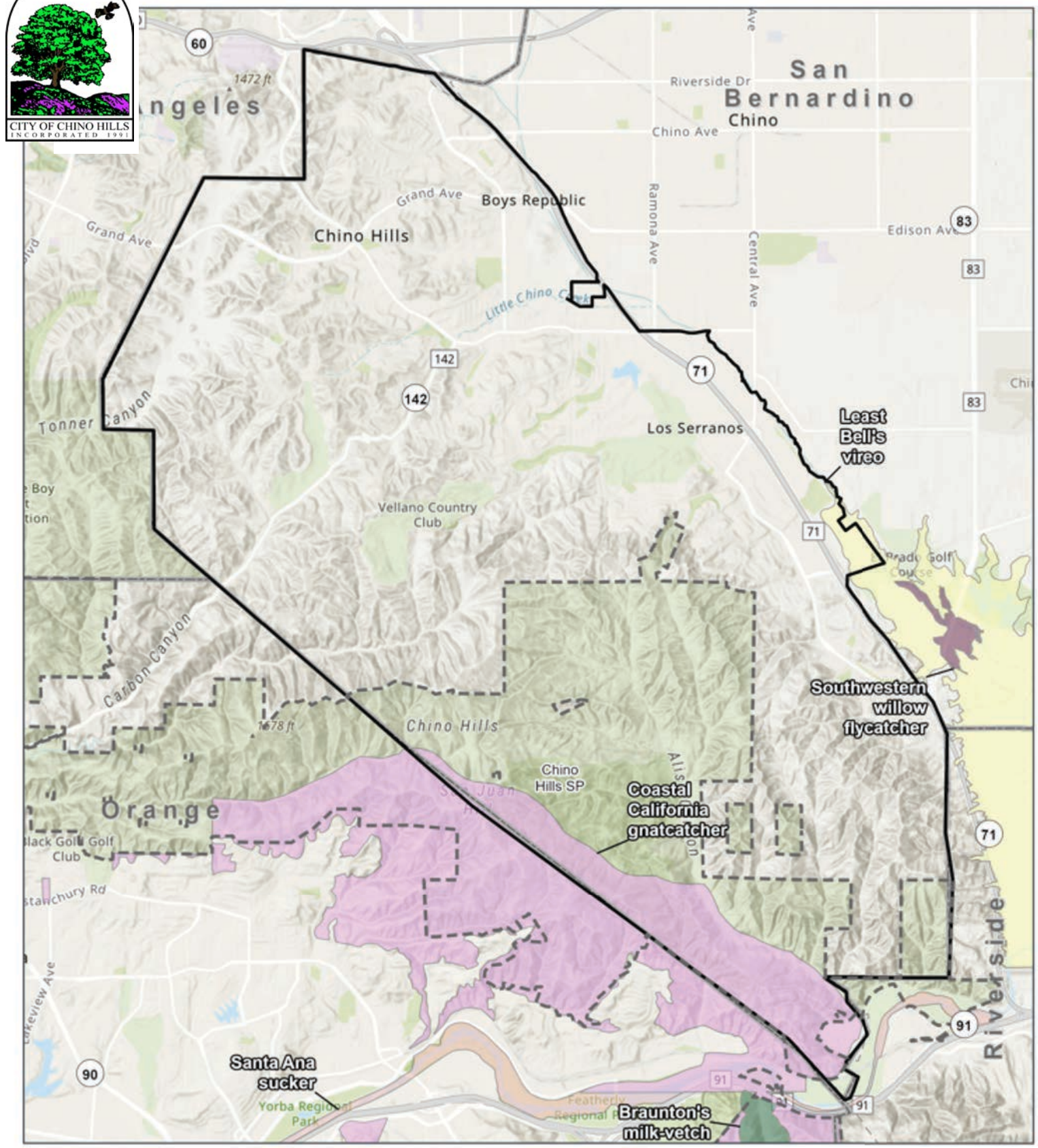


FIGURE IV.C-3
DESIGNATED
CRITICAL HABITAT

c) Special-Status Species

The California Department of Fish and Wildlife (CDFW) defines special animals, plants and communities as those where at least one of the following conditions applies:

- officially listed or proposed for listing under the state and/or federal Endangered Species Acts (ESAs);
- considered by the CDFW to be a species of special concern (SSC);
- listed by the California Native Plant Society (CNPS) with a California Rare Plant Ranks (CRPR);
- included on other lists, such as Riverside County;
- taxa which meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the CEQA Guidelines;
- taxa that are biologically rare, very restricted in distribution, or declining throughout their range but not currently threatened with extirpation;
- population(s) in California that may be peripheral to the major portion of a taxon's range but are threatened with extirpation in California;
- taxa closely associated with a habitat that is declining in California at a significant rate (e.g. wetlands, riparian, vernal pools, old growth forests, desert aquatic systems, native grasslands, valley shrubland habitats, etc.); or
- taxa designated as a special status, sensitive, or declining species by other state or federal agencies, or a non-governmental organization and determined by the state to be rare, restricted, declining, or threatened across their range in California.

i) Special-Status Plants

A review of California Natural Diversity Database (CNDDB) and the CNPS Rare Plant Inventory identified species that may occur in the study area. As shown in **Figure IV.C-4, CNDDM Plant Records**, thirty-five special-status species have CNDDB records within the study area.

ii) Special-Status Wildlife

A review of CNDDB identified species that may occur in the City. As shown in **Figure IV.C-5, CNDDM Wildlife Records**, fifty-one special-status wildlife species have CNDDB records that occur within the study area. Some of the special-status species described below, such as the special-status fish, western ridged mussel (*Gonidea angulata*), and western pond turtle (*Emys marmorata*) require permanent sources of water or specific vegetation community composition to be considered habitat. Due to the size and diversity of the City, field surveys are recommended to determine if any of these species have any potential to occur; it should be assumed that these species have at least a low potential to occur within some areas of the City.

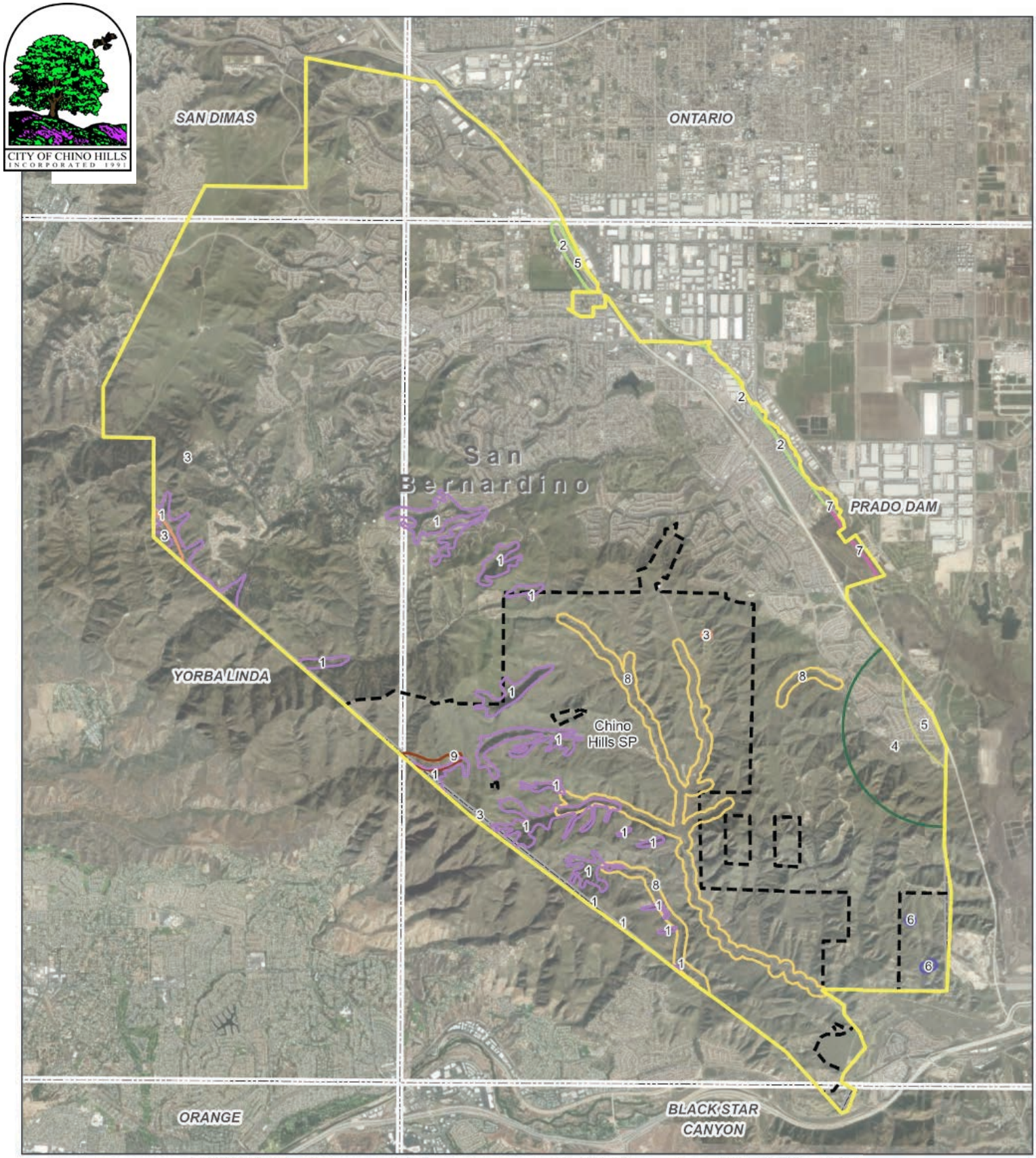


FIGURE IV.C-4
CNDDB Plant Records

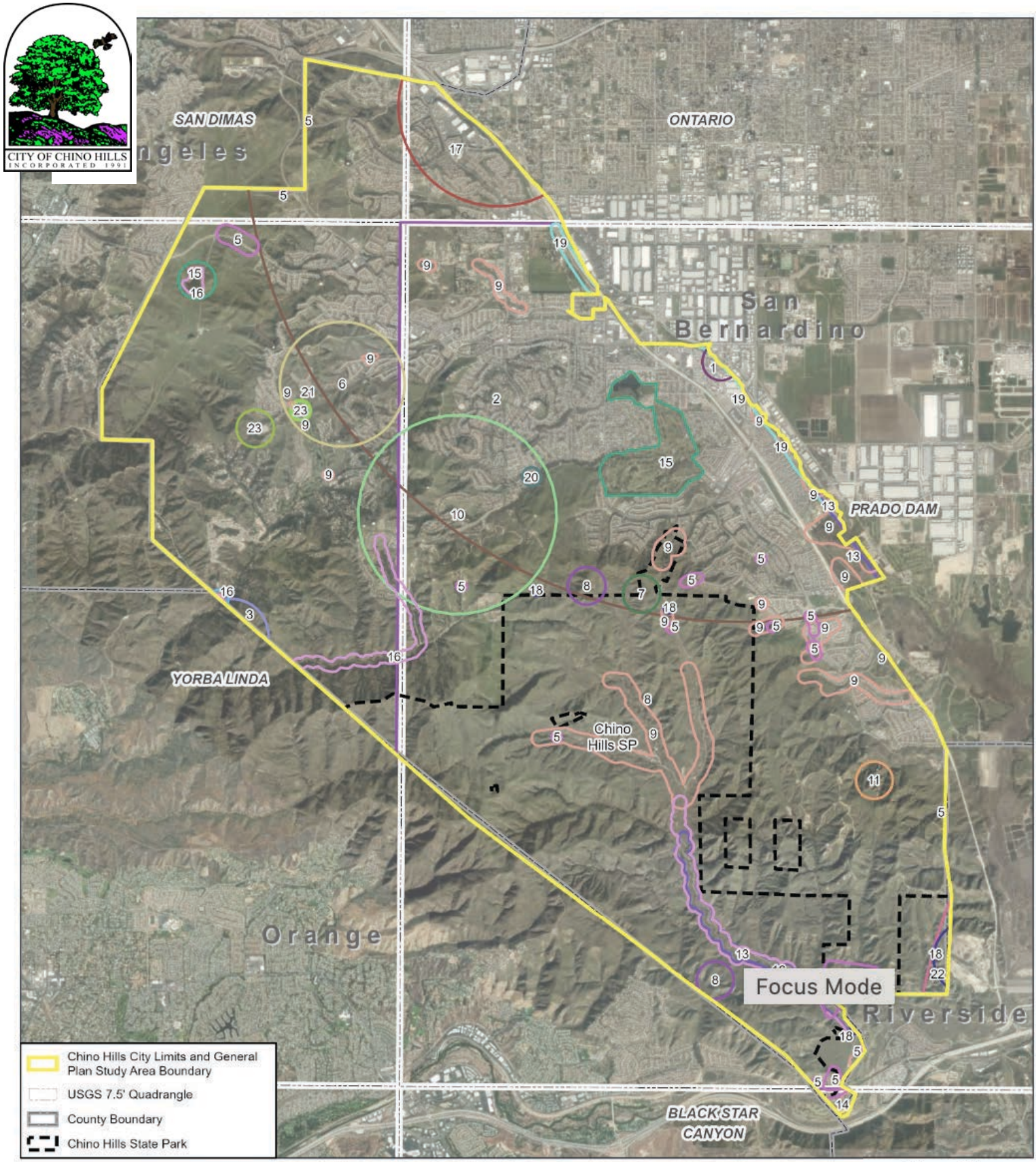


FIGURE IV.C-5
CNDDB Wildlife Records

d) Aquatic Resources

The City is located within the Santa Ana and San Gabriel watersheds and within the Upper Chino, Middle Chino Creek, Lower Chino, Brea Creek-Coyote Creek, Carbon Creek, Walnut Canyon-Santa Ana River, and Alios Creek-Santa Ana River sub-watersheds. The City's watershed comprises a system of drainages and reservoirs that generally drain east and south, toward Chino Creek and Prado Flood Control Basin, and on to the Santa Ana River. Artificial ponds and lakes are also present throughout the City, with variable amounts of associated natural habitat. Canyons on the west side of the city, including Tonner Canyon, Carbon Canyon, Soquel Canyon, and Aliso Canyon, drain westward toward Los Angeles and Orange Counties. With the exception of Tonner Canyon, which drains into the San Gabriel River watershed, the remaining canyons drain into the lower reaches of the Santa Ana River Basin. Urban runoff from the City can pollute the natural watersheds of the Santa Ana River and San Gabriel River Basins.

i) Drainages

Major creeks present within the City limits include Little Chino Creek and Chino Creek. Little Chino Creek is located within the northern portion of the City and flows eastward, crossing SR-71 before eventually discharging into San Antonio Channel. Chino Creek traverses the easterly boundary of the City and travels south before connecting with the Santa Ana River. There are a number of unnamed drainages that flow throughout the City, some of which include associated riparian corridors. Intermittent and perennial drainage systems that support substantial amounts of riparian vegetation may provide habitat for a range of wildlife, including small mammals, amphibians, and birds.

In addition, the City's 2015 General Plan Final Program EIR describes several storm drainage systems located throughout the City within the following drainage basins: Puente Hills, Boys Republic, English Channel, Little Chino Creek, Los Serranos Lake, Lower Los Serranos, Slaughter Canyon, Aliso Canyon, Southeast Chino Hills, Tonner Canyon, Carbon Canyon, and Soquel Canyon. Any City-owned drainage facilities within these basins are managed systems, although small amounts of associated vegetation may be present seasonally. Runoff from some of these systems drain into Chino Creek, Little Chino Creek, the Prado Flood Control Basin, and Prado Dam.

ii) Artificial Lakes

Artificial (created) lakes, ponds, and reservoirs are present throughout the City. The major reservoirs within the City include Los Serranos Lake and Arnold Reservoir. Los Serranos Lake is located within the Los Serranos area and is surrounded by residential development to the north and is fed by a drainage system to the west. Arnold Reservoir is located behind Chino Ranch within Tonner Canyon and is fed by drainage systems to the north and west. Both lakes serve as open water areas, and any associated riparian vegetation and corridors provide cover and foraging habitat for wildlife. Additional artificial ponds throughout the city include those associated with City parks and golf courses.

e) Vegetation

Vegetation within the City broadly includes grassland, woodland, chaparral, coastal sage scrub, riparian woodland, riparian scrub, freshwater wetland, and aquatic resources (i.e., open water and riverine). Most of the vegetation within the City is grassland. In the western portion of the City chaparral and coastal sage scrub habitats are present as well as stretches of oak woodland. California walnut woodland is also present in the western and central region of the City to a lesser extent. Riparian woodland, riparian scrub, freshwater wetland, and aquatic resources are found in and along topographically low places throughout the western and southern portions of the City. Much of the eastern and northern areas of the City are

developed and no longer contain natural habitats. Vegetation observed on the RHNA sites during the July 13 and 14, 2022 site visits is described below under **Section 3)** ***Housing Element Opportunity Sites***.

f) Wildlife

Open spaces areas within the built environment of the City provide refugia for some wildlife species, particularly birds and small animals such as lizards and butterflies. The southern and western regions of the City with connectivity to Chino Hills State Park have the potential to support larger wildlife such as mule deer (*Odocoileus hemionus*). Golf courses and parks typically have mature trees and water features, both important elements providing food and cover for wildlife. Orchards and other forms of agricultural land uses may also offer some habitat value. Wildlife species detected at the Regional Housing Needs Assessment (RHNA) sites are described below under **Section 3)** ***Housing Element Opportunity Sites.***

g) Wildlife Movement and Migratory Corridors

There are large areas of open space within and adjacent to the City boundaries, including the Chino Hills State Park located within the southwest portion of the City, Puente Hills to the west, Prado Regional Park to the east, the Santa Ana Mountains and Cleveland National Forest to the south, and the San Gabriel Mountains and Angeles National Forest to the north.

Together, the Santa Ana Mountains and the Puente-Chino Hills encompass approximately 511,000 acres of wildlands supporting natural resources of statewide significance. To preserve the long-term ecological health of this linkage, Chino Hills State Park and the Santa Ana Mountains were connected via a critical habitat linkage known as the Coal Canyon wildlife underpass at SR-91. Portions of the study area fall within the Puente-Chino Hills Wildlife Corridor, which provides connectivity to Coal Canyon to the south, Puente Hills to the north, and the Prado Basin to the east. The mid-section of the corridor system, known as the "Missing Middle," stretches from Tonner Canyon within the City limits further west to Harbor Boulevard within Los Angeles County. The Puente-Chino Hills Wildlife Corridor has become fragmented by urban development, particularly within the mid-section of the system. Future development could further degrade or even sever wildlife movement within the corridor. Therefore, preserving connectivity is essential for sustaining genetic diversity and maintaining the long-term integrity of metapopulations. Furthermore, it provides inter-range travel opportunities for terrestrial vertebrates, habitat specialists, and seeds and other propagules that depend on wildlife for dispersal.

Additionally, there are areas of open space throughout the City limits that include various community parks. Areas such as orchards, parklands, and drainage systems may convey movement between open spaces and throughout surrounding development for a broader suite of wildlife species. Additionally, perennial streams flowing throughout the city, including Little Chino Creek, provide habitat for sensitive species such as the arroyo chub and least Bell's vireo.

There are no known migratory fish routes or wildlife nursery sites that support migratory bird routes within the City.

3) *Housing Element Opportunity Sites*

Reconnaissance-level field surveys were conducted at seven of the eleven RHNA sites on July 13 and 14, 2022 (Sites 1 through 7). General biological conditions were noted, including dominant vegetation and existing land uses. In addition, site-specific desktop review was conducted for the remaining four sites. Below is a summary of the information gathered from the field surveys and desktop review.

Site 1: The Shoppes II

This site supports annual grassland and developed land. During the site visits conducted, ruderal species such as short-pod mustard (*Hirschfeldia incana*) and Russian thistle (*Salsola tragus*) were observed. Grasses had been recently mowed and were not identifiable beyond being annual non-native grasses.

Wildlife observed include American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), lesser goldfinch (*Spinus psaltria*), and California ground squirrel (*Otospermophilus beecheyi*).

Site 2: Community Park Overflow

This site is graded and only supports disturbed and developed land. Where there was a soil surface, common ruderal species such as horseweed (*Erigeron* sp.) and puncture vine (*Tribulus terrestris*) were observed during the site visits. One small *Eucalyptus* tree was also observed.

No wildlife was observed on-site.

Site 3: Los Serranos Golf Course

This site is largely developed with non-native ornamental vegetation. However, the site includes an incised channel that supports disturbed southern riparian scrub co-dominated by black willow (*Salix gooddingii*) and arroyo willow (*Salix lasiolepis*) along with non-native trees such as Mexican fan palm (*Washingtonia robusta*) and edible fig (*Ficus carica*). The understory largely comprises non-native species such as castor bean (*Ricinus communis*), umbrella plant (*Cyperus involucratus*), and small tamarisk (*Tamarix* sp.) individuals, but did include cattail (*Typha* sp.) along the margins of the channel. Other plant species observed include eucalyptus, Shamel ash (*Fraxinus uhdei*), buffalo gourd (*Cucurbita foetidissima*), Italian thistle (*Carduus pycnocephalus*), western ragweed (*Ambrosia psilostachya*), tree tobacco (*Nicotiana glauca*), Peruvian pepper tree (*Schinus molle*), western jimsonweed (*Datura wrightii*), pecan (*Carya illinoinensis*), horehound (*Marrubium vulgare*), white alder, and tall flatsedge (*Cyperus eragrostis*).

Two male least Bell's vireos were heard singing along the channel during the field survey. Other wildlife detected on-site include Canadian goose (*Branta canadensis*), red-shouldered hawk (*Buteo lineatus*), Anna's hummingbird (*Calypte anna*), house finch (*Haemorhous mexicanus*), acorn woodpecker (*Melanerpes formicivorus*), cliff swallow (*Petrochelidon pyrrhonota*), bushtit (*Psaltriparus minimus*), black phoebe (*Sayornis nigricans*), lesser goldfinch, Cassin's kingbird (*Tyrannus vociferans*), Bewick's wren (*Thryomanes bewickii*), mourning dove (*Zenaida macroura*), California ground squirrel, monarch butterfly, mourning cloak (*Nymphalis antiopa*), and western tiger swallowtail (*Papilio rutulus*).

Site 4: Western Hills Golf Course

This site is largely developed and supports predominantly non-native ornamental vegetation. However, there are also scattered native trees such as coast live oak, southern California black walnut, and arroyo willow. The site contains a small channel that bisects the maintained grass but supports few wetland species. Small areas of undeveloped slopes support remnants of native habitat with coast live oak, southern California black walnut, mule-fat, and toyon. Other plant species observed include southern magnolia (*Magnolia grandiflora*), Italian cypress (*Cupressus sempervirens*), blue jacaranda (*Jacaranda mimosifolia*), and Chinese elm (*Ulmus parvifolia*).

Small areas of undeveloped slopes support remnants of native habitat. Wildlife species detected on-site include red-shouldered hawk, Anna's hummingbird, house finch, black phoebe, Bewick's wren, and Cassin's kingbird.

Site 5: Wang (High Density)

The site supports agriculture and walnut woodland. Domestic cows were observed grazing on-site, supporting the designation of agriculture instead of annual grassland. The non-native grasses that dominate much of the site consist of ripgut brome (*Bromus diandrus*) and oats (*Avena* spp.). Native species were scattered throughout the site, including fiddleneck (*Amsinckia* sp.), doveweed (*Croton setiger*), and pine-bush (*Ericameria pinifolia*).

Wildlife species detected on-site include red-shouldered hawk, Anna's hummingbird, common raven, house finch, hooded oriole (*Icterus cucullatus*), cliff swallow, Cassin's kingbird, domestic cow, and tarantula hawk wasp (*Pepsis* sp.).

Site 6: The Shoppes

The site is entirely developed and supports ornamental species. No native habitat remains.

Wildlife species detected on-site include red-shouldered hawk, killdeer (*Charadrius vociferus*), American crow, common raven, and house finch.

Site 7: The Commons

The site is mostly developed and supports ornamental species. No native habitat remains.

Wildlife species detected on-site consist of turkey vulture (*Cathartes aura*), American crow, house finch, northern mockingbird (*Mimus polyglottos*), and mourning dove.

Site 8: Canyon Estates (Medium Density)

This site was evaluated by desktop only and supports annual grassland and a blueline stream.[1]

Wildlife would be expected to be similar to Site 1, The Shoppes II, and Site 5, Wang (High Density), and would likely include typical animals found in grasslands such as raptors, passerines, small mammals, snakes, lizards, and arthropods.

Site 9: Wang (Medium Density)

The site was evaluated by desktop only and supports agriculture. Plant species occurring on this site would be expected to be similar to Site 1, The Shoppes II, and Site 5, Wang (High Density), but perhaps with lower diversity due to grazing.

Wildlife would be expected to be similar to Site 1, The Shoppes II, and Site 5, Wang (High Density), but perhaps with less diversity due to grazing.

Site 10: Canyon Estates (Low Density)

The site was evaluated by desktop only. The site supports agriculture and walnut woodland. This site is dominated by disturbed/ruderal lands dominate, possibly previously grazed. A dense woodland occupies the north- and southwest portion of the site, along Old Woodview Road. The National Wetlands Inventory

[1] *A creek, stream or watercourse indicated by a solid or broken blue line on a U.S. Geologic Survey 7.5 minute series quadrangle map, sometimes a regulated aquatic resource.*

(NWI) maps this area are Freshwater Forested/Shrub Wetland, with several smaller channels draining into the main branch. These are mapped as intermittent Riverine Streambed. Review of aerial photos identified dense stands of gum trees (*Eucalyptus sp.*). Numerous walnut (*Juglans sp.*) trees and a few willows (*Salix sp.*) are present. Although positive identification cannot be made from an aerial photo, the walnuts appear to be Southern California Black Walnut (*J. californica*).

Wildlife using this site would be expected to be similar to Site 1, The Shoppes II, Site 5, Wang (High Density), and Site 8, Canyon Estates (Medium Density), with the addition of species found in riparian habitats; species would likely include raptors, passerines, small mammals, snakes, lizards, and arthropods.

Site 11: Los Serranos Golf Course (Low Density)

The site was evaluated by desktop only. This site is entirely within the existing golf course and as such is dominated by manicured lawn (fairway) and scattered mature landscape trees (e.g., gums, pines, peppers) with little to no understory. Native plants are not expected to occur on this site and surface water resources are absent. Wildlife movement across the golf course (intra-site) is unrestricted; however, fencing is present adjacent to the western side of this site along Pipeline Avenue which would limit inter-site movement.

Undeveloped open space is present contiguous to the western side of this site, west of the paved cart path. The area appears to be disturbed/ruderal with few trees, likely the result of regular mowing and/or discing for fire safety fuel modification. A pond is present approximately 25 feet west of the western border of this site. The U.S. Fish and Wildlife Service on-line NWI identifies this site as a freshwater pond, which drains to the west and southwest into an intermittent riverine streambed.[2]

Wildlife using this site would be expected to be similar to Site 1, The Shoppes II, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density); species would likely include raptors, passerines, small mammals, snakes, lizards, and arthropods.

B. Regulatory Setting

1) *Federal*

a) Federal Endangered Species Act

The federal Endangered Species Act (ESA) protects endangered and threatened species (federally listed species). The ESA operates in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend, as well as the species themselves. Under the ESA, a species listed as federally endangered is one facing extinction throughout all or a significant portion of its geographic range. A species listed as threatened is one likely to become endangered within the foreseeable future throughout all or a significant portion of its range. Section 9 of the ESA prohibits the "take" of endangered or threatened wildlife species. "Take" is defined as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 United States Code [USC] 1532 [19]). "Harm" is defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing

[2] *USFWS on-line Wetlands Mapper. Website: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper. Accessed September 2024.*

behavioral patterns (50 Code of Federal Regulations [CFR] 17.3). "Harassment" is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR 17.3). Actions that result in take can result in civil or criminal penalties.

The U.S. Fish and Wildlife Service (USFWS) is authorized under the ESA to issue permits under Sections 7 and 10 of that act. Section 7 mandates that all federal agencies consult with the USFWS for terrestrial species and/or National Marine Fisheries Service (NMFS) for marine species to ensure that federal agency actions do not jeopardize the continued existence of a listed species or adversely modify critical habitat for listed species. Any anticipated adverse effects require preparation of a biological assessment to determine potential effects of a proposed project on listed species and critical habitat. "Critical habitat" is defined in the ESA as specific geographic areas that contain features essential to the conservation of an endangered or threatened species. If a project adversely affects a listed species or its habitat, the USFWS or NMFS prepares a Biological Opinion. The Biological Opinion may recommend "reasonable and prudent alternatives" to the project to avoid jeopardizing or adversely modifying habitat including take limits.

The ESA defines critical habitat as habitat deemed essential to the survival of a federally listed species. The ESA requires the federal government to designate critical habitat for any species it lists under the ESA. Under Section 7, all federal agencies must ensure that any actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of a listed species, or destroy or adversely modify its designated critical habitat. Critical habitat requirements do not apply to activities on private land that do not involve a federal nexus.

Section 10 of the ESA includes provisions to authorize take that is incidental to, but not the purpose of, activities that are otherwise lawful. Under Section 10(a)(1)(B), the USFWS may issue incidental take permits for take of ESA-listed species if the take is incidental and does not jeopardize the survival and recovery of the species.

b) Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) of 1918 prohibits any person, unless permitted by regulations, to:

> "…pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatsoever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention … for the protection of migratory birds ... or any part, nest, or egg of any such bird" (16 USC 703)."

The list of migratory birds includes nearly all bird species native to the United States. The Migratory Bird Treaty Reform Act of 2004 further defined species protected under the act and excluded all non-native species. The statute was extended in 1974 to include parts of birds, as well as eggs and nests. Thus, it is illegal under MBTA to directly kill, or destroy a nest of nearly any native bird species, not just endangered species. Activities that result in removal or destruction of an active nest (a nest with eggs or young being attended by one or more adults) would violate the MBTA. Removal of unoccupied nests, and bird mortality resulting indirectly from disturbance activities, are not considered violations of the MBTA.

c) Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (16 USC 668–668c) prohibits anyone from "taking" bald eagles (*Haliaeetus leucocephalus*), including their parts, nests, or eggs without a permit issued by the Secretary of the Interior. In 1962, Congress amended the act to cover golden eagles (*Aquila chrysaetos*). The act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The 1962 amendments included a specific exemption for possession of eagles for religious purposes of Native American tribes; however, an Indian Religious Permit is required.

On November 10, 2009, the USFWS implemented new rules under the existing Bald and Golden Eagle Protection Act (BGEPA), requiring USFWS permits for all activities that may disturb or incidentally take an eagle or its nest as a result of an otherwise legal activity. Under USFWS rules (16 USC § 22.3; 72 *Federal Register* 31,132, June 5, 2007):

> "disturb" means "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death, or nest abandonment.

d) Clean Water Act-Section 404

Under provisions of the CWA, the USACE administers the day-to-day activities required by Section 404. These include the individual permit decisions, jurisdictional determinations, developing policy and guidance, and enforcing provisions of Section 404. Waters of the U.S. are defined in section 33 Code of Federal Regulations (CFR) 328.3, implementing the CWA, as follows:

328.3 - Definitions.

For the purpose of this regulation these terms are defined as follows:

(a) The term waters of the United States means:

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:

(i) which are or could be used by interstate or foreign travelers for recreational or other purposes; or

(ii) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(iii) which are used or could be used for industrial purpose by industries in interstate commerce.

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in paragraphs (a) (1) through (4) of this section;

(6) The territorial seas;

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6) of this section.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with U.S. Environmental Protection Agency (EPA).

2) *State*

a) California Fish and Game Code, Section 1600

Under Title 7 of the California Government Code Section 65300 et seq. it is required that the Conservation Element of all General Plans include provisions for "the conservation, development, and utilization of natural resources including water and its hydraulic force, soil, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources." The Open Space Element may also provide for:

> "the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shore, banks of rivers and streams, and watershed lands."

Lastly, part of the Land Use Element must designate:

> "the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land."

b) California Endangered Species Act

The CDFW administers the California Endangered Species Act (CESA) which states that "all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved." The CESA, prohibits the "taking" of listed species except as otherwise provided in state law. Section 86 of the Fish and Game Code defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Under certain circumstances, the CESA applies these take prohibitions to candidates for listing. Under the CESA, state lead agencies (defined in the CEQA Statute, California Public Resources Code Section 21067) are required to consult with the CDFW to ensure that any action or project is not likely to jeopardize the

continued existence of any endangered or threatened species or result in destruction or adverse modification of essential habitat. Additionally, the CDFW encourages informal consultation on any proposed project that may impact a candidate species. The CESA requires the CDFW to maintain a list of threatened and endangered species. The CDFW also maintains a list of candidates for listing under the CESA and of species of special concern (or watch list species).

The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy, a threatened species as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management, and a rare species as one present in such small numbers throughout its range that it may become endangered if its present environment worsens. Rare species apply primarily to California native plants.

c) Fully Protected Species Act

The California Fish and Game Code provides protection from take for a variety of species, referred to as fully protected species. Except for take related to scientific research, all take of fully protected species is prohibited.

Section 5050 lists protected amphibians and reptiles, and Section 3515 prohibits take of fully protected fish species. Eggs and nests of fully protected birds are under Section 3511. Migratory nongame birds are protected under Section 3800, and mammals are protected under Section 4700.

d) Nesting Birds and Raptors

Section 3503 of the Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.5 specifically provides protection for all birds of prey, including their eggs and nests.

e) Migratory Bird Protection

Take or possession any migratory non-game bird as designated in the MBTA is prohibited by Section 3513 of the Fish and Game Code.

f) Nesting Birds and Raptors

Fish and Game Code Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.5 specifically provides protection for all birds of prey, including their eggs and nests.

g) Native Plant Protection Act

The Native Plant Protection Act (NPPA) of 1977 (Fish and Game Code Section 1900-1913) directed the California Department of Fish and Game (now known as CDFW) to carry out the Legislature's intent to “preserve, protect and enhance rare and endangered plants in this State.” The NPPA gave the California Fish and Game Commission the power to designate native plants as “endangered” or “rare” and protected endangered and rare plants from take. The NPPA thus includes measures to preserve, protect, and enhance rare and endangered native plants.

CESA has largely superseded NPPA for all plants designated as endangered by the NPPA. The NPPA nevertheless provides limitations on take of rare and endangered species as follows: “...no person will

import into this state, or take, possess, or sell within this State" any rare or endangered native plant, except in compliance with provisions of the CESA. Individual landowners are required to notify the CDFW at least 10 days in advance of changing land uses to allow the CDFW to salvage any rare or endangered native plant material.

h) Inventory of Rare an Endangered Plants

Operating under a Memorandum of Understanding with the CDFW, the California Native Plant Society (CNPS) maintains an inventory of plants believed or known to be rare in the State of California. This list includes species not protected under federal or state endangered species legislation. Plants in the inventory are assigned a California Rare Plant Rank (CRPR). The major categories of plants under the CNPS scheme are:

- List 1A - Plants presumed extinct.
- List 1B - Plants rare, threatened, or endangered in California and elsewhere.
- List 2 - Plants rare, threatened, or endangered in California, but more numerous elsewhere.
- List 3 - A review list of plants for which the CNPS requires more information.
- List 4 - A watch list of plants of limited distribution.

Plants on CNPS List 1 or 2 generally meet the CEQA Section 15380 definitions of rare or endangered. These plants also meet the definitions of CESA, and as such are eligible for state listing.

i) California Fish and Game Code

Sections 1601-1607 prohibit alteration of any lake or streambed under CDFW jurisdiction, including intermittent and seasonal channels and many artificial channels, without execution of a Lake and Streambed Alteration Agreement (LSA) through the CDFW. This applies to any channel modifications that would be required to meet drainage, transportation, or flood control objectives.

j) Clean Water Act Section 401 and the California Porter-Cologne Water Quality Act

The California State Water Resources Control Board (SWRCB) and its Regional Water Quality Control Boards (RWQCBs) regulate discharge of waste in any region that could affect the waters of the State under the California Porter-Cologne Water Quality Act, or waters of the U.S. under Section 401 of the federal CWA. Under the Porter-Cologne Act, a Report of Waste Discharge must be submitted prior to discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the State (California Water Code § 13260). Waste Discharge Requirements (WDRs) or a waiver of WDRs will then be issued by the RWQCB. Waters of the State are defined as "Any surface water or groundwater, including saline waters that are within the boundaries of the state" (California Water Code § 13050). This differs from the CWA definition of waters of the U.S. by its inclusion of groundwater and waters outside the ordinary high water mark in its jurisdiction.

Although all waters of the U.S. also fall under the category of waters of the State, some waters of the State may be identified beyond the delineation of waters of the U.S., and the RWQCB may exert authority to regulate waste discharge into these waters even if the waters do not fall under USACE federal jurisdiction. All projects that have a federal component and may affect waters of the U.S., including those that require a Section 404 Permit from the USACE, must also comply with Section 401 of the CWA. If discharge into waters of the U.S. is proposed, a 401 Water Quality Certification from the RWQCB is required (23 California Code of Regulations (CCR) §§ 3830–3869) in addition to obtaining WDRs for impacts to waters of the State.

The federal CWA prohibits certain discharges of stormwater containing pollutants except in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit (33 United States Code [USC] §§ 1311 and 1342[p]; also referred to as CWA §§ 301 and 402[p]). The EPA promulgates federal regulations to implement the CWA's mandate to control pollutants in stormwater runoff discharges (40 CFR Parts 122, 123, and 124). The federal statutes and regulations require discharges to surface waters composed of stormwater associated with construction activity, including demolition, clearing, grading, and excavation, and other land disturbance activities (except operations that result in disturbance of less than one acre of total land area and that are not part of a larger common plan of development or sale), to obtain coverage under an NPDES Permit. The NPDES Permit must require implementation of best available technology economically achievable and best conventional pollutant control technology to reduce or eliminate pollutants in stormwater runoff. The NPDES Permit must also include additional requirements necessary to implement applicable water quality standards.

SWRCB may extend authority throughout the state to regulate waters with beneficial use as defined by SWRCB (California Water Code § 6659). RWQCB may have variations of these definitions that apply to specified RWQCBs throughout the state of California. Beneficial use definitions vary and may include waters that support habitat necessary, at least in part, for the survival and successful maintenance of plant or animal species established under state or federal law as rare, threatened or endangered (RARE).

k) California Fish and Game Code Sections 1600-1616: Streambeds, Banks, and Riparian Habitats

The CDFW asserts jurisdiction over the bed and bank of a stream and associated wildlife and habitats as established in California Fish and Game Code (FGC) Sections 1600–1616. In accordance with Section 1602 of the FGC (Streambed Alteration), the CDFW regulates activities that will "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake" and requires notification prior to such activities. In addition, Section 1603 of the FGC states that "after the notification is complete, the department shall determine whether the activity may substantially adversely affect an existing fish and wildlife resource," and a Lake and Streambed Alteration Agreement may be pursued. These regulations were established to protect the wildlife resources that are associated with the riparian habitats that occur within and adjacent to ephemeral or year-round drainage systems. The CDFW jurisdiction area is often defined in practice as the top of bank of the stream or to the limit (outer dripline) of the adjacent riparian vegetation.

3) *Local*

a) Tree Preservation

The City has a tree preservation ordinance, the purpose of which is to "maintain, preserve and protect certain species of trees and certain mature trees within the City, and to act as a guide when replacement or relocation of certain trees is determined to be necessary" (Chapter 16.90 of the CHMC). Protected trees include both native trees and heritage trees. Native trees consist of western [California] sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), southern California black walnut (*Juglans californica*), and scrub oak (*Quercus berberidifolia*) with a diameter at breast height (DBH) of 4 inches or greater. Heritage trees consist of any single- or multi-trunk tree with a cumulative DBH of 44 inches or greater and determined by a City-approved certified arborist to be of valuable to the aesthetics of the community due to its significant age, health, and quality. Trees designated as invasive by the California

Invasive Plant Council, and those species that are prone to breaking or falling (e.g., *Eucalyptus* species) are excluded from the Heritage tree designation.

Removal of protected trees requires a tree permit. The only exemptions are: protected trees located on privately owned developed properties not located within the Fire Hazard Overlay; protected trees located on privately owned developed properties located within the Fire Hazard Overlay that are not visible from adjacent public or private rights-of-way, public or private streets, and public or private parks or trails; protected trees that are determined by the Community Development Director (Director) to create a safety hazard or are damaging public improvements; and City trees removed pursuant to a valid tree permit issued pursuant to Chapter 12.26.

A tree permit application must be submitted at the same time as any application for land development unless the Director or designated representative determines otherwise. Applications must include a written statement indicating the reason a protected tree is proposed to be removed or relocated; the location of all trees within the proposed development area, including information on species, DBH, height, drip line, and health; photographs of the trees to be removed or relocated; a technical report from a City-approved certified arborist regarding the trees' health and value; soil erosion and sediment control plan if determined to be necessary by the Director; a Tree Protection, Replacement, and Mitigation Plan from a City-approved certified arborist unless the Director determines the plan to be unnecessary; and a fee as established by the City Council.

A tree permit can only be granted if at least one of the following is true: the condition of the tree warrants removal or relocation; the location of the protected tree unreasonably prevents development of the property because only an oddly-configured primary structure could be constructed; the removal or relocation of the protected tree is consistent with good urban forestry practices; the protected tree is determined to be dead or dying by a City-approved certified arborist; or the removal or relocation of the protected tree will substantially improve the defensible space of the property as determined by the City fire department.

A tree permit that results in the removal of a protected tree may also require an approved Tree Plan that includes protection and maintenance of protected trees to be retained or relocated on-site and/or a minimum replacement ratio of trees or other replacement of equivalent value and size within the subject property. This ratio may be expanded or reduced by the Director if it is consistent with a mitigation measure of a mitigated negative declaration or EIR, and the Director makes at least one of the following additional findings: an expanded or reduced replacement ratio is consistent with Chapter 16.90; a reduced replacement ratio is appropriate because the impact of the tree removal on the community is limited and a compensating payment is made to the City's Protected Tree Replacement Fund; on-site features, project constraints, or other considerations prevent reasonable on-site relocation, and off-site relocation may be permitted so long as it is in a City-accessible area and not on private property; a plan acceptable to the Director demonstrates that the topography of the land and effect of the tree removal will not cause soil erosion or increase surface water flows; or a maintenance plan that includes maintenance measures for each retained, replaced, and/or relocated tree for a minimum of five years has been prepared.

b) City of Chino Hills General Plan 2015

Goals, policies, and actions relating to biological resources contained within the currently adopted General Plan 2015 are listed below. Although the GPU would amend and update some of these goals, policies would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to biological resources are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Conservation Element

Goal CN-1: Preserve Chino Hill's Rural Character

Policy CN-1.1: Preserve and protect Chino Hills' rural and natural scenic qualities.

Action CN-1.1.1: Protect identified extremely prominent ridgelines, prominent ridgelines, and knolls.

Action CN-1.1.4: Keep canyon floors as close as close as possible to their natural condition to accommodate natural periodic flooding, wildlife habitat, and native riparian plants.

Action CN-1.1.7: Use existing trees and additional tree planting to blend new development and manufactured slopes with the natural setting, especially in highly visible locations.

Action CN-1.1.8: Preserve existing significant trees where feasible, and extensively plant new trees consistent with City tree policies.

Policy CN-1.2: Preserve and protect Chino Hills' biological resources.

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors.

Action CN-1.2.2: Discourage new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, and riparian habitats.

Action CN-1.2.3: Preserve oak woodlands, riparian areas, and fresh water marshes to the maximum extent feasible.

Action CN-1.2.4: Require City approval to remove trees that in the opinion of the City function as an important part of the City's or a neighborhood's aesthetic character.

Action CN-1.2.5: Limit channeling of streams to the minimal improvements necessary for flood control as determined by a City approved project-specific hydrologic analysis, and encourage these improvements to have a natural appearance.

Action CN-1.2.6: Require biological resource surveys prior to proposed development within the Biotic Resources Overlay District and in other areas where there is a potential for special-status species or habitat to occur.

Action CN-1.2.7: Require a wildlife movement study for any project, including any new or extended roadway, potentially adversely affecting wildlife movement. This shall include identification of, and if warranted mitigation to protect, existing habitat linkages, wildlife corridors, wildlife movement in the vicinity, and crossing structures at freeways and major roadways; and recommended project design changes and avoidance, minimization, and mitigation measures to offset potentially significant adverse impacts to wildlife movement. For a new or extended roadway that is anticipated to result in a significant adverse impact to wildlife movement, require project design changes and/or

avoidance, minimization, and/or mitigation measures which could include, but not be limited to: construction of wildlife crossings (e.g., underpass, overpass), fencing to guide wildlife, native plant restoration, and/or a lighting plan (to ensure that any new lighting does not deter wildlife through remaining habitat linkages.

Land Use Element

Goal LU-1: Protect Chino Hills' Natural Environment.

Policy LU-1.1: Preserve Chino Hills' Rural Character by Limiting Intrusion of Development into Natural Open Spaces.

Action LU-1.1.3: Ensure that new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation.

Action LU-1.1.9: Promote preservation of natural features such as streams, rock outcroppings, and unique vegetative clusters.

Action LU-1.1.14: Discourage development intrusions on biological resources.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts to biological resources. Specifically, the Guidelines state that the proposed project may have an adverse significant biological resources impact if it would:

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

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

c) Have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species to with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

B. Project Impacts and Mitigation Measures

Impact C-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that as the Land Use Element designates undeveloped natural landscapes for Agriculture/Ranches uses or for Public or Private Open Space, for the most part, there is very limited potential for land development to affect habitat that supports a special status species. The General Plan EIR 2015 determined that through implementation of Conservation Element Action CN-1.2.2, which discourages new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, and riparian habitats, potential impacts would be further reduced. Any land owner engaged in modification of the natural landscape is obligated to comply with federal and state regulations to protect candidate, sensitive, or special status species, including environmental review that incorporates a biological survey to identify any habitat that supports special status species and to assess the potential impacts to such species that would occur as a result of that development proposal. Therefore, the 2015 General Plan EIR found that the General Plan 2015 would not have a substantial adverse effect to any special status species either directly or through habitat modification as implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations, would ensure impacts would remain less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the RHNA. The MND determined that the Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies could impact sensitive species or nesting birds. Identification of potential impacts would depend on the specifics of future site design and the timing of construction. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to biological resources. As such, the 2022 Housing Element Update MND determined that Project impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Any development that occurs pursuant to the GPU and the implementation of the Housing Element could result in development of the proposed housing opportunity sites. Specifically, Site 1, The Shoppes II, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are vacant sites and Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density), are developed with golf courses. Development on sites as proposed in the GPU, would require removal of habitat and vegetation and construction of residential uses and site lighting. Development on Sites 1, The Shoppes II, Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), could result in habitat modification and possible impacts to special status species during development and operation. Site 2, Community Park Overflow, is graded and only supports disturbed and developed land. Site 6, The Shoppes, and Site 7, The Commons, are developed with commercial uses. Development on these sites would consist of redevelopment or additional development of previously developed sites. Current habitat on these sites is limited to ornamental landscape trees for nesting birds and possibly for raptors, and impacts would be limited to loss of ornamental trees used for nesting and perching.

Reconnaissance-level field surveys were conducted at seven of the eleven RHNA sites on July 13 and 14, 2022 (Sites 1 through 7). General biological conditions were noted, including dominant vegetation and existing land uses. In addition, site-specific desktop review was conducted for the remaining four sites (Sites 8-11). Because there is no current plan pending for the development for Site 1, The Shoppes II, and Sites 5-11, and because resources can and do change over time, site-specific studies should be performed only once the plan for development for the particular site is known and entitlements are sought. Engaging in speculative analysis at this early stage before a specific development proposal is brought forth would not further CEQA's underlying purposes and would not serve to ensure maximum protection of site-specific environmental resources. Therefore, to minimize potential impacts from future development under the GPU, the Policies BR-1 and BR-2 are recommended for inclusion in the Conservation Element. These policies are designed to prevent, lessen, or mitigate any adverse environmental effects associated with future growth and land use changes as outlined in the GPU:

- **Policy BR-1. Biological Resources.** The following measures shall be required for all development projects within the city limits where biological resources are present or maybe impacted by development.
    a. Applicants for future development projects should include a biological resources assessment to determine where biological resources are present or could be adversely impacted by individual project development. The biological resources survey shall be conducted by a qualified biologist and should include, but not be limited to:

        - A desktop analysis of available literature and biological databases, such as the CNDDB, to determine sensitive biological resources that have been reported historically from the vicinity of the proposed development project area;

- A review of current and recent land uses within and in the vicinity of the proposed development project area;
- An assessment of vegetation communities present on the proposed development project area, specifically to identify special-status habitats and land cover types with moderate to high potential to support special-status flora and/or fauna;
- An evaluation of potential impacts to local and regional wildlife movement corridors; and
- A general assessment of potential jurisdictional aquatic areas, including wetlands and riparian habitats.

b. If the proposed development site supports vegetation communities that may provide habitat for plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special-status plant and/or animal species to occur within or adjacent to the proposed development project area.
c. If one or more special-status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.
d. If construction activities are not initiated immediately after focused surveys have been completed, additional pre-construction special-status species surveys may be required to ensure impacts are avoided or minimized to the extent feasible. If pre-construction activities are required, a qualified biologist would perform these surveys as required for each special-status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.
e. The results of the biological survey for proposed development projects with less than significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, the results of the biological survey shall be presented in a biological technical report.
f. If special-status biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.
g. If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific worker environmental awareness training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.
h. If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be

approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted by the proposed development project activities.

i. For construction schedule to occur during the nesting bird season (generally February 1 to September 1), preconstruction nesting bird surveys shall be conducted by a qualified biologist within all suitable nesting habitat on the project site and a surrounding 300-foot buffer area for birds covered by the MBTA. The term 'construction' includes all ground-disturbing activity such as vegetation removal, trimming, mowing, equipment/vehicle movement/storage, etc. Pre-construction surveys shall be conducted no more than 3 days prior to initiation of construction. If no active bird nests are identified within the proposed development project area or a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active bird nests are detected within the proposed development project area or t buffer zone, construction shall be halted until the young have fledged (left the nest), no new nesting activity is witnessed, the nest determined to be inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. The monitoring buffer area may be reduced based on the judgement of a qualified biologist.

- **Policy BR-2. Jurisdictional Waters.** Future development projects within the city limits could result in significant impacts to jurisdictional aquatic resources depending on the location, extent, and proposed development and activities associated with the future project(s). Protected jurisdictional aquatic resources include wetlands, streams, vernal pools and/or lakes. The following survey requirements and measures shall apply to future projects within the city limits to address potential impacts to jurisdictional areas.

    a. If the proposed development project has the potential to affect jurisdictional resources, a qualified wetland scientist shall conduct a jurisdictional delineation following the methods outlined in the most current state and federal guidance. The extent of potentially regulated aquatic resources (wetlands and non-wetland waters) and limits of jurisdiction shall be mapped and described. Potential impacts to each type of aquatic resource shall be quantified.

    b. If a proposed project would impact jurisdictional features, permits and authorizations may be required from the USACE, CDFW, and/or RWQCB. Appropriate project-specific avoidance and minimization measures shall be implemented to reduce impacts to jurisdictional resources to less-than-significant levels consistent with permitting agency guidance. Such mitigation for impacts to jurisdictional resources could include habitat creation, restoration, enhancement, or offsite compensatory mitigation.

Regardless of the inclusion of Policies BR-1 and BR-2 under the GPU, the results of the more detailed assessment of the housing opportunity sites indicate that Mitigation Measures BR-1 and BR-2 should be applied to the sites once the plan for development for the particular site is known and entitlements are sought. Mitigation Measure BR-1 applies to all sites, while Mitigation Measure BR-2 only applies to the sites noted within the measure.

Furthermore, the current General Plan includes policies that ensure potential impacts to special status species are avoided, minimized, and mitigated appropriately. The policies remain as part of the GPU. Action CN-1.2.6, Biological Resource Surveys, and Action CN-1.2.7, Wildlife Movement Study, would make certain that new development remains sensitive to the preservation and protection of special status plant and wildlife species by complying with relevant local, state, and federal regulations.

Additionally, Policy CN-1.1, Protect Natural Scenic Qualities, and Policy CN-1.2, Preserve Biological Resources, and their associated actions, include high priority objectives to continue to acquire and preserve open space lands for the purpose of habitat protection and enhancement, which would include preservation of open space lands potentially occupied by special status species. Implementation of both policies would provide for a mitigation mechanism for projects on the Housing Element opportunity sites that may require compensation for the loss of habitat for special status species and preservation of these resources in perpetuity. Policy LU-1.1, Intrusion to Open Space, further calls for the preservation of contiguous open space areas in their natural form so that they can support sensitive, endangered, threatened, or otherwise protected species and promote the uninterrupted movement of these species between open space areas.

Action LU-1.1.3, New Development Conformance, encourages development to conform to the natural setting of each area and site to avoid sensitive areas, including special status species, and preserve and reduce impacts to natural lands. This will reduce the overall perimeter of projects and consequently the resulting urban/wildlands interface, thereby minimizing habitat loss and potential impacts to special status species, while maintaining project acreage goals through smart planning and design. Action LU-1.1.14, Development Intrusion,[3] further requires that the siting and design of new development be compatible with open space resources potentially occupied by special status species by discouraging development intrusions on biological resources. This would ensure that the functions and values of open space resources adjacent to proposed developments are conserved, and any potential long-term indirect impacts are minimized by siting development away from sensitive areas and incorporating design features that reduce potential indirect effects from noise, lighting, runoff, nonnative species, and other anthropogenic-related disturbances that may spread into open space areas.

Action LU-1.1.3, Preservation Native Vegetation, ensures new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation that is compatible for wildlife use and enhances the overall ecosystems that support special status species. Action CN-1.1.8, Tree Preservation, Action CN-1.2.3, Preservation of Resources, and CN-1.2.4, City Tree Ordinance, specifically addresses tree preservation, ensuring their protection through the CHMC and promoting ongoing tree planting and maintenance.

Similar to the findings of the General Plan EIR 2015, direct and indirect impacts to special status species potentially resulting from development on the Housing Element sites are not able to be determined at this time as resources can and do change over time. Similar to the General Plan EIR 2015 particular impacts would be addressed at the project-application stage and through the CEQA process for any projects subject to additional CEQA analysis at the project level. Projects would be required to comply with relevant local, state, and federal regulations protecting sensitive plant and wildlife species and with relevant General Plan goals and policies as listed above. Project-specific requirements would include compliance with the federal ESA, CESA, and local policies protecting sensitive species, such as the CHMC, if applicable. Project-level analyses conducted as part of a development application would ensure that the appropriate biological resources technical studies are conducted, including baseline surveys, protocol-level surveys, tree inventories, and pre-construction surveys, to confirm the presence or absence of any special status species within or immediately adjacent to proposed impact areas. Reports would be prepared that would document baseline conditions at the time of project application, identify constraints, recommend project re-design, analyze potential effects, and propose mitigation measures that reduce

[3] *Existing General Plan Action LU-1.1.14 has been re-numbered to Policy LU-1.1.13 under the GPU.*

potential impacts to less-than significant levels. If necessary, the project applicants would be required to enter into consultation with, and obtain the appropriate permits from, the USFWS and/or CDFW for unavoidable impacts to special status species and other protected resources. General Plan Update impacts to special status species are considered less than significant, since individual projects would be required to comply with relevant local, state, and federal regulations, and the General Plan goals and policies to protect such resources.

By-right development, which is not subject to CEQA evaluation, must complete the City's Objective Design Standards (ODS) checklist, adhere to all building permit requirements, zoning codes, and related planning documents. These City regulations and policies would protect sensitive species by specifying buffer distances required for disturbance to sensitive natural communities, requiring that projects do not conflict with state or federal regulations related to special status plant or animal species, and requiring nesting bird surveys. As all projects proposed on the housing opportunity sites would be subject to City regulations and policies (CHMC, General Plan policies, and adopted objective standards), they would prevent impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Game or U.S. Fish and Wildlife Service.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These updates (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not result in impacts to special-status species beyond what was analyzed above residential development at the RHNA Housing Opportunity Sites.

Comparison of Significance to the General Plan EIR 2015

Similar to the General Plan EIR 2015 findings, the GPU would result in less than significant impacts with implementation of General Plan policies and compliance with all relevant local, state, and federal regulations to protect such habitat. However, unlike the General Plan EIR 2015, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measures BR-1 and BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to special-status species.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would result in less than significant impacts with implementation of General Plan policies and compliance with all relevant local, state, and federal regulations to protect such habitat. However, unlike the 2022 Housing Element Update MND findings, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measures BR-1 and BR-2 should be implemented under the GPU to avoid, reduce, and/or mitigate potential impacts to special-status species. In addition, the proposed Objective Design standards would not result in adverse impacts on special-status species.

Mitigation Measures:

BR-1 Requirements to Avoid Impacts to Nesting Birds Protected Trees. The following measures apply to all eleven RHNA sites:

If vegetation trimming, vegetation removal, and/or ground-disturbing activities are proposed to occur during the nesting bird season (generally February 1 to September 1) preconstruction nesting bird surveys shall be conducted by a qualified biologist within all suitable nesting habitat on the project site and a surrounding 300-foot buffer area for birds covered by the MBTA. The term 'construction' shall include all ground-disturbing activity such as vegetation removal, trimming, mowing, equipment/vehicle movement/storage, etc. Pre-construction surveys shall be conducted no more than 3 days prior to initiation of construction. If no active bird nests are identified within the proposed development project area or a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active bird nests are detected within the proposed development project area or t buffer zone, construction shall be halted until the young have fledged (left the nest), no new nesting activity is witnessed, the nest determined to be inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. The monitoring buffer area may be reduced based on the judgement of a qualified biologist.

RHNA sites that contain trees shall be surveyed by a City-approved certified arborist to determine if trees proposed for removal or trimming are protected under the City's tree preservation ordinance (CHMC in Chapter 16.90). Appropriate preservation, mitigation, and replacement measures shall be implemented consistent with City code.

BR-2 Additional Requirements for RHNA Sites with Potentially Significant Resource Potential. In addition to Mitigation Measure BR-1, the following measures shall be implemented for each of the RHNA sites that have the potential to affect additional biological resources, as specified:

Site 1 – The Shoppes II: Impacts to biological resources within the grasslands at Site 1 could occur because the vegetation could potentially support special-status species that inhabit or forage within grasslands (e.g., burrowing owls [*Athene cunicularia*] and raptors). Impacts to developed land would not be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and to formulate appropriate measures to mitigate any potentially significant impacts identified.

Site 3 – Los Serranos Golf Course: Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of least Bell's vireo, southern riparian scrub and other protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) is required to determine potential impacts to regulated aquatic resources and to formulate appropriate measures, if necessary.

Site 4 – Western Hills Golf Course: Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys would be required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) would be required to determine potential impacts to regulated aquatic resources and to formulate appropriate mitigation measures, if necessary.

Site 5 – Wang (High Density): Impacts to agriculture could be significant as the site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Impacts to walnut woodland could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 8 – Canyon Estates (Medium Density): Impacts to annual grassland could be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 9 – Wang (Medium Density): Impacts to agriculture could be significant because this site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 10 – Canyon Estates (Low Density): Impacts to annual grassland could be significant. Impacts to walnut woodland would be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine

impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 11 – Los Serranos Golf Course (Low Density): Impacts to developed land would not be significant. Special attention should be paid to the off-site pond during site-specific planning such that no direct or indirect impacts occur.

Impact C-2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that sensitive natural communities are primarily found in the western and southeastern perimeters of the City, on land designated in the Land Use Element for Agriculture/Ranches, Very Low Density Residential, and Public and Private Open Space, which for the most part, has very limited potential for land development to affect habitat that supports a special status species. Further, the General Plan EIR 2015 determined that proposed Conservation Element Actions CN-1.2.3 and CN-1.2.3 specifically discourage development where it would impact riparian areas, oak woodlands, and freshwater marshes. Any land owner engaged in modification of the natural landscape is obligated to comply with federal and state regulations to protect candidate, sensitive, or special status species, including environmental review that incorporates a biological survey to identify any habitat that supports special status species and to assess the potential impacts to such species that would occur as a result of that development proposal. The 2015 General Plan EIR found that the General Plan 2015 would not result in direct and indirect impacts to riparian habitat, or other sensitive natural communities as the implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations would ensure impacts remain less than significant.

2022 Housing Element Update MND Impact Conclusions

The MND determined that the Project could impact riparian habitat or sensitive national communities. Identification of potential impacts would depend on the specifics of future site design and the timing of construction. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to biological resources. As such, the 2022 Housing Element Update MND determined that Project impacts relative to riparian or other sensitive natural community would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new

housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the RHNA Housing Opportunity Sites.

Site 3, Los Serranos Golf Course, developed with a golf course, includes an incised channel that supports disturbed southern riparian scrub co-dominated by black willow (*Salix gooddingii*) and arroyo willow (*Salix lasiolepis*) along with non-native trees such as Mexican fan palm (*Washingtonia robusta*) and edible fig (*Ficus carica*). Site 4, Western Hills Golf Course, developed with a golf course, contains a small channel that bisects the maintained grass but supports few wetland species. Site 5, Wang (High Density), currently vacant, could potentially have riparian vegetation on-site. Site 8, Canyon Estates (Medium Density), currently vacant, supports annual grassland and a blueline stream. Site 9, Canyon Estates (Medium Density), currently vacant, could potentially have riparian vegetation on-site. Site 10, Canyon Estates (Low Density), currently vacant, is mapped by the NWI as Freshwater Forested/Shrub Wetland, with several smaller channels draining into the main branch. These are mapped as intermittent Riverine Streambed. Site 11, Los Serranos (Low Density), developed with a golf course, has a pond approximately 25 feet west of the western border of this site. The U.S. Fish and Wildlife Service on-line NWI identifies this site as a freshwater pond, which drains to the west and southwest into an intermittent riverine streambed.[4]

Similar to the 2015 General Plan EIR findings, any land owner engaged in modification of the natural landscape is obligated to comply with federal and state regulations to protect candidate, sensitive, or special status species, including environmental review that incorporates a biological survey to identify any habitat that supports special status species and to assess the potential impacts to such species that would occur as a result of that development proposal. Furthermore, as discussed previously, to further minimize potential impacts from future development under the GPU, the Policies BR-1 and BR-2 are recommended for inclusion in the Conservation Element.

BR-1 states that if the proposed development project has the potential to affect jurisdictional resources, a qualified wetland scientist shall conduct a jurisdictional delineation following the methods outlined in the most current state and federal guidance. Project-specific analyses would determine the presence or absence of riparian, streambed, lake, or other habitat regulated by the CDFW and protected under Section 1600 et seq. of the CFW Code within Housing Element opportunity sites. Specifically, these riparian habitats may include elements of other sensitive natural communities, including southern coast live oak riparian forest, southern riparian scrub, southern willow scrub, and mule fat scrub. All projects with the potential to impact these habitats, directly or indirectly, temporarily or permanently, would be required to obtain a Lake or Streambed Alteration Agreement from the CDFW pursuant to Section 1602 of the CFW Code prior to obtaining a grading permit. The Lake or Streambed Alteration Agreement would ensure that all construction-related impacts to riparian habitat and other areas under the jurisdiction of the CDFW are fully mitigated and reduced to less than significant.

Policy LU-1.1, Intrusion to Open Space, further calls for the preservation of contiguous open space areas in their natural form so that they can support sensitive, endangered, threatened, or otherwise protected species and promote the uninterrupted movement of these species between open space areas. Action

[4] *USFWS on-line Wetlands Mapper. Website: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper. Accessed September 2024.*

LU-1.1.3, New Development Conformance, encourages development to conform to the natural setting of each area and site to avoid sensitive areas, including riparian habitat and other sensitive natural communities, and preserve and reduce impacts to natural lands. This will reduce the overall perimeter of projects and consequently the resulting urban/wildlands interface, thereby minimizing habitat loss and potential impacts to riparian habitats, while maintaining project acreage goals through smart planning and design. Action LU-1.1.14, Development Intrusion,[5] further requires that the siting and design of new development be compatible with open space resources potentially occupied by special status species by discouraging development intrusions on biological resources. This would ensure that the functions and values of open space resources adjacent to proposed developments are conserved, and any potential long-term indirect impacts are minimized by siting development away from sensitive areas and incorporating design features that reduce potential indirect effects from noise, lighting, runoff, nonnative species, and other anthropogenic-related disturbances that may spread into open space areas.

Action LU-1.1.3, Preservation Native Vegetation, ensures new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation that is compatible for wildlife use and enhances the overall ecosystems that support riparian habitat. Action CN-1.2.2, Discourage Development, and Action CN-1.2.3, Preserve Resources, specifically discourage new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, and riparian habitats. Action CN-1.2.5, Limit Channeling of Streams, limits channeling of streams to the minimal improvements necessary for flood control and encourages these improvements to have a natural appearance.

By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. This would protect riparian habitat by specifying appropriate buffers required to avoid riparian communities, including trees and vegetation. Additionally, all projects proposed on the housing opportunity sites would be subject to City policies and regulations (CHMC, General Plan policies, and adopted objective standards). These City policies and regulations would prevent impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game Wildlife or U.S. Fish and Wildlife Service.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification

[5] *Existing General Plan Action LU-1.1.14 has been re-numbered to Policy LU-1.1.13 under the GPU.*

plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact riparian habitat.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in significant impacts related to riparian habitat because individual development projects would be required to comply with the General Plan goals and policies, City objective standards, as well as relevant federal, state, and local regulations and requirements described above to protect such habitat. However, unlike the General Plan EIR 2015, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measure BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to riparian habitat.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to riparian habitat because individual development projects would be required to comply with the General Plan goals and policies, City objective standards, as well as relevant federal, state, and local regulations and requirements described above to protect such habitat. However, unlike the 2022 Housing Element Update MND findings, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measure BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to riparian habitat. In addition, the proposed Objective Design standards would not result in adverse impacts on riparian habitat.

Mitigation Measures:

See BR-2, as detailed previously above.

Impact C-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that major wetlands occur in the western part of the City, on land designated in the Land Use Element for Agriculture/Ranches, which allows for very low density residential development and related agricultural and ranch lifestyle land uses, which for the most part, has limited potential for development related impacts to the wetland resources. Further, the General Plan EIR 2015 determined that proposed Conservation Element Action CN-1.2.3 requires preservation of riparian areas and fresh water marshes to the maximum extent feasible, further reducing the potential for impacts. As part of the City's CEQA implementation procedures, land use proposals that could impact wetlands would need to identify wetland features, determine project impacts to wetlands, and consider design alternatives and/or mitigation measures to avoid or reduce impacts. While some wetlands alterations could occur under some circumstances, adherence to the City's Conservation Element Action CN-1.2.3 to

preserve wetland resources and compliance with existing federal regulations and permit requirements designed to preserve wetlands values is expected to avoid significant impacts to wetlands as a result of the long term implementation of the General Plan Update. The 2015 General Plan EIR found that the General Plan 2015 would not result in direct and indirect impacts to wetlands as the implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations would ensure impacts remain less than significant.

2022 Housing Element Update MND Impact Conclusions

The MND determined that the land inventory that is a focus of the 6th Cycle Housing Element plan identifies housing sites that are on flat or generally flat land with no water resources. According to the United States Fish and Wildlife Service (USFWS) National Wetlands Mapper, there are no wetlands within the vicinity of the potential housing sites identified by the 6th Cycle Housing Element. As such, the 2022 Housing Element Update MND determined that the Project would not cause a substantial adverse effect on federally protected wetlands.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Site 10, Canyon Estates (Low Density), currently vacant, is mapped by the NWI as Freshwater Forested/Shrub Wetland, with several smaller channels draining into the main branch. These are mapped as intermittent Riverine Streambed. Development on Site 10, Canyon Estates (Low Density), has the potential to affect wetland resources if development encroached into wetland areas.

Similar to the 2015 General Plan EIR findings, technical studies would be required at the project application stage for development on Site 10 Canyon Estates (Low Density), to determine the presence or absence of wetlands and other waters of the U.S. regulated by the USACE and protected under Section 404 of the Clean Water Act. Development on Site 10 Canyon Estates (Low Density), with the potential to impact these features, directly or indirectly, temporarily or permanently, would likely be required to obtain either a Nationwide or Individual permit from the USACE pursuant to Section 404 of the Clean Water Act prior to obtaining a grading permit. In addition, all qualifying projects would likely be required to obtain a Water Quality Certification from the Los Angeles Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act. For qualifying projects, a Water Quality Certification is required prior to the USACE issuing a Nationwide or Individual permit for the project.

Furthermore, as discussed previously, to further minimize potential impacts from future development under the GPU, the Policies BR-1 and BR-2 are recommended for inclusion in the Conservation Element.

Development on the Housing Element opportunity sites would be required to comply with several General Plan policies. Action LU-1.1.3, New Development Conformance, encourages development to conform to the natural setting of each area and site to avoid sensitive areas, including wetlands and other sensitive natural communities, and preserve and reduce impacts to natural lands. This will reduce the overall perimeter of projects and consequently the resulting urban/wildlands interface, thereby minimizing habitat loss and potential impacts to wetlands, while maintaining project acreage goals through smart planning and design. Action LU-1.1.14, Development Intrusion,[6] further requires that the siting and design of new development be compatible with open space resources potentially occupied by wetlands by discouraging development intrusions on biological resources. This would ensure that the functions and values of open space resources adjacent to proposed developments are conserved, and any potential long-term indirect impacts are minimized by siting development away from sensitive areas and incorporating design features that reduce potential indirect effects from noise, lighting, runoff, nonnative species, and other anthropogenic-related disturbances that may spread into open space areas.

Action LU-1.1.3, Preservation Native Vegetation, ensures new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation that is compatible for wildlife use and enhances the overall ecosystems that support wetlands. Action CN-1.2.2, Discourage Development, and Action CN-1.2.3, Preserve Resources, specifically discourage new development in areas that contain sensitive, rare, or endangered species, oak woodlands, chaparral, and fresh water marshes.

By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. This would protect wetlands by specifying appropriate buffers required to avoid wetlands, and requiring that projects do not conflict with state and federal regulations related to wetlands. Additionally, all projects proposed on the housing opportunity sites would be subject to City policies (CHMC, General Plan policies, and adopted objective standards), these City policies would prevent impacts to wetlands, including state or federally protected wetlands.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and

[6] *Existing General Plan Action LU-1.1.14 has been re-numbered to Policy LU-1.1.13 under the GPU.*

protecting open space and natural resources. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact wetlands.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in significant impacts related to wetlands, as housing site development projects would be required to comply with local, state, and federal requirements, as well as General Plan goals, policies, and objective standards that protect wetlands. However, unlike the General Plan EIR 2015, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measure BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to wetlands.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to wetlands, as housing site development projects would be required to comply with local, state, and federal requirements, as well as General Plan goals, policies, and objective standards that protect wetlands. However, unlike the 2022 Housing Element Update MND findings, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measure BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to wetlands. In addition, the proposed Objective Design standards would not result in adverse impacts on wetlands.

Mitigation Measures:

BR-2 Additional Requirements for RHNA Sites with Potentially Significant Resource Potential. In addition to Mitigation Measure BR-1, the following measures shall be implemented for each of the RHNA sites that have the potential to affect additional biological resources, as specified:

Site 1 – The Shoppes II: Impacts to biological resources within the grasslands at Site 1 could occur because the vegetation could potentially support special-status species that inhabit or forage within grasslands (e.g., burrowing owls [*Athene cunicularia*] and raptors). Impacts to developed land would not be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and to formulate appropriate measures to mitigate any potentially significant impacts identified.

Site 3 – Los Serranos Golf Course: Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of least Bell's vireo, southern riparian scrub and other protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) is required to determine potential impacts to regulated aquatic resources and to formulate appropriate measures, if necessary.

Site 4 – Western Hills Golf Course: Impacts to developed land would not be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys would be required to determine the presence of protected

and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures, if necessary. An aquatic resource determination (wetland delineation) would be required to determine potential impacts to regulated aquatic resources and to formulate appropriate mitigation measures, if necessary.

Site 5 – Wang (High Density): Impacts to agriculture could be significant as the site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Impacts to walnut woodland could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 8 – Canyon Estates (Medium Density): Impacts to annual grassland could be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 9 – Wang (Medium Density): Impacts to agriculture could be significant because this site closely resembles annual grassland (except the presence of cattle) and could potentially support special-status species that inhabit or forage within grasslands (e.g., raptors). Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 10 – Canyon Estates (Low Density): Impacts to annual grassland could be significant. Impacts to walnut woodland would be significant. Impacts to potential jurisdictional aquatic resources could be significant. Prior to site development, formal surveys are required to determine the presence of protected and/or special-status species and habitats to determine potential impacts and formulate appropriate mitigation measures. An aquatic resource determination (wetland delineation) could be required to determine impacts to regulated aquatic resources and formulate appropriate mitigation measures, if necessary.

Site 11 – Los Serranos Golf Course (Low Density): Impacts to developed land would not be significant. Special attention should be paid to the off-site pond during site-specific planning such that no direct or indirect impacts occur.

Impact C-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that areas available for large mammal movement occur in CHSP, which was established, in part, to preserve wildlife movement and related habitat, and in the undeveloped hillsides in the western perimeter of the City, within the Puente Hills. In the Puente Hills area, the Land Use Element designates the land for Agriculture/Ranches, which would allow for very low density residential and small-scale agricultural and ranch lifestyle uses. These types of land uses typically require less grading and involve larger properties where opportunities to cluster development outside of biologically sensitive areas are enhanced. Further, the General Plan EIR 2015 determined that proposed Conservation Element Action CN-1.1.4 preserves canyon floors in natural conditions to protect wildlife habitat, and this would help reduce impacts to wildlife movement through canyon floors and Action CN-1.2.1 preserves natural open spaces that act as wildlife corridors and this would help avoid and reduce impacts to wildlife movement in the Puente and Chino Hills parts of the City. Individual development projects will be evaluated with respect to potential impacts to wildlife movement, as part of the City's CEQA procedures, so that potentially significant impacts can be identified, along with design alternatives and/or mitigation measures to avoid or reduce impacts in accordance with the policies of the Conservation Element. The 2015 General Plan EIR found that the General Plan 2015 would not interfere substantially with the movement of native resident and migratory wildlife species, established wildlife corridors, and impede the use of native wildlife nursery sites; these impacts would be less than significant through the implementation of the General Plan 2015 goals and policies and compliance with relevant local, state, and federal regulations.

2022 Housing Element Update MND Impact Conclusions

The MND determined that the land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that are on flat or generally flat land, located away from wildlife corridors. However, nesting birds could occur on any potential housing site. New development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to nesting birds. As such, the 2022 Housing Element Update MND determined that potential impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be reduced to less than significant levels.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet

the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The Housing Element identifies housing opportunity sites. Site 8, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are the closest sites to the CHSP, located approximately 0.75 miles north, which was established, in part, to preserve wildlife movement and related habitat. Site 6, The Shoppes, and Site 7, The Commons, are developed with commercial uses. Similar to the findings of the General Plan 2015 EIR, new development on these sites would be concentrated within existing developed or partially undeveloped areas that are not adjacent to open undeveloped land. Wildlife movement within these areas is unlikely due to limited access, lack of suitable habitat, and anthropogenic-related disturbances that deter their use. Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 11, Los Serranos (Low Density), are currently vacant sites or golf courses that could be developed. These sites are too far for any project on that site to impact wildlife movement. Therefore, impacts from development to wildlife corridors would be less than significant.

Action CN-1.2.7, Wildlife Movement, specifically addresses wildlife corridors and includes goals to protect and maintain important corridors in the City to help the continued survival of wildlife. Additionally, Policy LU-1.1, Intrusion to Open Space includes goals to prioritize the preservation of open space as part of a contiguous system that allows the movement of wildlife from one habitat area to another. Additionally, Policy CN-1.1, Protect Natural Scenic Qualities, and Policy CN-1.2, Preserve Biological Resources, and their associated actions includes goals to continue to enforce relevant City ordinances that require new and existing developments maintain appropriate distances from sensitive habitats that may serve as important corridor and linkage areas. LU-1.1.3, New Development Conformance, encourages development to conform to the natural setting of each area and site to avoid sensitive areas, and preserve and reduce impacts to natural lands. This will reduce the overall perimeter of projects and consequently the resulting urban/wildlands interface, thereby minimizing habitat loss and potential impacts to riparian habitats, while maintaining project acreage goals through smart planning and design.

By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. This would protect the movement of native resident or migratory fish or established native resident or migratory wildlife corridors or linkages by specifying appropriate buffers required to avoid sensitive habitats that could be used as corridors. Additionally, all projects proposed on the housing opportunity sites would be subject to City policies and regulations (CHMC, General Plan policies, and adopted objective standards). These City policies and regulations would prevent impacts to wildlife movement and corridors. Additionally, due to the approximate location 0.75 miles north of the CHSP, impacts from development of Site 8, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are expected to be less than significant.

Therefore, similar to the findings of the General Plan EIR 2015, potential impacts to wildlife movement and established wildlife corridors are less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes would include amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part

of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact wildlife corridors.

Comparison of Significance to the General Plan EIR 2015

None of the housing opportunity sites are located near enough to a wildlife corridor to potentially have an impact. Therefore, similar to the General Plan EIR 2015 findings, the GPU would not result in significant impacts to migratory wildlife corridors and impacts are less than significant. However, unlike the General Plan EIR 2015, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measures BR-1 and BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to special-status species.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to migratory wildlife corridors and impacts are less than significant. However, unlike the 2022 Housing Element Update MND findings, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measures BR-1 and BR-2 should be implemented under the GPU do avoid, reduce, and/or mitigate potential impacts to special-status species. In addition, the proposed Objective Design standards would not result in adverse impacts on migratory wildlife corridors.

Mitigation Measures:

BR-1 Requirements to Avoid Impacts to Nesting Birds Protected Trees. The following measures apply to all eleven RHNA sites:

If vegetation trimming, vegetation removal, and/or ground-disturbing activities are proposed to occur during the nesting bird season (generally February 1 to September 1) preconstruction nesting bird surveys shall be conducted by a qualified biologist within all suitable nesting habitat on the project site and a surrounding 300-foot buffer area for birds covered by the MBTA. The term 'construction' shall include all ground-disturbing activity such as vegetation removal, trimming, mowing, equipment/vehicle movement/storage, etc. Pre-construction surveys shall be conducted no more than 3 days prior to initiation of construction. If no active bird nests are identified within the proposed development project area or a 300-foot buffer of the proposed development project area,

no further mitigation is necessary. If active bird nests are detected within the proposed development project area or t buffer zone, construction shall be halted until the young have fledged (left the nest), no new nesting activity is witnessed, the nest determined to be inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. The monitoring buffer area may be reduced based on the judgement of a qualified biologist.

RHNA sites that contain trees shall be surveyed by a City-approved certified arborist to determine if trees proposed for removal or trimming are protected under the City's tree preservation ordinance (CHMC in Chapter 16.90). Appropriate preservation, mitigation, and replacement measures shall be implemented consistent with City code.

Impact C-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 retained the City's existing biological resource protections and added Policy CN-1.2 in the Conservation Element to strengthen the City's commitment to protection of such resources. As such, the General Plan Update would not conflict with any adopted local policies or ordinances involving biological resources. No impacts would occur.

2022 Housing Element Update MND Impact Conclusions

The MND determined that the new development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies, including CHMC 16.90 regarding protected trees. As such, the 2022 Housing Element Update MND determined that potential Project conflicts with a policy that protects biological resources such as a tree preservation policy would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU plans for development of residential land uses on Sites 1-11, sites that are currently undeveloped and vacant or currently developed with commercial uses or golf courses. Site 6, The Shoppes, and Site 7,

The Commons, are developed with commercial uses and ornamental trees. Development on Sites 1, 2, 5, 8, 9, and 10 would occur on currently vacant sites. These sites are comprised of mostly open space and are dominated by non-native annual grassland interspersed with some native species, such as fiddleneck, doveweed, pine-bush, coast live oak, southern California black walnut, Italian cypress, blue jacaranda, and Chinese elm. Development on Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density), would occur on sites developed with golf courses. These sites are largely developed and supports predominantly non-native ornamental vegetation interspersed with native species, such as black willow, coast live oak, Southern California black walnut, mule-fat, and toyon.

Similar to the General Plan 2015 EIR findings, development projects on sites with protected trees, including Sites 1-11, would be required to submit a tree permit application at the same time as any application for land development unless the Director or designated representative determines otherwise, consistent with the City's Tree Preservation Ordinance. The Guidelines include measures maintain, preserve and protect certain species of trees and certain mature trees within the City, and to act as a guide when replacement or relocation of certain trees is determined to be necessary. Therefore, GPU impacts would be less than significant, as discretionary development projects affecting protected trees would need to comply with relevant General Plan goals and policies, and CHMC requirements listed above. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. These objective standards would protect trees by specifying minimum replacement standards for tree removal and/or encroachment on root zones or canopies. Further, the objective standards would prohibit the number of protected trees that could be removed. Lastly, all projects proposed on the housing opportunity sites would be subject to City policies (CHMC, General Plan policies, and adopted objective standards), these City policies would prevent impacts to protected trees.

Action CN-1.1-8, Tree Preservation, and Action CN-1.2.4, Tree Compliance, would protect trees by preserving existing significant trees where feasible, which are an integral part of the character of the City, and to continue to plant and maintain trees in a manner that will allow them to mature and thrive.

Action LU-1.1.3, New Development Conformance, encourages development to conform to the natural setting of each area and site to avoid sensitive areas. This will reduce the overall perimeter of projects and consequently the resulting urban/wildlands interface, thereby minimizing habitat loss, while maintaining project acreage goals through smart planning and design. Action LU-1.1.14, Development Intrusion,[7] further requires that the siting and design of new development be compatible with open space resources potentially occupied by special status species by discouraging development intrusions on biological resources. This would ensure that the functions and values of open space resources adjacent to proposed developments are conserved, and any potential long-term indirect impacts are minimized by siting development away from sensitive areas and incorporating design features that reduce potential indirect effects from noise, lighting, runoff, nonnative species, and other anthropogenic-related disturbances that may spread into open space areas

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use

[7] *Existing General Plan Action LU-1.1.14 has been re-numbered to Policy LU-1.1.13 under the GPU.*

Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would conflict with policies or ordinances protecting biological resources, such as the City Oak Tree Ordinance and Guidelines. Therefore, similar to the findings of the General Plan EIR 2015, potential impacts to tree preservation is less than significant.

Comparison of Significance to the General Plan EIR 2015

Therefore, similar to the General Plan EIR 2015 findings, the GPU would not result in impacts to tree preservation ordinances or other policies protecting biological resources and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in impacts to tree preservation ordinances or other policies protecting biological resources and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on tree preservation ordinances or other policies protecting biological resources.

Mitigation Measures:

None required.

Impact C-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

General Plan EIR 2015 Impact Conclusions

The 2015 General Plan EIR determined that the existing General Plan policies and the new Policy CN-1.2 added to the Conservation Element would strengthen the City's protection of biological resources and would not conflict with any local policies or ordinances protecting biological resources. There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans in the City, outside of CHSP. The CDPR owns and manages the CHSP, and CDPR's land management restrictions govern the use of all land in the CHSP. Therefore, the 2015 General Plan EIR determined that the General Plan 2015 would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan, as the City is not located within an area covered by any such plans.

2022 Housing Element Update MND Conclusions

The MND determined that new development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and CEQA Guidelines. As such, the 2022 Housing Element Update MND determined that potential Project conflicts with provisions of an adopted conservation plan would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Currently, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the City. Therefore, none of the potential housing under the GPU is within such plan areas, and there would be no impact to such plans.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

Currently, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the City. Therefore, none of these updates or policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) would conflict with the provisions of an adopted conservation plan as there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans currently adopted within the City.

Comparison of Significance to the General Plan EIR 2015

Similar to the General Plan EIR 2015 findings, implementation of the GPU would not conflict with the provisions of an adopted conservation plan and no impacts would occur.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not conflict with the provisions of an adopted conservation plan and impacts would be less than significant. In addition, the proposed Objective Design standards would not conflict with the provisions of an adopted conservation plan.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there is no indication that the General Plan Update could have a significant impact on biological resources outside of the City or on regional resources that occur within and beyond the City. While there will likely be some adverse impacts to biological resources as a result of conversion of undeveloped land to various types of land uses permitted by the proposed Land Use Element, cumulative impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

The geographic context for the cumulative impacts associated with population and housing is the City of Chino Hills. For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code and Zoning Map, to accommodate residential development to meet the RHNA allocation.

Further, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed housing opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

The cumulative analysis includes buildout in the City under the General Plan. Development on all the RHNA Housing Opportunity Sites, in conjunction with buildout under the General Plan, would be required to comply with existing CHMC regulations and General Plan policies. Projects subject to CEQA would be analyzed for impacts to biological resources, and requirements for mitigation measures, prior to approval. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. This would protect oak trees or require tree replacement, specify development buffers for wetlands, riparian, or other sensitive natural communities, require compliance with state and federal regulations pertaining to special status plant and wildlife species, and migratory and nesting birds and raptors. As all projects proposed on the housing opportunity sites would be subject to City policies and regulations (CHMC, General Plan policies, and adopted objective standards), no cumulative impacts would result.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

As detailed in the analysis of GPU impacts above, these policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would result in impacts related to biological resources. Accordingly, no cumulative impacts related to biological resources would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in cumulative impacts related to biological resources.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not

result in cumulative impacts related to biological resources. In addition, the proposed Objective Design standards would not result in cumulative impacts related to biological resources.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2015 findings and the 2022 Housing Element Update MND, implementation of the GPU with respect to biological resources would be less than significant. However, unlike the General Plan EIR 2015 findings and the 2022 Housing Element Update MND findings, the results of the more detailed assessment of the RHNA sites indicate that Mitigation Measures BR-1 and BR-2 should be implemented under the GPU to avoid, reduce, and/or mitigate potential impacts to biological resources. With implementation of Mitigation Measures BR-1 and BR-2 impacts would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS
D. CULTURAL RESOURCES

1. INTRODUCTION

This section of the SPEIR analyzes the potential environmental effects on biological resources from implementation of the proposed project. This section was based on information in the *Cultural Resources Technical Report for the Chino Hills General Plan Update,* November 2023 by SWCA Environmental Consultants (located in **Appendix J**), the City of Chino Hills General Plan Update (2015), the City of Chino Hills General Plan Update EIR 2015, and City of Chino Hills Municipal Code (CHMC).

A. General Plan EIR 2015 Analysis and Conclusions

The 2015 General Plan EIR found that the General Plan 2015 would not result in substantial adverse changes in the significance of an historical resource through demolition or alteration of a historical resource's physical characteristics that convey its historical significance as Conservation Element Action CN-2.3.5 requires examination of the City's building records prior demolition or major alterations to search for indicators of potential historic importance, so that potentially significant historic resources can be recognized and possibly preserved or fully documented. The 2015 General Plan EIR found that the General Plan 2015 would not result in impacts to archaeological resources as Conservation Element Action CN-2.1.1 would require archaeological surveys as part of the routine environmental impact assessment under CEQA for discretionary land use actions. Conservation Element Action 2.1.2 and 2.1.3 requires that grading work be inspected by qualified archaeologists who can identify archaeological resources that may be uncovered and that any identified resources be preserved, restored, cataloged, and/or transmitted to the appropriate repository for their significance in advancing the science of archaeology. Lastly, Conservation Element Action 2.1.4 would require consultation and coordination with Native American representatives as part of archaeological investigations and monitoring, to ensure that tribal resources are considered and protected.

The 2015 General Plan EIR determined that impacts to disturbance of human remains would be less than significant as California Health and Safety Code §7050.5 requires that further excavation or disturbance of the area containing human remains cease until the County Coroner examines the remains and issues a report. that requires the identification and proper handling of human remains, consistent with relevant laws. The 2015 General Plan EIR found that the General Plan 2015 would not result in impacts to paleontological resources as Conservation Element Action CN-2.2.1, 2.2.2, and 2.2.3 require paleontological investigations, monitoring during grading, and actions to preserve, restore, and catalogue any found paleontological resources.[1]

The Native American Historic Resource Protection Act (AB 52) took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources into CEQA. The AB 52 was not enacted at the time of the General Plan 2015 EIR. However, as required by California Government Code, §65352.3, a Sacred Lands File search was requested from the NAHC and Native American tribes and individuals contacted responded that the entire City is sensitive for prehistoric resources. As a result of

[1] *Due to changes in Appendix G of the CEQA Guidelines, the threshold related to paleontological resources is no longer included in the Cultural Resource thresholds and is discussed in* ***Section E. Geology and Soils*** *of this SPEIR.*

this finding, Goal CN-2 of the 2015 General Plan was established. Specifically, consultation with local Native American tribes is required for each project within the General Plan study area.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND) identified potentially historic structures within the City at the Boys Republic property and Tres Hermanos Ranch and determined that the land inventory that is a focus of the 6th Cycle Housing Element does not identify potential housing sites on either property. Therefore, it was concluded that no impacts to historic resources would occur.

The 2022 Housing Element Update MND identified that, other than potential resources associated with the traditional tribal territory of the Tongva/Gabrielino (which are discussed separately), no unique archaeological resources meeting the criteria of CEQA Guidelines Section 15064.5 occur in the City. Therefore, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would have no impacts on archaeological resources.

The 2022 Housing Element Update MND identified that there are no cemeteries within the City and that the provisions of existing State Health and Safety Code Sections 7050.5—7055 include adequate and appropriate requirements and policies for the protection of human remains in the event of their inadvertent discovery. Therefore, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would have no impacts to human remains.

With regard to tribal cultural resources, the 2022 Housing Element Update MND concluded that because the land inventory that is a focus of the 6th Cycle Housing Element does not identify potential housing sites on properties in the City that contain potentially historic structures (the Boys Republic property and Tres Hermanos Ranch), the 6th Cycle Housing Element would have no impact on tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources. However, the 2022 Housing Element Update MND determined that mitigation measure TRC-1 would be required to mitigate potential impacts to tribal cultural resources that may be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. TRC-1 requires notification and tribal monitoring of ground-disturbing activities associated with new residential development that may occur as a result of 6th Cycle Housing Element policies. Impacts were concluded to be less than significant with mitigation.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

i) Prehistoric Overview

Numerous chronological sequences have been devised to aid in understanding cultural changes in southern California. Building on early studies and focusing on data synthesis, Wallace developed a prehistoric chronology for the southern California coastal region that is still widely used today and is applicable to near-coastal and many inland areas. Four periods are presented in Wallace's prehistoric sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Although Wallace's synthesis initially lacked chronological precision due to a paucity of absolute dates, this situation has been alleviated by the availability of thousands of radiocarbon dates that have been obtained by southern California researchers in the last three decades. Several revisions have been made to Wallace's synthesis using radiocarbon dates and projectile point assemblages (e.g., Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994).

When Wallace defined the Horizon I (Early Man) period in the mid-1950s, there was little evidence of human presence on the southern California coast prior to 6000 B.C. Archaeological work in the intervening years has identified numerous pre–8000 B.C. sites, both on the mainland coast and the Channel Islands. The earliest accepted dates for occupation are from two of the northern Channel Islands, located off the coast of Santa Barbara. Recent data from Horizon I sites indicate that the people's economy was a mixture of hunting and gathering, with a major emphasis on aquatic resources in many coastal areas (e.g., Jones et al. 2002) and on Pleistocene lakeshores in eastern San Diego County. More details on Prehistoric chronology for Southern California is provided in Cultural Resources Technical Report (**Appendix J**).

ii) Ethnographic Overview

As depicted in **Figure IV.D-1, Native American Territorial Boundaries Based on Ethnographic and Tribal Sources**, the project site is in an area historically occupied by the Gabrielino. Surrounding Native groups included the Chumash and Tatataviam/Alliklik to the north, the Serrano to the east, and the Luiseño/Juaneño to the south. There was well-documented interaction between the Gabrielino and many of their neighbors in the form of intermarriage and trade.

The name "Gabrielino" (also spelled Gabrieleno or Gabrieleño) denotes those people who were administered by the Spanish from Mission San Gabriel. This group is now considered a regional dialect of the Gabrielino language, along with the Santa Catalina Island and San Nicolas Island dialects. In the post-European contact period, Mission San Gabriel included Natives of the greater Los Angeles area, as well as members of surrounding groups such as Kitanemuk, Serrano, and Cahuilla. There is little evidence that the people we call Gabrielino had a broad term for their group; rather, they identified themselves as an inhabitant of a specific community with locational suffixes (e.g., a resident of Yaanga was called a Yabit, much the same way that a resident of New York is called a New Yorker).

i) Native American Communities Adjacent to the Study Area

The settlement of Native American communities in Southern California during the prehistoric period has been studied extensively by archaeologists over time, including Chace who argued that coastal areas were used mainly for food procurement while villages were located inland; Hudson who argued that Native Americans moved seasonally between villages, located in sheltered coastal areas, inland prairies, and mountain areas, and temporary camps, located on the exposed coast; and Mason and Petersen who argued that major estuaries in the region were territory centers for clan-based groups in Rancherias, which were occupied year-round while several smaller sites were used to gather resources during various times of the year. Generally, all models share the assumption that Native American groups in the region utilized various habitats, moving throughout the region at different times throughout the year. These prehistoric subsistence and settlement patterns are generally believed to have remained the same until the first permanent Native American settlement was established at Mission San Gabriel.

The precise location of most Native American villages in Southern California is subject to much speculation; however, maps depicting villages throughout the area show these sites located along rivers or streams, and several maps have been produced throughout the twentieth century depicting this settlement pattern. The nearest named villages to the study area are *Pasinongna, Wajijangna, Paxauxa*, and an unnamed village site to the north of the city boundary (Figures 12 and 13 of the Cultural Report [**Appendix** J]). *Wajijangna* is mapped by Johnston immediately northeast of the study area, however, does not appear on Kirkman's 1937 map. Likewise, *Paxauxa* and the unnamed site, are mapped by Johnston but not by Kirkman. *Pasinongna* is mapped by Johnston within the city boundary and immediately

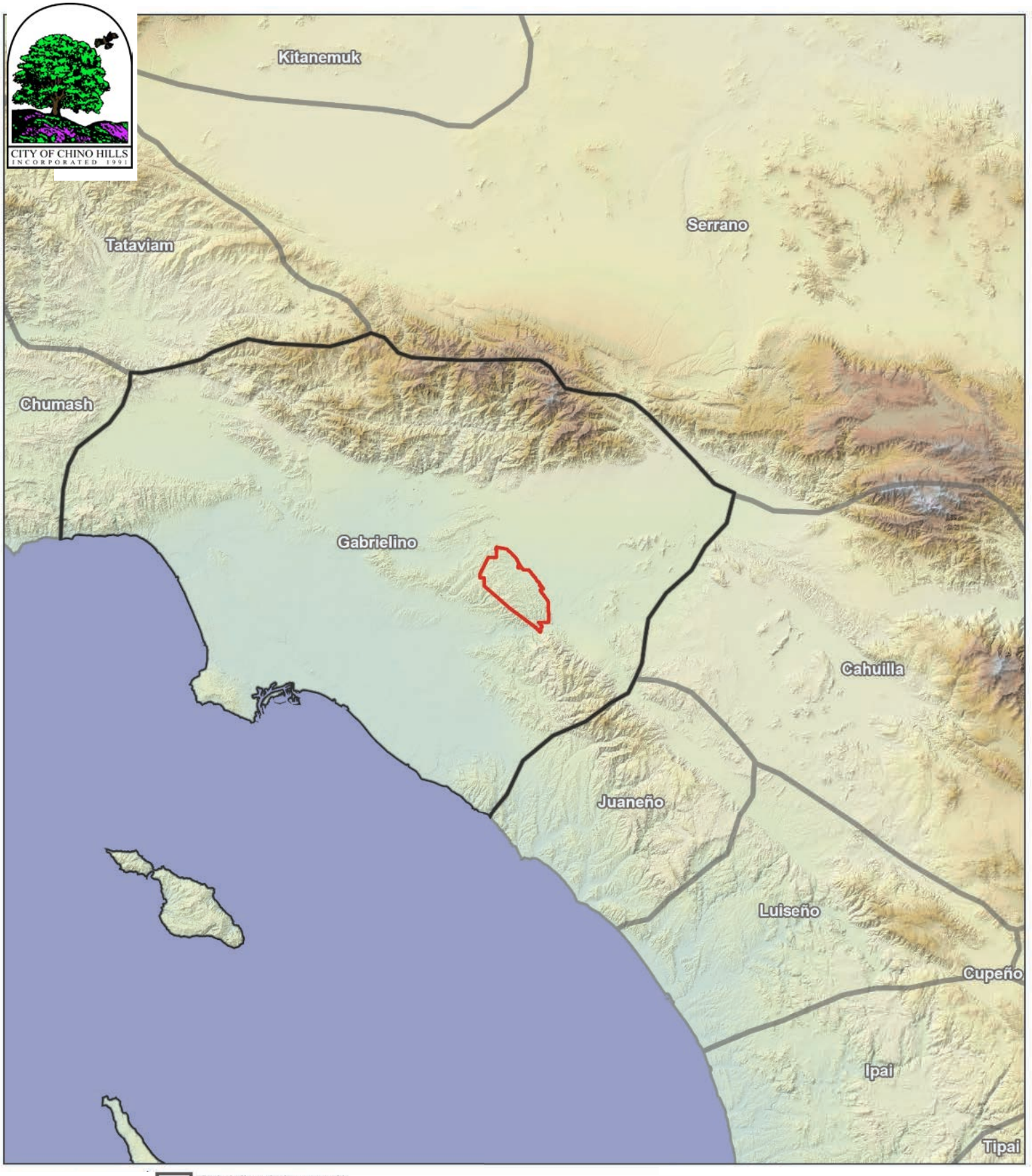


FIGURE IV.D-1
Native American Boundaries Based on Ethnographic and Tribal Sources

adjacent to Site 7, The Commons, but mapped outside the city boundary to the east by Kirkman. *Pasinongna* has been described as having been located on a rise above Chino Creek and would likely have had smaller villages and seasonal camps surrounding its vicinity.

Smaller habitation sites were not typically noted by early ethnographers and Spanish colonizers; therefore, the lack of explicit data pointing to a site in the area does not indicate a lack of Native American activity in the area.

ii) Historic Overview

Post-contact history for the state of California is generally divided into three periods: the Spanish period (1769–1822), Mexican period (1822–1848), and American period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American period, when California became a territory of the United States. More details on Historic chronology for Southern California is provided in Cultural Resources Technical Report (**Appendix J**).

iii) City of Chino Hills

The City was established on the lands of the Spanish-era Rancho Santa Ana del Chino. With the establishment of the nearby Mission San Gabriel Arcángel in 1771, the area encompassing present-day Chino Hills and Chino was claimed by the Spaniards and used as grazing land for the mission's cattle. The Rancho Santa Ana del Chino remained under Spanish control until Mexican Independence was gained in 1821. Following the secularization of the missions, Governor Juan Batista Alvarado granted the rancho to Don Antonio María Lugo in 1841.

The route of present-day State Route (SR) 71, along the eastern edge of Chino Hills, was part of a nineteenth century thoroughfare used by countless travelers, gold seekers, and migrants passing through the area.

Some oil exploration was conducted at the turn of the nineteenth to twentieth century in the hills where the Chino Hills State Park exists today. An early and substantial development in Chino Hills was the Boys Republic, constructed in 1909 on an approximately 200-acre site. Originally called the California Junior Republic, the organization was founded to provide support to troubled teenagers to help them avoid incarceration as adults. Margaret Fowler of Pasadena purchased the farmland in the Chino Hills area to develop the extant facility.

In 1914, three Los Angeles–area businessmen purchased land in the western Chino Hills, which they named Tres Hermanos Ranch. These men were Harry Chandler (whose family owned the *Los Angeles Times*), Tom Scott (an attorney who was involved in oil exploration and real estate), and William Rowland (a former Los Angeles County Sheriff and descendant of wealthy rancher John Rowland). The property functioned as a working cattle ranch, a weekend getaway, and a place to host private parties for their elite guests. The 2,445-acre property is now owned by the Tres Hermanos Conservation Authority. It lies partially in Chino Hills and partially in Diamond Bar.

By the 1920s, as the Los Angeles region underwent a population and building boom, some residential subdivisions began to appear in the Chino Hills area. The neighborhood known as Sleepy Hollow began

forming ca. 1920 in the rural Carbon Canyon (refer to Figure 16 of the Cultural Report [**Appendix J**]). It primarily served as a summer recreational destination for Angelinos, with small cabins built on small lots; these were later enlarged or rebuilt and became a more permanent community. The Los Serranos Country Club, developed by a group of out-of-town investors, opened to the public in 1925. Early homes built in this area, along with Sleepy Hollow in Carbon Canyon, were some of the earliest in what would later become the city of Chino Hills. By the end of the 1950s, residential construction had expanded to the north and east of the country club, although large agricultural or dairy establishments were still located along Eucalyptus Avenue and Chino Hills Parkway.

In 1963, a large cattle ranch on Carbon Canyon Road gave way to the construction of the Western Hills Country Club. The lots north of Los Serranos Country Club were more densely filled in by the mid-1960s, and by the early 1970s, additional homes were constructed nearby to the west and north of Lake Los Serranos and on the east side of SR 71. By about 1980, the lots adjacent to Los Serranos Country Club were nearly built out, and the community had further expanded to areas northwest of the lake between Eucalyptus Avenue and Chino Hills Parkway. Large residential tracts were built in the hills along Carbon Canyon Road. The northernmost end of the city began filling in, and commercial properties were built along Chino Hills Parkway. By the late 1980s, home construction pushed into more hilly areas to the west between Peyton Drive and Carbon Canyon Road, and the northern area of the city near SR 60 saw increased density. Additionally, residential tracts were constructed in the southern end of the city near SR 71 and Butterfield Ranch Road. Commercial development continued through the 1990s and 2000s, with new shopping centers such as the Chino Hills Marketplace, The Shoppes, and The Commons constructed to support the area's increased population.

Concerns about the loss of natural open space led to the formation of a group called Hills for Everyone in 1977, which worked closely with the California State Parks department to create a protected open space area that eventually became Chino Hills State Park.

In 1979, the County of San Bernardino began working on a specific plan for approximately 26 square miles in what is today Chino Hills. It was a unique endeavor—the first specific plan created in the state of California for an unincorporated area. Following much involvement from local property owners, the county finalized and approved the specific plan in 1982, at which time there were approximately 12,000 residents and 4,000 homes in the community. The specific plan called for commercial development along SR 71, and clustered residential development in "village cores," with the highest density in the core and decreasing density moving away from the core. Area residents explored the pros and cons of cityhood during the late 1980s, and the city of Chino Hills formally incorporated in 1991. As of the last census, the City has a population of approximately 78,400 residents.

iv) Native American Consultation

1) *Sacred Lands File Search*

The Native American Heritage Commission (NAHC) is charged with identifying, cataloging, and protecting Native American cultural resources and manages the state's Sacred Lands File (SLF) database. These sacred lands resources include places of special religious or social significance to Native Americans and known Native American graves and cemeteries on private and public lands in California. The contents of the SLF are strictly confidential and the results are simply reported as "positive" or "negative." In addition to the SLF, the NAHC maintains a list of tribal contacts affiliated with various geographic regions of California and provides recommendations for contacting tribes and representatives for any additional or unrecorded information.

Native American coordination conducted in support of the 2015 General Plan Update concluded that the entire City is sensitive for prehistoric resources. As a result of this finding, Goal CN-2, Protect Chino Hills' Cultural Resources, of the 2015 General Plan, was established. Specifically, consultation with local Native American tribes is required for each project within the General Plan study area.

On May 10, 2022, a record search was requested of the SLF along with a list of Native American contacts for the study area from the NAHC and the City requested a Tribal Consultation List for San Bernardino County. A response letter was received from the NAHC dated June 13, 2022, which indicated that a record of a sacred site had been identified within the study area. The NAHC recommended contacting the Gabrieleno (Tongva) San Gabriel Band of Mission Indians for additional information. The NAHC also provided a list of 16 Native American groups and individuals who may have knowledge of cultural resources in the study area. The NAHC also provided the City with the Tribal Consultation List for San Bernardino County, which listed 15 interested Native American groups and individuals (Appendix B of the Cultural Report [**Appendix J**]).

2) *Assembly Bill 52 and Senate Bill 18 Notification*

Of the 16 Native American groups and individuals identified in response to the SLF search, two had previously requested AB 52 consultation for all projects with the City: the Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band of Luiseño Indians. On May 16, 2022, the City mailed letters to the two Tribes. Pursuant to the requirements of AB 52, each letter included a description of the City's efforts to update the General Plan and notified each contact that requests for formal consultation were required to be sent within 30 days.

On September 13, 2022, the City mailed letters to all 15 interested Native American groups and individuals included on the county-wide Tribal Consultation List. Pursuant to the requirements of SB 18, each letter included a description of the City's efforts to update the General Plan and notified each contact that requests for formal consultation were required to be sent within 90 days.

3) *Results*

On May 25, 2022, the Gabrieleño Band of Mission Indians – Kizh Nation responded, acknowledging the project's intent. The letter stated that they are not pursuing AB 52 consultation for the General Plan Update but requested consultation status for all future projects. To date, no additional requests for consultation have been received in response to the AB 52 notification letters.

On September 19, 2022, the Gabrieleño Band of Mission Indians – Kizh Nation responded, acknowledging the project's intent. The letter stated that they are not pursuing SB 18 consultation for the General Plan Update but requested consultation status for all future projects. To date, no additional requests for consultation have been received in response to the SB 18 notification letters.

v/ Program-Level Analysis of the City Limits and RHNA Sites

The program-level analysis included a confidential search of the CHRIS records and a SLF search through the California NAHC.

1) *California Historical Resources Information System Records Search*

a) Methods

On August 4, 2022, a confidential search of the CHRIS records was requested from the South Central Coastal Information Center (SCCIC) on the campus of California State University, Fullerton, to identify previously documented cultural resources and investigations within the City limits, the Canyon Estates (Low Density), and Los Serranos Golf Course (Low Density) RHNA sites. The SCCIC maintains records of previously documented confidential archaeological resources and technical studies. This information includes specifics as to the nature and location of sensitive archaeological sites, which is not to be disclosed to the public or unauthorized persons and are exempt from the Freedom of Information Act.

In addition to reviewing prior studies and previously recorded cultural resources, the California Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) was reviewed, which includes listings of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks, and California Points of Historical Interest. Historical maps and aerial photographs were also examined and reviewed, including the previous City of Chino Hills General Plan (adopted February 24, 2015), and the cultural resources assessment prepared by Cogstone (Gust and Valasik 2011) in support of the 2015 General Plan.

Additional research completed specifically for the RHNA sites that contain properties over 45 years old included property-specific research such as, but not limited to, a review of historical maps, aerial photographs, building permit records, newspaper articles, and other archival documents obtained through various public sources, including the U.S. Geological Survey, Environmental Data Resources, UCSB Library, Calisphere, California State Library, Huntington Library, Newspapers.com, and Ancestry.com.

Four RHNA sites identified by the City are undeveloped (Site 1, The Shoppes II, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), and Site 9, Canyon Estates (Medium Density)), and three contain properties that are less than 45 years old (Site 6, The Shoppes, Site 7, The Commons, and Site 10, Canyon Estates (Low Density)). Those properties within the RHNA sites that are presently developed, but are not yet 45 years old, contain buildings and/or structures that were constructed between 1999 and 2014, therefore, will not come of age until 2044 at the earliest.

Geographic information has not been digitized for San Bernardino County; therefore, no GIS data were received. Rather, data pertaining to the reports and resources are based on the SCCIC database of text information. These data include categories for previously conducted studies. Data provided by the SCCIC may also include slight errors, particularly where the geographic extent is based on poor resolution in the original sources.

b) Results

i) Previous Cultural Resource Studies

Results of the cultural resources records search indicate that 105 previous cultural resource studies have been conducted within the study area between 1973 and 2016. Details of these studies are included in Appendix A, Table A-1 of the Cultural Report [**Appendix J**]). Of the 105, 49 incorporated some fieldwork component, nine included site testing, four summarized the results of construction monitoring, and 35 were desktop-only reports (e.g., literature searches, existing conditions reports). The remaining eight studies cannot be categorized due to insufficient information.

ii) Previously Recorded Cultural Resources

The CHRIS records search indicates that 142 cultural resources have been previously recorded within the General Plan study area (Appendix A, Table A-2 of the Cultural Report [**Appendix J**]). A review of the California OHP's BERD identified an additional 11 built environment resources in the study area. The 153 resources include 70 prehistoric archaeological resources, 33 historic-period archaeological resources, 14 multicomponent resources, 34 historic-period built environment resources, and two resources which cannot be categorized due to insufficient information. The 34 previously recorded built environment resources included transmission towers, single-family and commercial properties, and a bridge, among others (details are summarized in Appendix A, Table A-2 of the Cultural Report [**Appendix J**]). Designated or eligible built environment resources are discussed below.

iii) Properties Designated at the Federal, State, or Local Level

Federal

No built environment resources in Chino Hills are listed on or have been determined eligible for the NRHP.

State

The site of the Rancho Chino Adobe is a California Historical Landmark and is identified by a marker at a former fire station at 4040 Eucalyptus Avenue.

The site of the Battle of Chino, a California Point of Interest, is identified by a marker at the same property, 4040 Eucalyptus Avenue.

Local

There is no local register of historical resources for the City; therefore, no properties in the City are formally designated as historical resources. However, the General Plan Conservation Element (adopted February 2015) identified five areas in the City that had the potential for historical significance. A summary of findings is provided below:

Boys Republic

Developed in 1909, the Boys Republic facility is considered locally significant as a built environment historical resource and as a potential archaeological district with both prehistoric and Mexican periods of significance. The property is believed to be the probable location of the prehistoric village of Pashiinonga and the former location of Isaac Williams' adobe house and ranch, which was the site of the Battle of Chino. Subsurface remnants of these previous occupations are highly likely to be present.

The Boys Republic property was recommended as a potential historic district with a period of significance of 1909 to 1959 when the facility used agricultural training as the primary method of helping troubled youth and during which most of the buildings on the property were constructed. The property has not been formally designated.

Tres Hermanos Ranch

Partially in Chino Hills and partially in Diamond Bar, the Tres Hermanos Ranch was developed starting around 1910 by well-known businessmen and public figures Harry Chandler, Tom Scott, and William Rowland. An adobe house on the property was built ca. 1914. A multiple-arch dam was built in 1918 to detain water for what is now known as the Arnold Reservoir. The property is potentially significant for

associations with important persons in local history, architecture/engineering, and information potential; however, the property has not been formally designated.

Carbon Canyon

The Sleepy Hollow area was developed starting in the 1920s with modest buildings that functioned primarily as weekend getaway cabins. It is believed that few of the original cabins remain; consequently, there is a low probability that Sleepy Hollow would qualify as a historic district. The designation has not been formally applied; however, it was recommended that a marker acknowledge the local importance of the distinctive neighborhood.

Los Serranos Neighborhood

The Los Serranos neighborhood was formally evaluated for potential historical significance. It was found that only 5 percent of the homes predate 1945, while over 50 percent were built after 1970. The neighborhood was not found to be a significant example of suburban residential development, or have an association with important events, persons, developers, or designers. In addition to not qualifying as a historic district, none of the individual homes recorded – which were the best preserved – were found eligible for federal or state designation. However, it was noted that an archaeological district could be considered for the vicinity of the original clubhouse, which was previously the Bridger/Gird adobe residence.

Laband

The local importance of equestrian properties in the development of the City is recognized through an Equestrian Overlay Zone that recognizes the English Road area in the village of Laband as a unique equestrian area. Establishment of a conservation area has been suggested to recognize the local importance of horse properties in the development of the City. The designation has not been formally applied.

iv) Archaeological Resources

Results of the cultural resources records search indicate that 105 previous cultural resource studies have been conducted within the study area between 1973 and 2016. Seven of the 105 studies, completed between 1976 and 2011, overlapped one or more of the RHNA sites: one overlapped Site 1, The Shoppes II, two overlapped Site 6, The Shoppes, one overlapped Site 4, Western Hills Country Club, one overlapped Site 7, The Commons, one overlapped Site 8, Canyon Estates (Medium Density), and one overlapped all 11 of the RHNA sites. Each previous study is detailed in Appendix A, Table A-1 of the Cultural Report (**Appendix J**).

The CHRIS records search indicates that 142 cultural resources have been previously recorded within the General Plan study area (Appendix A, Table A-2 of the Cultural Report [**Appendix J**]). None of the 142 resources, however, are located within or intersect any of the 11 RHNA sites. A review of the California OHP's BERD identified an additional 11 built environment resources in the study area. None of the archaeological resources overlap any of the RHNA sites.

On August 17, 18, and 19, 2022, SWCA archaeologists conducted an intensive and reconnaissance archaeological resources survey of seven of the 11 proposed RHNA sites. The archaeological survey included both intensive pedestrian survey consisting of walking over the project site using parallel transects spaced no more than 15 meters apart and reconnaissance survey, which consisted of examining accessible portion or areas of exposed ground surface, such as cut roads and pedestrian trails. Site 6, The

Shoppes, and Site 7, The Commons, are fully developed, so pedestrian survey was not warranted. Additionally, two of the RHNA sites (Site 10, Canyon Estates (Low Density) and Site 11, Los Serranos (Low Density)) are being analyzed at the program-level, therefore, no archaeological survey was completed at this time.

Ground surface visibility within the seven RHNA sites subject to archaeological survey varied from fair to excellent (approximately 20 to 80 percent). No archaeological resources were identified within any of the RHNA sites as a result of the archaeological survey.

As previously stated, the CHRIS records search did not reveal any previously recorded archaeological resources within or overlapping any of the 11 RHNA sites. The SLF results returned by the NAHC indicated that a record of a sacred site was identified within the study area. To date, no sensitive resources have been identified specific to the RHNA sites; however, Native American coordination conducted in support of the 2015 General Plan concluded that the entire City is sensitive for prehistoric resources. Although no archaeological sites have been previously or newly identified within the RHNA sites, the RHNA site areas are located in the vicinity of known Native American villages, and the area was occupied and developed throughout the historic period.

v) Built Environment Resources

In the assessment of built environment resources, the threshold of 45 years of age is typically used to comply with CEQA due to the typical length of time a project takes to complete the environmental review process prior to approvals and construction.

Of the 11 RHNA sites, two contain properties over 45 years old: Los Serranos Golf Club (Site 3 and Site 11) and Western Hills Country Club (Site 4). These two properties underwent an intensive-level built environment survey, and were recorded and evaluated for potential historic significance using the criteria of the NRHP and CRHR. In summary, neither the Los Serranos Golf Club nor the Western Hills Country Club appear eligible for listing at the federal or state level under the applicable criteria. Detailed summaries of the evaluations are provided below.

Site 2, Community Park Overflow is adjacent to and north of a property that is over 45 years old: 14566 Peyton Drive, an agricultural property that was developed in 1920. The property was evaluated for potential historic significance in 2005 and assigned California Historical Resource Status Code 6Y meaning it was determined not eligible for the NRHP by consensus through the Section 106 process, but was not evaluated for the CRHR or for local listing. As it is outside the project area, the property was not reevaluated for this report.

The remaining RHNA sites identified by the City are either undeveloped (Site 1, The Shoppes II, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), and Site 9, Canyon Estates (Medium Density)) or contain properties that are less than 45 years old (Site 6, The Shoppes, Site 7, The Commons, and Site 10, Canyon Estates (Low Density)). Those properties within the RHNA sites that are presently developed, but are not yet 45 years old, contain buildings and/or structures that were constructed between 1999 and 2014, therefore, will not come of age until 2044 at the earliest.

Sites 3 and 11 - Los Serranos Golf Club

Based on a review of records search results, the BERD, and additional background research, the Los Serranos Golf Club is not listed in the NRHP or the CRHR. The property was not identified as a potential cultural resource in the City's 2015 General Plan or the associated cultural resources study. It appears the property has not been previously evaluated for potential historic significance.

Physical Description

The Los Serranos Golf Club is situated on multiple parcels totaling approximately 312 acres. Generally L-shaped, the golf club includes a section oriented north-south parallel to Yorba Avenue, and a section oriented east-west. The facility includes two 18-hole courses—the 6,691-yard north course, and the 7,628-yard south course (Los Serranos Golf Club 2018a, 2018b)—a driving range; putting green; clubhouse; golf cart, starter, maintenance, ancillary, and two snack bar buildings; sand traps; a large water hazard near the southwest end of the property; and numerous paved paths. A paved parking lot is adjacent to and north of the clubhouse, and is enclosed by a low concrete block wall that is painted white. A wooden sign located near the curb announces, "Jack Kramer's Los Serranos Country Club" and displays a man on horseback. The golf course terrain is undulating, and features many mature trees. The surrounding setting includes residential development in all directions, as well as an area of open space to the west.

Clubhouse

The clubhouse was constructed in 1996. Built in a contemporary Mission Revival style, the clubhouse is one story with high ceilings (Figures 26 and 27 of the Cultural Report [**Appendix J**]). It rests on a concrete foundation and has an irregular footprint. A hipped, tiled roof with markedly protruding rafter rails covers the majority of the building, while the center is flat roofed to support mechanical equipment and is edged at the north façade with a stepped, stuccoed parapet. The building exterior is sheathed in smooth stucco. Projecting from the north façade is a porte cochere supported by large, smooth columns and topped by a short tower. The tower is capped by a hipped, tiled roof with protruding rafter tails, and displays arched openings with metal bells suspended from wooden beams. Accessed via the porte cochere, the primary entrance consists of wooden double doors with glazing and is surrounded by a transom and wide sidelights. The north façade and east elevation display broad blind arches with no or minimal windows, concealing the view to the parking lot. Fenestration is concentrated on the west and south elevations facing the golf course, and consists of large expanses of metal-framed windows.

Starter Building

Located southwest of the clubhouse is a small wood-frame building where the starter (a staff person) directs players to the first tee at the appropriate time. The building has a square footprint and rests on a concrete foundation (Figure 28 of the Cultural Report [**Appendix J**]). It has a hipped, tiled roof with widely overhanging eaves and closed soffits. The lower half of the building exterior is covered with textured stucco, and is topped by metal-framed fixed and sliding windows on all sides. Th entry door on the south elevation appears to be wooden with a single-hung aluminum-framed window. The starter building's construction date was not ascertained but is believed to be ca. 1975.

Snack Bar Buildings

There are two small snack bar buildings on the golf course, one within the north course, and one within the south course. The small buildings have rectangular plans and are clad with smooth river rock. These buildings were not documented in detail. Their construction date was not ascertained but is believed to be ca. 1990.

Maintenance Building

Constructed ca. 1960, the maintenance building is located southwest of the clubhouse, near the southeastern edge of the golf club property. Sited around a maintenance yard, the building has a U-shaped footprint (Figure 29 of the Cultural Report [**Appendix J**]). It is similar in design to the clubhouse, displaying

a contemporary Mission Revival style. The building is topped by a gable-on-hip roof clad with red barrel tile. Its exterior is sheathed in textured stucco and displays blind arches with wide engaged pilasters on the north elevation. The elevations facing inward towards the maintenance yard display numerous metal roll-up garage doors. Wide engaged pilasters separate each garage door.

The maintenance building was constructed between 1959 and 1966 with a L-shaped footprint, and the eastern wing was built between 1987 and 1994, making the U-shaped footprint.

Ancillary Building

Constructed ca. 2000, the ancillary building is located north of the parking lot near Yorba Avenue. Although not clearly visible due to fencing and foliage, it has a rectangular footprint and walls composed of light gray textured brick or block (Figure 30 of the Cultural Report [**Appendix J**]). It is topped by a gabled roof clad with red barrel tile. There is a decorative metal vent screen under the gable peak.

Development History

The Los Serranos Country Club was conceived in 1923 by a group of investors headed by Harlow C. Davidson, a Long Beach real estate developer. In December 1923, the group purchased approximately 750 acres of the former Rancho Santa Ana del Chino, a Mexican-period land grant, from the Chino Land and Water Company. The planned country club was to include two 18-hole golf courses; a polo field; and facilities for swimming, boating, and other outdoor sports.

The country club was "named after the peaceful Serranos Indians that lived there long before white men with beards and lances trod upon California's garden lands.". Directing the club's development was W.G. Hamilton, who had been involved in several other country clubs in the Southern California area. John Duncan Dunn was hired to design the golf courses.

Los Serranos Country Club officially opened April 25, 1925. The former Bridger/Gird adobe house, described as a "large, aristocratic mansion," was enlarged and remodeled to repurpose it as a clubhouse (Figure 31 of the Cultural Report [**Appendix J**]). An announcement of the grand opening stated the "Feature event of the day will be the dedication of the 18-hole championship links" indicating the second planned 18-hole course was not built. The original driving range was located where the parking lot is today. Rental cabanas were built south of the clubhouse (Figure 32 of the Cultural Report [**Appendix J**]), although their exact construction date was not determined. The country club property also included present-day Lake Serranos to the north.

Only a year after its opening, in 1926, H.C. Davidson's investment company sold the country club to a syndicate composed of club members described as out-of-towners. The sale included 350 acres of the club property and 350 acres of surrounding land. In this way, members would participate in the club's administration and financial management. Participating memberships were sold to those who desired them. It was also announced at the time that nearby land would be developed as a community of country homes. Members of the club were able to purchase small lots adjacent to the course. Streets were named after historical figures and places such as Lugo and Gird Avenues and Los Serranos Boulevard. It appears the homes were modest in scale, as they were locally referred as bungalows. Early homes built in this area, along with Sleepy Hollow in Carbon Canyon, were some of the earliest in what would later become the City of Chino Hills. However, the lots adjacent to Los Serranos Golf Course were developed rather slowly. In 1935, only a handful of homes had been built, and in 1946, the area was still very sparsely developed (Figures 33 and 34 of the Cultural Report [**Appendix J**]). The lots gradually filled in and it was not until about 1980 that the area appeared nearly built out.

With the ownership change, several improvements were planned, including rearranging Holes 1 and 9 to be closer to the clubhouse, and construction of a swimming pool, a new golf house, and an ornamental gate and lodge at the entrance. However, it appears some of these improvements were not immediately started, and just 1 year later, a new owner for the country club was announced. O.W. Heinz and associates, based in Los Angeles, acquired the country club by November 1927. It was then that major improvements seemed to get underway. The contract was authorized for a 60 by 125-foot swimming pool (although research to date has not determined its location on the property), an outdoor dance pavilion was constructed, and a 2,000-foot-long swimming beach on the lake was developed. Additionally, a toboggan slide and water wheel were installed at the beach, and water was fed into the arroyos to allow for canoeing and to create water hazards for the golf course.

The country club changed hands many times through the mid-century, and was referred to by different names, including Rancho Don Lugo Golf Course, and Pomona Valley Country Club. While the details of each transaction and owner were not definitively ascertained, research to date revealed that a syndicate headed by Gordon Bell bought the property in 1946 for $155,000. The syndicate was composed of Mr. and Mrs. Gordon Bell, Mr. and Mrs. Gray Phelps, Mr. and Mrs. John W. Dawson, Kersey Kinsey, and R. Glenn Daugherty. By 1948, the property was sold to either Mel and Connie Rogers or Mel's brother Ken Rogers (depending on the source). Ken, who was a retired Army officer and golfer, was originally from Dallas but moved around extensively during his time in the military. It is not clear if Ken's brother Mel served as manager of the golf club, was a co-owner, or outright owner with Connie. Mel and Connie Rogers experienced legal issues with the California Public Utilities Commission, and in addition, Ken Rogers and realtor Clara Blum Bartlett sued Mel and Connie, resulting in a judgment in late 1948 that gave Ken Rogers and Clara Bartlett control of the club. Subsequently, Bartlett acquired Ken's half-interest and gained full control of the club.

Not long after the Rogers acquired the club, they sought to sell the property, and in mid-1949, it was announced that a group of African-American investors were seeking to purchase it. Headed by Lemuel Pratt Grant, the group was reported to include boxer Joe Lewis, actor Eddie Anderson, and athlete Woody Strode. Grant owned a brick and tile business and was a pioneer golfer in the African-American community. Opposition quickly rose in the community—an organization was formed called "Los Serranos Business Club," which worked to block the sale. Despite a well-attended event to publicize the club and sign up new members, the property sale fell apart.

During her tenure, Bartlett completed at least $50,000 in improvements and remodeling to the clubhouse, and had plaques installed on trees that she discovered were not indigenous and were rare to the area. However, problems with the water system and related water shortage resulted in the golf course being maintained in less than ideal conditions. In June 1953, Bartlett sold the country club—which had been reduced to 320 acres—and its water system to Paul Greening, who owned the adjacent approximately 2,500-acre ranch (referred to as Rolling Ridge or Rolling Hills). Greening was a rancher with a number of other financial interests who had recently relocated to the area from Newport Beach. Shortly after the purchase, Greening closed the golf course, but began making improvements to the water system. He offered the golf course and clubhouse for lease, and indicated that if a lease was not arranged, the course would be converted to agricultural purposes and the clubhouse would be torn down.

By late 1953, a lease was arranged with a group composed of tennis professional Jack Kramer, golf professional Zell Eaton, and Pasadena businessman W.E. Cranston. The men updated the golf course and reopened it for public use in February 1954 with nine holes. A temporary grouping of holes was created to put the course into operation, but they were not meant to be a permanent front or back nine. Additional changes were made to the course with the goal "to make it appeal more to the average golfer".

It was designed to be easier and shorter than the previous course, and several new greens were constructed. The *Los Angeles Times* provided a summary of the state of Los Serranos at the time:

> *The course was in horrible condition, almost abandoned…It has been redesigned, eliminating several of the less interesting holes at the southwest end of the course…and building some new holes including an 18th which will be directly in front of the clubhouse. Overall length is considerably shorter than the old course. Nine holes were opened a short time ago…Fairways are pretty rough now but an entirely new watering system…should begin to pay off. We'd say the net result of the changes will be to make it an easier course for high handicappers but just as interesting as the old layout.*

By 1961, Jack Kramer became sole owner of the club. He developed a second golf course, called the south course, in 1962. It became known as "Jack's Blacks" and held the record for the longest golf course in California until surpassed by Torrey Pines and Martis Camp in the 2000s. The maintenance building was constructed around this time with a L-shaped footprint, and the eastern wing was built between 1987 and 1994, creating the building's current U-shaped footprint. Building permit records show that a permit was issued in 1994 that included an addition and remodel of the clubhouse, as well as demolition work (Figure 35 of the Cultural Report [**Appendix J**]**Error! Reference source not found.**). While the building permit does not provide details on the demolition, a local newspaper account indicates the original clubhouse was razed. Los Serranos Golf Club staff also indicates the current clubhouse is all new construction. The project included 3,800 square feet of office space, 4,645 square feet of clubhouse space, and 8,100 square feet of kitchen space and patios. The architect for the project was Schneider Architects and Associates, and the contractor was Charles Licha.

The Greening family (Jay Greening) continues to own the property, and while Jack Kramer died in 2009, the Kramer family continues to own and operate the golf club business, leasing the land from Mr. Greening.

The changes and alterations that have taken place at the property over the decades have resulted in a nearly 50 percent reduction of its size, from the original 750 acres to approximately 320. In addition, the property's features have been affected by the substantial changes in the function and amenities provided at the course. Original features that were removed or are no longer part of the property include the lake, beach, and water toboggan; equestrian facilities; rental cabanas; and the original clubhouse. The golf facility has changed from a single 18-hole golf course to two 18-hole golf courses, with the second course developed 37 years after the original. Additionally, the configuration and features of the original north course have been altered, notably the locations of Holes 1, 2, 5, 6, 16, 17, and 18, and the driving range. New buildings were constructed on the property through ca. 2000.

Golf Course Architect/Designer

John Duncan Dunn, a native of Scotland, came from a well-known golfing family of which his father, uncle, grandfather, mother, and brother were all involved in golf—either as players, professionals, or designers. Dunn established a club-making business with his brother in 1892, and laid out many early golf courses in the Netherlands. In 1895, he took a trip to America, and later returned to join his uncle at the Ardsley-on-Hudson Country Club. Among his various golf-related business endeavors, Dunn opened a shop in Manhattan, and took over his uncle's position as the manager of the BGI Company. Dunn began making a name for himself in golf course design after working on several courses in Florida. In 1902, he moved to California, and served as a golf professional at Los Angeles Country Club. Dunn left for some time to work in France, but returned to the United States, after which he designed courses in Lake Tahoe and at Los Serranos. Dunn also wrote articles and instructional books about the sport. Dunn designed the original

(north course) at Los Serranos; however, the second planned course was not constructed. Dunn died in 1951.

As part of the research undertaken for this study, several sources were consulted to review rankings of golf course architects/designers, including Top 100 lists, and those identifying influential golf course architects/designers. These sources included the American Society of Golf Course Architects Architect's Gallery database, Golf magazine, Golf Digest, Golf Link, and Golfweek. John Duncan Dunn was not identified in any of the sources consulted. A discussion of Dunn's work in another source indicated that, while Dunn appears to have been involved in the creation of more golf courses in California than he has been given credit for, his work may not measure up to some of the other work in Southern California around the same period.

Courses attributed to a golf course architect/designer are typically categorized by solo designs, collaborations with other designers, new courses, and remodels of existing courses. Table 1 of the Cultural Report [**Appendix J**]**Error! Reference source not found.**) presents known information on John Duncan Dunn's work. Research to date does not indicate that Dunn is considered a master in his field.

NRHP and CRHR Evaluation

Criteria A/1 (Events)

The Los Serranos Golf Club (aka Los Serranos Country Club) was originally developed in 1924 as a private country club with expansive recreational facilities, including one 18-hole golf course, facilities for fishing and water sports, a private lake with a beach, rental cabanas, and equestrian facilities. Changing hands many times from its opening in 1925 through the 1950s, the property and its owners appear to have struggled to maintain a successful business. Although the Los Serranos Golf Club property is associated with the development of early recreational facilities in the Chino Hills, the country club was not remarkable as a business, as evidenced by the frequent ownership changes, known maintenance issues, and elimination over the years of amenities such as the rental cabanas and equestrian and water sports. In the course of the various sales of the property, the country club was also reduced in size such that the lake feature is no longer part of the current club property. The club's use changed so that it is now focused only on the sport of golf.

The golf club property is associated with the development of early residential properties in the Chino Hills area on the lots adjacent to the golf course, which were originally purchased by club members. However, the lots were developed very slowly over the course of several decades. The sale of land for the development of homes was announced in 1926, but the neighborhood was less than half built 20 years later in 1946. It was not until about 1980 that the neighborhood appeared to be nearly built out. As stated in the Chino Hills General Plan (adopted February 2015), only 5 percent of the homes in the Los Serranos neighborhood predate 1945, and over 50 percent were built after 1970. Furthermore, the city of Chino Hills did not incorporate until 1991 following a period of extensive growth in the 1970s and 1980s. Therefore, while the country club made lots available for residential development early in the twentieth century, it cannot be said that the country club was a strong catalyst for the growth and establishment of the city of Chino Hills.

Lastly, research to date does not indicate that any events significant in our history have occurred at the property.

Consequently, the Los Serranos Golf Club does not appear eligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

Criteria B/2 (Individuals)

Research to date has not demonstrated that the Los Serranos Golf Club is associated with the lives of persons important to local, state, or national history. The golf club property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criteria C/3 (Design/Construction)

The Los Serranos Golf Club does not appear to be eligible under Criteria C/3 as it does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. Due to numerous changes to the property, the club does not have a cohesive design. The extant clubhouse and maintenance building represent a contemporary Spanish Revival style from the buildings' remodeling in the early 1990s. Other buildings on the property such as the ancillary and snack bar buildings do not have a clearly discernible style. As previously discussed, research to date does not indicate that Dunn, the golf course designer, is considered a master in his field. The original north course's configuration and features have been considerably altered as described above—the locations of Holes 1, 2, 5, 6, 16, 17, and 18 and the driving range have been changed, and a second course was built adjacent approximately 37 years after the original course was developed.

Coupled with the changes to the golf course–related buildings, the north course does not retain integrity to convey its original design, construction, materials, workmanship, or feeling.

Criteria D/4 (Information Potential)

The potential to yield information important to prehistory or history is typically applied to archaeological resources and these criteria were not applied to this evaluation of the Los Serranos Golf Club.

In summary, the Los Serranos Golf Club is not considered a historical resource pursuant to CEQA.

Site 4 - Western Hills Country Club

Based on a review of records search results, the BERD, and additional background research, the Western Hills Country Club is not listed in the NRHP or the CRHR. The property was not identified as a potential cultural resource in the City's 2015 General Plan or the associated cultural resources study. It appears the property has not been previously evaluated for potential historic significance.

Physical Description

The Western Hills Country Club is situated on multiple parcels totaling approximately 312 acres. Generally L-shaped, the country club includes a section oriented northeast-southwest parallel to Carbon Canyon Road, and a section oriented north-south. The southwestern end of the golf course extends to the west side of Canon Lane. The club includes an 18-hole course that is just over 6,700 yards long (Golf Link 2022a), a driving range, putting green, clubhouse, golf cart and maintenance buildings, a swimming pool, and numerous paved paths. A paved parking lot, adjacent to and south of the clubhouse, is accessed from Fairway Drive where the entrance is marked by four brick pillars with black iron gates, and a post-mounted sign announcing the Western Hills Country Club. The golf course terrain is undulating, and features many mature trees and a small lake northwest of the clubhouse. The surrounding setting includes Eucalyptus Avenue and residential development to the north; Fairway Drive, residential development, and open space to the east; Carbon Canyon Road, Chino Valley Fire Station No. 4, a golf cart shop, and residential development to the south; and residential development to the west.

Clubhouse

The clubhouse was originally built as a stock show and sales barn in 1961, remodeled in 1963 to use as a clubhouse, and partially demolished and remodeled again in 1988. Designed in a contemporary Spanish Revival style, the clubhouse is one story with high ceilings. It rests on a concrete foundation and generally has a rectangular footprint. The southern half of the building is covered by a flat roof edged by a hipped, tiled roof that conceals mechanical equipment. The northern half of the building is covered by a very low-pitched gabled roof which appears to be clad with composite shingles. The building exterior is sheathed in smooth stucco. An arcade with wide square piers spans the southern façade. At the eastern end of the façade, a gabled roof shelters the primary entrance, which consists of steel arched double doors flanked by sidelights. Secondary doors are located on the west and north elevations. Fenestration consists of large steel-framed fixed windows, smaller sliding windows, and possibly awning or fixed windows on the north elevation (Figures 36 and 37 of the Cultural Report [**Appendix J**]).

Golf Cart Building

Constructed in 1990, the golf cart building is located north of the clubhouse near Fairway Drive. It has a rectangular footprint and a flat roof with composite shingles and numerous skylights. A concrete path surrounds the building on all sides.

Pool House/Shower Building

Constructed ca. 1964, this small ancillary building is located north of the pool. It has a rectangular plan and a medium-pitched, side-gabled roof clad with composite shingles. Although not clearly visible due to the pool security fencing, it appears to be sheathed in stucco, and has at least one vinyl-frame sliding window. The south elevation displays a recessed niche with a shower (Figure 38 of the Cultural Report [**Appendix J**]).

Swimming Pool

Constructed ca. 1964, the swimming pool is located east of the clubhouse, near Fairway Drive. It is an irregularly shaped swimming pool surrounded by a concrete path and patio, and grass lawn. The pool facility is enclosed by an iron rail fence (Figure 39 of the Cultural Report [**Appendix J**]).

Restroom Building

The restroom building's construction date is unknown. This small building is located on the west side of Canon Lane, near the western end of the country club. The building has a rectangular footprint and a very low-pitched gabled roof. Wide wooden fascia boards show considerable deterioration. The exterior walls are masonry blocks painted tan. Privacy screening walls shield the doorways to the restroom facilities inside (Figure 40 of the Cultural Report [**Appendix J**]).

Development History

The Western Hills Country Club was opened in March 1963 on the lands of a former cattle ranch. Known as the "Double S Ranch," the property was owned by Shelley Martin Stoody and his wife Corrine Stoody. Mr. Stoody was known for his prized, expensive Hereford cattle (one of which he purchased in 1958 for $55,000); he also was said to have held a quarter interest in a bull valued at $320,000. In 1960, Stoody constructed a show ring and barn in which to display his cattle stock for sale.

His property also included a landing strip, which was subsequently related to his cause of death in June 1961, when he died in a plane crash near his home. Three other passengers were also killed, and several

damage suits were filed against Stoody's estate. The court authorized the sale of the ranch, and in 1963, it was purchased for $600,000 by a group of investors from surrounding cities who planned the development of a country club on a portion of the 380-acre property).

The group of investors included Delmar Pebley, president; William G. Claussen, vice president and acting manager; Dr. G. Barton Heuler, treasurer; and Dr. L. Kenneth Heuler, secretary. Opening in March 1963, the Western Hills Country Club included an 18-hole golf course, a driving range, and a practice green near the clubhouse. Nine holes were sited along the canyon beside Carbon Canyon Road, and nine were sited in the valley running northward from the property entrance. Between the No. 10 and No. 18 fairways was a small lake. Stoody's approximately 14,500-square-foot cattle sale barn was renovated and converted into a clubhouse with a pro shop, control room, bar, kitchen, dining, banquet and locker rooms, and offices. Two hangars on the ranch property were also repurposed. A 40 foot by 40–foot hangar located near the clubhouse was used to store golf carts; a second 40 foot by 60–foot hangar was relocated near Carbon Canyon Road across from the Mountain View tract to store maintenance equipment. The landing strip and several buildings were removed, including a barn and two smaller buildings near the entrance. Additional amenities planned for the property included tennis, badminton, and ping pong courts in support of the family-focused program of the country club. It is unknown if these features were built. A swimming pool was constructed east of the clubhouse shortly after the club opened.

It appears the investor group later developed the Western Hills Mobile Homes Estates on the east side of Fairway Drive. A portion of the undeveloped ranch property to the north and west of the country club was sold for construction of a housing tract.

Sparse data was available to trace the ownership history of the property over the decades—city building permit records redact owner information for privacy reasons. A general partnership was identified in association with the Western Hills Country Club in 1986, which consisted of T.W. Dutton and George D. Voigt of Upland, Jacob Y. Terner of Beverly Hills, and Robert D. Dutton of Ontario.

Jacob Y. Terner was born in New York in 1934. He married Sandra Wolloch, obtained his M.D. in 1961, and practiced in New York until 1966 when he entered the military, serving until 1968. Afterwards, Terner and his family moved to Los Angeles where he founded a private pathology practice. He also founded and ran several business entities and taught at the University of Southern California School of Medicine. Terner's partners, George D. Voigt and T.W. Dutton, were born in 1932 in Upland, California and 1930 in Rancho Cucamonga, California, respectively. Born in 1950, partner Robert D. Dutton was originally from Ontario, California. No consequential information was found on Voigt or either Dutton.

The country club was acquired in March 1987 by Western Hills Golf Associates, who completed improvements to the property and remodeled the clubhouse. The clubhouse was partially demolished by removing the pro shop, restaurant, bar, and banquet room, then enlarged by approximately 1,000 square feet. The kitchen was moved, a larger bar and grill room was created, the locker rooms and banquet room were refurbished, and views to the outdoors were improved. Additionally, as part of the remodel, the building exterior was redesigned to give it a "California Spanish look".

Further improvements were completed shortly thereafter. A garage building near the clubhouse (likely the former ranch building near the clubhouse that had been repurposed to store golf carts) was demolished in 1989. A new golf cart storage building was constructed by the following year at the same location north of the clubhouse. Other work conducted on the property in the 1990s included walls built at the perimeter of the property, remodeling of the locker area, and installation of a new fuel tank at the maintenance building. Work conducted in the 2000s included repairs to a damaged portion of the north

locker room wall, electrical work for the pond and irrigation system, installation of a prefabricated structure to house cell-site equipment, and installation of a sewer line.

In ca. 2001, West Hills Golf Associates, Ltd., coordinated with the City to have Fairway Drive accepted into the city-maintained street system in exchange for waterline easements through the country club property, and a 1.2-acre parcel given to the City for a park at Carbon Canyon Road and Cannon Lane. It appears the property owner has remained the same; the San Bernardino County Assessor lists the present owner as West Hills Golf Associates, Ltd., which was formed in 1987.

Golf Course Architect/Designer

Harry Rainville, a golf course architect based out of Yorba Linda, designed the country club's 18-hole golf course consequential information on Rainville. He worked on the design of golf courses in various California cities, as well as on several projects with his son David Rainville, who continued practicing golf course architecture into the 2000s. Harry died in 1982.

As part of the research undertaken for this study, several sources were consulted to review rankings of golf course architects/designers, including Top 100 lists, and those identifying influential golf course architects/designers. These sources included the American Society of Golf Course Architects Architect's Gallery database, Golf magazine, Golf Digest, Golf Link, and Golfweek. Harry Rainville was not identified in any of the sources consulted. Courses attributed to a golf course architect/designer are typically categorized by solo designs, collaborations with other designers, new courses, and remodels of existing courses. Table 2 of the Cultural Report (**Appendix J**) presents known information on Harry Rainville's work. Research to date does not indicate he was associated with any significant golf course designs or considered a master in his field.

NRHP and CRHR Evaluation

Criteria A/1 (Events)

Developed in the early 1960s, Western Hills Country Club was relatively late in the trend of recreational development in the Chino Hills area. Research to date does not indicate that any significant events in national, state or local history have taken place on the property, nor is the property associated with any significant trends or patterns of national, state, regional, or local history. The property is not a significant example of a golf course in the context of golf courses across the state or nation. Therefore, the country club does not appear eligible for listing under NRHP Criterion A or CRHR Criterion 1.

Criteria B/2 (Individuals)

Research to date has not identified any significant people to be directly associated with the Western Hills Country Club. It is recommended not eligible under Criteria B/2.

Criteria C/3 (Design/Construction)

The Western Hills Country Club was developed in 1963 on the lands of a former cattle ranch. While a few of the ranch buildings were repurposed for the country club, the majority of the ranch's buildings and features were removed and altered. Those former ranch buildings reused at the country club (the clubhouse and golf cart building) were later demolished in the 1980s. The extant clubhouse reflects a contemporary Spanish Revival style from its latest remodel in the 1980s, and other buildings such as the masonry restroom building and pool house building are utilitarian with no clearly discernible style. Research to date on Harry and David Rainville did not indicate that they are considered masters in the field of golf course architecture, and the golf course itself is not representative of a significant or

distinctive golf course design. Consequently, the property does not appear eligible for listing under Criteria C/3.

Criteria D/4 (Information Potential)

The potential to yield information important to prehistory or history is typically applied to archaeological resources and is not applied to this evaluation of the Western Hills Country Club.

In summary, the Western Hills Country Club is not considered a historical resource pursuant to CEQA.

B. Regulatory Setting

1) *Federal Regulations*

a) National Historic Preservation Act of 1966

Enacted in 1966 and amended most recently in 2014, the National Historic Preservation Act (NHPA; 54 United States Code [USC] 300101 et seq.) instituted a multifaceted program, administered by the Secretary of the Interior, to encourage sound preservation policies of the nation's cultural resources at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer, and provided for the designation of State Review Boards. The NHPA also set up a mechanism to certify local governments to carry out the goals of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation.

b) National Register of Historic Places

The NRHP was established by the NPHA as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for the NRHP, a property must be significant in American history, architecture, archaeology, engineering, or culture under one or more of the following criteria (36 CFR 60.4):

- **Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B:** It is associated with the lives of persons who are significant in our past;
- **Criterion C:** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- **Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not

considered eligible for the NRHP, unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

i) Integrity

In addition to meeting these criteria, a property must also retain historic integrity, which is defined in National Register Bulletin 15 as the ability of a property to convey its significance. To assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities:

1. Location – the place where the historic property was constructed or the place where the historic event occurred
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property
3. Setting – the physical environment of a historic property
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
6. Feeling – a property's expression of the aesthetic or historic sense of a particular period of time
7. Association – the direct link between an important historic event or person and a historic property

c) Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 (25 USC 3001 et seq.) protects human remains, funerary objects, sacred objects, and items of cultural patrimony of Indigenous peoples on federal lands. NAGPRA stipulates priorities for assigning ownership or control of such cultural items excavated or discovered on federal or Tribal lands, or in the possession and control of an agency that has received federal funding.

NAGPRA also provides for the repatriation of human remains and associated items previously collected from federal lands and in the possession or control of a federal agency or federally funded repository. Implementing regulations are codified in 43 CFR Part 10. In addition to defining procedures for dealing with previously collected human remains and associated items, these regulations outline procedures for negotiating plans of action or comprehensive agreements for treatment of human remains and associated items encountered in intentional excavations, or inadvertent discoveries on federal or Tribal lands.

2) *State Regulations*

The California OHP, a division of the California Department of Parks and Recreation, is responsible for carrying out the duties described in the California Public Resources Code (PRC) and for maintaining the California Historic Resources Inventory and CRHR. The state-level regulatory framework also includes

CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of eligible historical and archaeological resources.

a) California Environmental Quality Act

i) Historical Resources

According to the CEQA Guidelines, California Code of Regulations (CCR) Section 15064.5, for the purposes of CEQA, historical resources are:

1. A resource listed in, or formally determined eligible . . . for listing in the CRHR (PRC Section 5024.1, 14 CCR 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historic resources survey meeting the requirements of PRC Section 5024.1(g).
3. Any object, building, structure, site, area, place, record, or manuscript that the lead agency determines to be eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the CRHR (as defined in PRC Section 5024.1, 14 CCR 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity (as defined above) does not meet NRHP criteria may still be eligible for the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be a historical resource (PRC 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (CEQA Guidelines, 14 CCR 15064.5[b]).

ii) Archaeological Resources

In terms of archaeological resources, PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If it can be demonstrated that a proposed project will cause damage to a unique archaeological resource, the lead agency may require that reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed,

mitigation measures are required (PRC 21083.2[a]–[c]). CEQA notes that if an archaeological resource is neither a unique archaeological resource nor a historical resource, the effects of the project on those resources shall not be considered to be a significant effect on the environment (CEQA Guidelines, 14 CCR 15064.5[c][4]).

iii) Senate Bill 18

Signed into law in 2004, Senate Bill (SB) 18 requires that cities and counties notify and consult with California Native American tribes about proposed local land use planning decisions for the purpose of protecting traditional Tribal cultural sites. Cities and counties must provide general and specific plan amendment proposals to California Native American tribes that have been identified by the NAHC as having traditional lands within the city's boundaries. If requested by the Native American tribes, the City must also conduct consultations with the Tribes prior to adopting or amending their general and specific plans.

iv) Assembly Bill 52

Assembly Bill 52 of 2014 (AB 52) amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. Section 4 of AB 52 adds Section 21074(a)(b)(c) to the PRC, which address Tribal cultural resources, cultural landscapes, and historical resources.

Tribal Cultural Resources

PRC Section 21074(a) defines Tribal cultural resources as one of the following:

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

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

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

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Additionally, PRC Section 21074(b) and (c) include in the definition of a Tribal cultural resource the following:

(3) A cultural landscape that meets the criteria of subdivision (s)…to the extent that the landscape is geographically defined in terms of the size and scope of the landscape (PRC Section 21074 [b])

(4) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2…if it conforms with the criteria of subdivision (a) (PRC Section 21074 [c]).

Impacts to Tribal cultural resources should be considered under CEQA. PRC Section 21080.3.2 states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to Tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Consultation with Native Americans

California Native American tribes are defined in AB 52 as any Native American tribe located in California that is on the contact list maintained by the NAHC, whether or not they are federally recognized. AB 52 specifies that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their Tribal cultural resources. Once an application for a project is completed or a public agency makes a decision to undertake a project, the lead agency has 14 days to send formal notification to Native American tribes designated by the NAHC as having traditional and cultural affiliation with a given project area and that had previously requested in writing to be notified by the lead agency (PRC Section 21082.3.1[b][d]). The notification shall include a brief description of the proposed project, the location, contract information for the agency contact, and notice that the Tribe has 30 days to request, in writing, consultation (PRC Section 21082.3.1[d]). Consultation must be initiated by the lead agency within 30 days of receiving any California Native American tribe's request for consultation. Furthermore, consultation must be initiated prior to the release of a negative declaration, mitigated negative declaration, or EIR for a project (PRC Section 21082.3.1[b][e]).

Consultation may include discussion concerning the type of environmental review necessary, the significance of the project's impacts on the Tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation and mitigation that the California Native American tribe may recommend to the lead agency. The consultation shall be considered concluded when either the parties agree to measures to mitigate or avoid a significant effect, if one exists, on a Tribal cultural resource; or a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Section 21082.3.2[b]).

Pursuant to Government Code Sections 6254 and 6254.10, and PRC Section 21082.3(c), information submitted by a California Native American tribe during consultation under AB 52 shall not be included in the environmental document or otherwise disclosed to the public by the lead agency, project applicant, or the project applicant's agent, unless written permission is given. Exemptions to the confidentiality provisions include any information already publicly available, in lawful possession of the project applicant before being provided by the Tribe, independently developed by the project applicant or the applicant's public agent, or lawfully obtained by a third party (PRC Section 21082.3[c]).

b) California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Sections 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks

programs may be nominated for listing in the CRHR. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- **Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- **Criterion 2:** It is associated with the lives of persons important to local, California or national history.
- **Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- **Criterion 4:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Resources nominated for the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for the CRHR.

c) Treatment of Human Remains

The disposition of burials falls first under the general prohibition on disturbing or removing human remains under Section 7050.5 of the California Health and Safety Code (CHSC). More specifically, remains suspected to be Native American are treated under CEQA (14 CCR 15064.5); PRC Section 5097.98 illustrates the process to be followed if remains are discovered. If human remains are discovered during construction, no further disturbance to the site shall occur, and the county coroner must be notified (14 CCR 15064.5; PRC Section 5097.98).

3) Local Policies and Regulations

a) Chino Hills General Plan

Goals, policies, and actions relating to cultural resources contained within the currently adopted of the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to cultural resources are summarized in **Section III, Project Description**, presented in **Appendix G**, and discussed in the analysis below.

Goal CN-2: Protect Chino Hills' Cultural Resources

Policy CN-2.1: Protect Chino Hills' archaeological resources.

Action CN-2.1.1: Require appropriate archaeological surveys as part of the environmental review process where archaeological resources may be present.

Action CN-2.1.2: Require on-site inspections by a qualified archaeologist during grading activities where archaeological resources may be present.

Action CN-2.1.3: Where archaeological resources are found during development activities, require identified archaeological materials to be preserved,

restored, cataloged, and/or transmitted to the appropriate repository or as otherwise directed by a qualified professional archaeologist.

Action CN-2.1.4: Consult with local Native American tribes as required to avoid impacts on archaeological resources.

Policy CN-2.3: Protect Chino Hills' potential historical resources.

Action CN-2.3.1: Prior to a change of land use or other action on the Boys Republic property that could disturb a potential historic resource, require a historic resource survey of the property by a qualified historic resource consultant, and consider incorporating any recommendations as requirements into subsequent development approval.

Action CN-2.3.2: Prior to a change of land use or other action on the Tres Hermanos property that could disturb a potential historic resource, require a historic resource survey of the property by a qualified historic resource consultant, and consider incorporating any recommendations as requirements into subsequent development approval.

Action CN-2.3.3: Prior to grading on-site of the original clubhouse of the 1925 Los Serranos Country Club, require an appropriate archaeological survey to determine the presence of artifacts associated with the former Bridger/Gird Adobe site and consider incorporating any recommendations as requirements into subsequent development approval.

Action CN-2.3.4: Consider placement of markers to acknowledge the local importance to Chino Hills' history of the Carbon Canyon and English Road equestrian communities.

Action CN-2.3.5: For structures over 45 years old, review available City building records and make a determination regarding the structure's potential historical significance prior to permitting its demolition or substantial alteration.

The City does not have a historic preservation ordinance or specific significance criteria that must be met to designate local historical resources.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Thresholds of Significance

Appendix G of the CEQA Guidelines provides screening questions that address cultural resources, which frame the impact assessment methodology used in this analysis. For purposes of this SPEIR, implementation of the GPU may have a significant adverse impact on cultural resources if it would do any of the following:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5;
b) Cause a substantial adverse change in significance of an archaeological resource pursuant to § 15064.5;
c) Disturb any human remains, including those interred outside of formal cemeteries; or
d) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is:
    i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
    ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

B. Project Impacts and Mitigation Measures

Impact D-1: Would the project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

General Plan EIR 2015 Impact Conclusions

The 2015 General Plan EIR found that the General Plan 2015 would not result in substantial adverse changes in the significance of an historical resource through demolition or alteration of a historical resource's physical characteristics that convey its historical significance as Conservation Element Action CN-2.3.5 requires examination of the City's building records prior demolition or major alterations to search for indicators of potential historic importance, so that potentially significant historic resources can be recognized and possibly preserved or fully documented.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND) identified potentially historic structures within the City at the Boys Republic property and Tres Hermanos Ranch and determined that the land inventory that is a focus of the 6th Cycle Housing Element does not identify potential housing sites on either property. Therefore, it was concluded that no impacts to historic resources would occur.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Historic built environment resources can be directly affected by demolition activities or extensive remodeling, and indirectly affected by noise, vibration, and changes to setting and viewshed. As such, any development or change in existing land use within the City and the two RHNA sites analyzed at a program-specific level would require a site-specific analysis.

Two properties that are over 45 years old were identified on RHNA sites: the Los Serranos Golf Club (Site 3 and Site 11) and Western Hills Country Club (Site 4). The two properties were recorded on California Department of Parks and Recreation (DPR) 523 series forms, and evaluated for eligibility for listing in the NRHP and CRHR. Both properties are recommended not eligible for the NRHP and CRHR under all criteria as they lack association with significant events and individuals (Criteria A/1 and B/2), and do not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master architect or engineer (Criterion C/3). Therefore, neither the Los Serranos Golf Club nor Western Hills Country Club are considered historical resources for the purposes of CEQA.

The remaining RHNA sites identified by the City are either undeveloped (Site 1, The Shoppes II, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), and Site 9, Canyon Estates (Medium Density)) or contain properties that are less than 45 years old (Site 6, The Shoppes, Site 7, The Commons, and Site 10, Canyon Estates (Low Density)). Those properties within the RHNA sites that are presently developed, but are not yet 45 years old, contain buildings and/or structures that were constructed between 1999 and 2014, therefore, will not come of age until 2044 at the earliest. Therefore, no additional analysis is required for historical resources.

The 2015 Chino Hills General Plan contains Policy CN-2.3, Protect Historic Resources, and its associated actions to protect the City's potential historical resources. This includes required measures for changes in land use or other actions on properties that may qualify as historical resources. Action CN-2.3.1 and Action CN-2.3.2, include requiring historic resource surveys by a qualified historic resource consultant and incorporation of any recommendations as part of development approvals for any change in land use or other actions on the Boys Republic property and Tres Hermanos property. Also, as detailed in Action CN-2.3.3, prior to grading on the site of the original Los Serranos Country Club clubhouse, an archaeological survey is required and any recommendations are required to be incorporated into development approvals. Lastly, Action CN-2.3.5, for structures over 45 years old, a review of available City building records is required to make a determination regarding a structure's potential historical significance prior to permitting its demolition or substantial alteration. Future development or improvements related to changes in land use could potentially cause significant adverse impacts to historical resources. The General Plan study area contains properties that are 50 years or older, and it is possible that future development in the GPU area would result in the identification of additional historical resources. As the 8-year cycle for the Housing element spans 2021 through 2029, properties that were developed before 1984 would meet the age criterion for assessment to determine if they qualify as historical resources pursuant to CEQA. Therefore, adoption of the GPU could result in significant adverse impacts and material impairment to historical resources, and Policy CR-1 is recommended. Policy CR-1 should apply to all development

projects within the General Plan study area, including the Canyon Estates (Low Density) and Los Serranos Golf Course (Low Density) RHNA sites.

- **Policy CR-1. Historic Resources.** The following measures shall be required for all development projects within the city limits where construction activities may impact potential or previously identified historical resource.
    a. The project proponent shall provide a historical resources assessment performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for architectural history or history (as defined in 48 CFR 44716) to the City of Chino Hills Planning Division for review and approval. The historical resources assessment shall include a records search at the SCCIC and a survey in accordance with California OHP guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project.
    b. If a project requires the alteration, rehabilitation, or relocation of a historical resource, the project proponent shall use *the Secretary of the Interior's Standards for the Treatment of Historic Properties* to ensure the historical significance of the resource is not impaired. The application of the standards shall be overseen by an architectural historian or historian meeting the Secretary of the Interior's Professional Qualification Standards. Prior to any construction activities that may affect the historical resource, an analysis, meeting industry standards, shall identify and specify the treatment of character-defining features and construction activities and be provided to the City of Chino Hills Planning Division for review and approval. A project proponent, its construction personnel, and all subcontractors shall comply with the procedures outlined in the resulting analysis.

Additional review may be required should historical resources be identified and should the proposed project not comply with the *Secretary's Standards for the Treatment of Historic Properties.*

As stated previously, no historical resources would be directly impacted by implementation of the development plans for the nine RHNA sites examined at a site-specific level. Additionally, there are no other properties within the RHNA sites that would come of age during the Housing Element cycle. Those properties within the RHNA sites that are presently developed, but are not yet 45 years old, contain buildings and/or structures that were constructed between 1999 and 2014, therefore, would not come of age until 2044 at the earliest. Furthermore, by-right development, which is not subject to CEQA evaluation, must complete the City's Objective Design Standards (ODS) checklist, adhere to all building permit requirements, zoning codes, and related planning documents. These City regulations would protect historic resources. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not cause a substantial adverse change in the significance of an historical resource as defined in § 15064.5 as these are development guidelines and will not result in adverse impacts related to cultural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and

efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would result in impacts related to historic resources. Updates to these goals and policies in the General Plan (including Objective Design Standards and other Zoning and Specific Plan Amendments) would further reduce risks associated with such conditions for future development in the City.

Comparison of Significance to the General Plan EIR 2015

Similar to the General Plan EIR 2015 findings, the GPU would result in less than significant impacts with implementation of General Plan policies and compliance with all relevant local, state, and federal regulations to protect such historic resources.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not cause a substantial adverse change in the significance of an historical resource as defined in § 15064.5. In addition, the proposed Objective Design standards will not result in adverse impacts related to cultural resources.

Mitigation Measures:

None required.

Impact D-2: Would the project cause a substantial adverse change in significance of an archaeological resource pursuant to § 15064.5 or disturb human remains?

General Plan EIR 2015 Impact Conclusions

The 2015 General Plan EIR found that the General Plan 2015 would not result in impacts to archaeological resources as Conservation Element Action CN-2.1.1 would require archaeological surveys as part of the routine environmental impact assessment under CEQA for discretionary land use actions. Conservation Element Action 2.1.2 and 2.1.3 requires that grading work be inspected by qualified archaeologists who can identify archaeological resources that may be uncovered and that any identified resources be preserved, restored, cataloged, and/or transmitted to the appropriate repository for their significance in advancing the science of archaeology. Lastly, Conservation Element Action 2.1.4 would require consultation and coordination with Native American representatives as part of archaeological investigations and monitoring, to ensure that tribal resources are considered and protected.

The 2015 General Plan EIR determined that impacts to disturbance of human remains would be less than significant as California Health and Safety Code §7050.5 requires that further excavation or disturbance of the area containing human remains cease until the County Coroner examines the remains and issues a report. that requires the identification and proper handling of human remains, consistent with relevant laws. The 2015 General Plan EIR found that the General Plan 2015 would not result in impacts to paleontological resources as Conservation Element Action CN-2.2.1, 2.2.2, and 2.2.3 require

paleontological investigations, monitoring during grading, and actions to preserve, restore, and catalogue any found paleontological resources.[2]

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that no unique archaeological resources meeting the criteria of CEQA Guidelines Section 15064.5 or cemeteries occur in the City. In addition, the provisions of existing State Health and Safety Code Sections 7050.5—7055 include adequate and appropriate requirements and policies for the protection of human remains in the event of their inadvertent discovery. Therefore, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would have no impacts on archaeological resources or human remains.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU itself would not result in significant adverse impacts to any known cultural resources. However, any future development or changes in existing land use within the City or site-specific development of Canyon Estates (Low Density) and Los Serranos Golf Course (Low Density) has the potential to result in impacts to cultural resources as surface-level and subsurface archaeological sites and deposits can be present and affected.

As previously discussed results of the cultural resources records search indicate that 105 previous cultural resource studies have been conducted within the study area between 1973 and 2016. Seven of the studies overlapped one or more of the RHNA sites: one overlapped Site 1, The Shoppes II, two overlapped Site 6, The Shoppes, one overlapped Site 4, Western Hills Country Club, one overlapped Site 7, The Commons, one overlapped Site 8, Canyon Estates (Medium Density), and one overlapped all 11 of the RHNA sites. The CHRIS records search indicates that 142 cultural resources have been previously recorded within the General Plan study area and none are located within or intersect any of the 11 RHNA sites. A review of the California OHP's BERD identified an additional 11 built environment resources in the study area and none of the archaeological resources overlap any of the RHNA sites. Furthermore, an intensive archaeological resources survey was conducted of seven of the 11 proposed RHNA sites. No archaeological resources were identified within any of the RHNA sites as a result of the archaeological

[2] *Due to changes in Appendix G of the CEQA Guidelines, the threshold related to paleontological resources is no longer included in the Cultural Resource thresholds and is discussed in* ***Section E. Geology and Soils*** *of this SPEIR.*

survey. However, any ground disturbance, however, has the potential to expose and/or displace archaeological resources, constituting a potentially significant impact requiring the consideration of mitigation measures. Therefore, Policy CR-2 is recommended. Accordingly, Policy CR-2 is recommended and applicable to all nine RHNA sites:

- **Policy CR-2** Requirements to Avoid Impacts to Cultural Resources

    a. Prior to the issuance of a demolition permit, the project proponent will retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for historical archaeology, along with a Native American Monitor from a local culturally affiliated Tribe to carry out and ensure proper implementation of the regulatory compliance measures for archaeological resources.

    b. Prior to the commencement of project activities, an archaeological resources monitoring plan (Monitoring Plan) will be prepared in compliance with PRC Section 5024.1, 14 CCR 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1. To satisfy these regulations, the Monitoring Plan will include, but not be limited to, monitoring protocol for ground-disturbing activities, a construction worker training program, and discovery and processing protocol for inadvertent discoveries of archaeological resources. The Monitoring Plan will identify the process for contacting Tribal groups in the event of inadvertent discovery of archaeological resources or human remains potentially affiliated with Native Americans.

    c. Before the commencement of initial demolition or excavation at the project area, the retained qualified archaeologist or their designee will provide Worker Environmental Awareness Program training to on-site project personnel responsible for supervising demolition and excavation (i.e., foreman or supervisor) and machine operators.

    d. The qualified archaeologist will be present during demolition and excavation activities, as to be stipulated in the Monitoring Plan. The qualified archaeologist will have the authority to temporarily halt or redirect construction activities in soils that are likely to contain archaeological resources. In the event that archaeological resources are exposed during construction, work in the immediate vicinity of the find (within 8 m [25 feet]) shall stop until the qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas. If the discovery is determined by the qualified archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines in 14 CCR 15064.5(a) or a "unique archaeological resource" pursuant to PRC Section 21083.2(g), the qualified archaeologist will coordinate with the project proponent and lead agency to develop a formal treatment plan that would reduce impacts to the resource(s). The treatment plan established for the resource(s) will be prepared in accordance with CEQA Guidelines in 14 CCR 15064.5(f) for historical resources and PRC Section 21083.2(b) for unique archaeological resources. At the conclusion of monitoring, a technical report will be prepared that summarizes the results and findings. The format and content of the report shall follow the California OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (California OHP 1990). Any

archaeological resources identified will be documented on appropriate DPR 523 series forms. The final draft of the report will be submitted to the SCCIC.

Implementation of the City's existing General Plan Policy CN-2.1, Protect Archaeological Resources, and Actions CN-2.1.1 through CN-2.1.4 would reduce any potential impacts to less-than-significant levels, pursuant to CEQA. Implementation of appropriate cultural resource surveys (CN-2.2.1) and Native American consultation (CN-2.1.4) may result in the development of project-specific archaeological and/or tribal cultural resources mitigation measures that will need to be applied.

Furthermore, by-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. These City regulations would protect cultural resources. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not cause a substantial adverse change in significance of an archaeological resource pursuant to § 15064.5 or disturb human remains as these are development guidelines and will not result in adverse impacts related to cultural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would result in impacts related to historic resources. Updates to these goals and policies in the General Plan (including Objective Design Standards and other Zoning and Specific Plan Amendments) would further reduce risks associated with such conditions for future development in the City.

These policies do not propose any development that would result in impacts related to archaeological resources or the discovery of human remains. Updates to these goals and policies in the General Plan would further reduce risks associated with wildfire, geologic, flooding, and seismic hazards, as well as climate change, for future development in the City.

Comparison of Significance to the General Plan EIR 2015

Similar to the General Plan EIR 2015 findings, the GPU would result in less than significant impacts with implementation of General Plan policies and compliance with all relevant local, state, and federal regulations to protect such cultural resources.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, unlike to the 2022 Housing Element Update MND, which determined that mitigation measure TRC-1 would be required to mitigate potential impacts to tribal cultural resources that may be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 or disturb human remains. In addition, the proposed Objective Design standards will not result in adverse impacts related to cultural resources.

Mitigation Measures:

None required.

Impact D-3: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

General Plan EIR 2015 Impact Conclusions

The Native American Historic Resource Protection Act (AB 52) took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources into CEQA. The AB 52 was not enacted at the time of the General Plan 2015 EIR. However, as required by California Government Code, §65352.3, a Sacred Lands File search was requested from the NAHC and Native American tribes and individuals contacted responded that the entire City is sensitive for prehistoric resources. As a result of this finding, Goal CN-2 of the 2015 General Plan was established. Specifically, consultation with local Native American tribes is required for each project within the General Plan study area.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND concluded that because the land inventory that is a focus of the 6th Cycle Housing Element does not identify potential housing sites on properties in the City that contain potentially historic structures (the Boys Republic property and Tres Hermanos Ranch), the 6th Cycle Housing Element would have no impact on tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources. However, the 2022 Housing Element Update MND determined that mitigation measure TRC-1 would be required to mitigate potential impacts to tribal cultural resources that may be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. TRC-1 requires notification and tribal monitoring of ground-disturbing activities associated with new residential development that may occur as a result of 6th Cycle Housing Element policies. Impacts were concluded to be less than significant with mitigation.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

On May 10, 2022, a records search of the SLF was requested and a list of Native American contacts for the study area from the NAHC. A response letter was received from the NAHC dated June 13, 2022, which indicated that a record of a sacred site had been identified within the study area. The NAHC recommended contacting the Gabrieleno (Tongva) San Gabriel Band of Mission Indians for additional information. The NAHC also provided a list of 16 Native American groups and individuals who may have knowledge of cultural resources in the study area.

Of the 16 Native American groups and individuals identified in response to the SLF search, two had previously requested AB 52 consultation for all projects with the City: the Gabrieleño Band of Mission Indians – Kizh Nation and the Soboba Band of Luiseño Indians. On May 16, 2022, the City mailed letters to the two Tribes. Pursuant to the requirements of AB 52, each letter included a description of the City's efforts to update the GPU and notified each contact that requests for formal consultation were required to be sent within 30 days. On May 25, 2022, the Gabrieleño Band of Mission Indians – Kizh Nation responded, acknowledging the project's intent. The letter stated that they are not pursuing AB 52 consultation for the GPU but requested consultation status for all future projects. To date, no additional requests for consultation have been received in response to the AB 52 notification letters.

On September 13, 2022, the City mailed letters to all 15 interested Native American groups and individuals included on the county-wide consultation list. Pursuant to the requirements of SB 18, each letter included a description of the City's efforts to update the GPU and notified each contact that requests for formal consultation were required to be sent within 90 days. On September 19, 2022, the Gabrieleño Band of Mission Indians – Kizh Nation responded, acknowledging the project's intent. The letter stated that they are not pursuing AB 52 consultation for the GPU but requested consultation status for all future projects. To date, no additional requests for consultation have been received in response to the AB 52 notification letters.

Implementation of the City's existing General Plan Policy CN-2.1, Protect Archaeological Resources, and Actions CN-2.1.1 through CN-2.1.4 would reduce any potential impacts to less-than-significant levels, pursuant to CEQA. Implementation of appropriate cultural resource surveys (CN-2.2.1) and Native American consultation (CN-2.1.4) may result in the development of project-specific archaeological and/or tribal cultural resources mitigation measures that will need to be applied.

Additionally, AB 52 requires that the City consult with appropriate tribes whenever a project subject to a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA specifically address tribal cultural resources. Additional CEQA review and tribal consultation would be required for such projects..

Furthermore, if Native American or tribal cultural resources exist on the site, the applicant will enter into a Cultural Resources Treatment Agreement with a local Native American Tribe traditionally and culturally affiliated with Chino Hills that is acknowledged by the Native American Heritage Commission, which shall address the following: (1) treatment and disposition of cultural resources; (2) designation, responsibilities, and participation of professional Tribal monitors during grading, excavation and ground disturbing activities; (3) project grading and development scheduling; (4) terms of compensation for the Tribal monitors; (5) treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site; (6) Tribal monitor's authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and (7) the applicant's agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Tribe for proper treatment and disposition; and the applicant's agreement that all Tribal sacred sites are to be avoided and preserved.

Because tribal consultation is required under AB 52, impacts to tribal cultural resources would be less than significant for housing projects on the opportunity sites that are not developed by-right. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. These City policies and regulations would prevent impacts to tribal resources. Therefore, the GPU would not result in a significant impact.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not cause a substantial adverse change in the significance of a tribal cultural resource as these are development guidelines and will not result in adverse impacts related to cultural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies do not propose any development that would result in impacts related to tribal cultural resources. Updates to these goals and policies in the General Plan (including Objective Design Standards and other Zoning and Specific Plan Amendments) would further reduce risks associated with wildfire, geologic, flooding, and seismic hazards, as well as climate change, for future development in the City.

Comparison of Significance to the General Plan EIR 2015

As described above, the Native American Historic Resource Protection Act (AB 52) took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources into CEQA. The AB 52 was not enacted at the time of the General Plan 2015 EIR. Therefore, there was no analysis of tribal cultural resources in the General Plan EIR 2015 and no comparison to previous significance conclusions can be made.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not cause a substantial adverse change in the significance of a tribal cultural resource. However, the 2022 Housing Element Update MND determined that mitigation measure TRC-1 would be required to mitigate potential impacts to tribal cultural resources that may be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. As tribal consultation is currently required under AB 52, impacts to tribal cultural resources would be less than significant under the GPU and no mitigation would be required. In addition, the proposed Objective Design standards will not result in adverse impacts related to tribal cultural resources.

Mitigation Measures

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan 2015 EIR determined that sufficient safeguards are included in the updated Conservation Element to ensure that investigations are conducted as part of the City's routine environmental impact assessment procedures to evaluate potential occurrence of and impacts to cultural and paleontological resources, throughout the City, and to properly evaluate, recover, document and handle any significant resources that may be found. Future land development activities in the City would have site-specific impacts and mitigation measures; however, if any cultural or paleontological resources are discovered, the information derived from those resources would add to the cumulative body of scientific knowledge in the fields of archaeology, history, and paleontology, particularly concerning the Southern California region.

The 2015 General Plan Update would have less than cumulatively considerable impacts involving cultural and paleontological resources.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

All development in the City would be required to comply with existing CHMC regulations, General Plan policies, and state laws regarding the discovery of human remains. Goals and policies of the General Plan would require new development and redevelopment to review site conditions related to cultural resources, including historic, cultural, and tribal cultural resources as part of the application approval process. For projects that are subject to further CEQA review, historic and cultural resource reports would be required as part of the CEQA process, which would ensure that historic and cultural resources impacts are considered prior to any project approvals. In the event of the discovery of unknown human remains, Section 7050.5 of the California Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code would ensure that human remains are handled appropriately. AB 52 is also required as part of the CEQA process. Compliance with AB 52 would require tribal consultation to ensure that tribal cultural resources are protected. All projects in the City subject to CEQA would be subject to existing CHMC regulations, General Plan policies, and state laws regarding the discovery of human remains. Therefore, there would be no cumulative impact from development on the housing opportunity sites for projects subject to CEQA.

By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. This approach would avoid impacts to cultural resources by stating that all significant cultural resources on a site will be either preserved in situ or will be recovered in a data recovery plan as recommended by a professional archaeologist (Society for California Archaeology's professional qualifications for Principal Investigator). Another objective standard would avoid impacts related to the discovery of human remains. Therefore, development under by-right development on the housing opportunity sites would be subject to the CHMC, General Plan policies, and above-noted objective standards, and no cultural resource impacts would result. Therefore, there would be no cumulative impact from development on the housing opportunity sites.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance

for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to historical, archaeological, or tribal cultural resources, or to human remains, as these are development guidelines and will not result in development with the potential to result in project-level impacts related to cultural resources or tribal cultural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies do not propose any development that would result in impacts related to historic, cultural, or tribal cultural resources or the discovery of human remains. Updates to these goals and policies in the General Plan would further reduce risks associated with wildfire, geologic, flooding, and seismic hazards, as well as climate change, for future development in the City. There would be no cumulative impact from updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) as these policy changes do not propose physical improvements that would create an impact or are refinements to existing General Plan policies to reflect current conditions.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to cultural resources.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to cultural or tribal cultural resources.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU on cultural resources would be less than significant and no mitigation measures would be required. In addition, with required AB 52 consultation, impacts related to tribal cultural resources would be less than significant and no mitigation would be required.

Similar to the findings of the 2022 Housing Element Update MND, no impacts to cultural or tribal cultural resources would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements. However, the 2022 Housing Element Update MND determined that mitigation measure TRC-1 would be required to mitigate potential impacts to tribal cultural resources that may be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. As tribal consultation is currently required under AB 52, impacts to tribal cultural resources would be less than significant under the GPU and no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
E. GEOLOGY AND SOILS

1. INTRODUCTION

This section of the SPEIR discusses land development constraints associated with the geological and soils conditions in the City of Chino Hills (City). Issues of concern include seismic hazards due to movement along local and regional earthquake faults that could induce ground shaking, potential surface fault rupture, liquefaction, and landslides. Other concerns involve local soils conditions that could be unstable and require special design and construction measures to ensure structural integrity and protection of building occupants. State and local regulatory frameworks are identified with regard to seismic hazards mapping and examination of development proposals.

This section also characterizes the paleontological setting of the City, identifies important paleontological resources that have been documented, lists Conservation Element policies and actions to protect important resources, and evaluates the potential for impacts to undiscovered resources that might occur during future major earth-moving activities.

Background information concerning geological and soils conditions referenced throughout this section is condensed from the "Geotechnical Conditions Update for City of Chino Hills General Plan," May 10, 2022 prepared by GMU Geotechnical, Inc. That complete report (Geology Study) is provided as **Appendix K**. The background information concerning the paleontological resources setting and pertinent regulatory frameworks is condensed from the "Paleontological Resources Technical Report for the Chino Hills General Plan Update," November 2023 prepared by SWCA Environmental Consultants (Paleontological Report). The complete Paleontological Report is provided as **Appendix L**.

A. General Plan EIR 2010 Analysis and Conclusions

The 2015 General Plan EIR found that future development within the Chino Hills Fault Hazard Zone or within the City's Geologic Hazard Overlay District could expose people or structures to potential hazards of surface fault rupture/fault creep, liquefaction, and/or landslides. In addition, the City is within a seismically active region that could experience strong seismic ground shaking during an earthquake. The City's Building Code, regulations established in the City's Municipal Code, and the 2015 General Plan goals and supportive policies and actions establish appropriate building restrictions to keep residential structures and critical facilities outside of identified fault hazard areas and site-specific geotechnical investigations of new development located within the Geologic Hazard Overlay District. Furthermore, the City will continue to enforce its Building Code, based on the California Building Code, to ensure that soils, foundations, and structures are properly designed to mitigate local ground shaking conditions anticipated for the various regional faults that affect this area. In addition, compliance with building code standards would provide sufficient safeguards to minimize structural damage and protect public safety during earthquakes. As such, the 2015 General Plan EIR concluded that impacts related to fault rupture, seismic ground shaking, liquefaction, and landslides would be less than significant.

The 2015 General Plan EIR found that new development and other land clearing and grading activities could potential result in on- or off-site erosion impacts. However, the City's Municipal Code and 2015 General Plan goals and supportive policies and actions require project planning, preparation of erosion and sediment control plans, and runoff control in order to would reduce potential impacts involving

topsoil removal and erosion. As such, the 2015 General Plan EIR determined that impacts related to erosion would be less than significant.

The 2015 General Plan EIR found that sandy alluvial deposits located within major drainages traversing the City and areas where clay was previously mined in the eastern side of the City may be susceptible to consolidation and hydrocompaction. However, the City's existing regulations governing development in the Geologic Hazards Overlay District provides sufficient mechanisms to identify site-specific geology and soils constraints involving ground instability from various sources, including landslides, lateral spreading, subsidence, and liquefaction or collapse, as part of the City's project review and approval process. These regulations, together with the City's building code standards, provide sufficient building design and construction standards to mitigate significant problems on a project-by-project basis. As such, the 2015 General Plan EIR determined that impacts involving potential ground instability would be less than significant.

The 2015 General Plan found that new development and significant expansion of existing development within areas of the Puente Formation that locally contain layers of volcanic ash could lead to expansion impacts. However, the City's building code standards require preparation of site-specific studies to identify localized geology and soils conditions and provide a sufficient mechanism to ensure that expansive soils are identified and that appropriate remedial measures are incorporated into plans and specifications. As such, the 2015 General Plan EIR determined that impacts from expansive soils would be less than significant.

The 2015 General Plan found that connection to the local sewer system would be the primary method of wastewater disposal for future development. In addition, where a project is proposed that does include septic tank systems, developers would be required to demonstrate the suitability of on-site soils in a Waste Discharge Report. Furthermore, septic tank permits are subject to the approval by the Santa Ana Regional Water Quality Control Board. As such, the 2015 General Plan EIR determined that impacts from the use of septic tanks or other alternative wastewater disposal systems would be less than significant.

The 2015 General Plan EIR found that the 2015 General Plan goals and supportive policies and actions would ensure that future development conduct site-specific paleontological resource investigation for fossil-bearing strata as part of routine environmental impact assessment procedures conducted under CEQA. In addition, the 2015 General Plan EIR found that the 2015 General Plan goals and supportive policies and actions require monitoring of grading by qualified professional paleontologists and the preservation, restoration, cataloging, and/or transmission of found paleontological resources to the appropriate repository as applicable. As such, the 2015 General Plan determined that impacts to paleontological resources would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, identified that the City as a whole is located in a highly seismic region; however, it was determined that the 6th Cycle Housing Element does not propose specific development plans and that new residential development that may occur as a result of its policies would be required to comply with applicable City policies and California Building Code regulations. These policies and regulations include evaluation of the site-specific geotechnical and soil conditions of development sites and incorporation of development-specific recommendations accounting for such conditions in their proposed designs. Compliance with the above requirements is assured through the normal City construction and building permit application and plan check processes, which are designed to identify and, if appropriate, mitigate potential seismic-related impacts as well as geologic and soil hazards. As such, the 2022 Housing Element

Update MND concluded that the 6th Cycle Housing Element would not expose people or structures adverse effects associated with fault rupture, strong seismic ground shaking, liquefaction, or landslides; would not result in substantial soil or erosion or the loss of topsoil; would not result in landslide, lateral spreading subsidence liquefaction, or collapse related to unstable geologic units or soil; and would not create substantial risks to life or property related to expansive soil. Therefore, associated impacts were determined to be less than significant.

The 2022 Housing Element Update MND identified that the land inventory that is a focus of the 6th Cycle Housing Element identifies development sites that have or are adjacent to existing utility infrastructure, including sewers and new residential development that may occur as a result of its policies would not require septic tanks or alternative wastewater disposal systems. As such, no associated impacts would occur.

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element does not propose specific development plans and determined that new residential development that may occur as a result of its policies would be required to comply with applicable City policies and CEQA Guidelines. These policies and guidelines include identification and mitigation of potential impacts to paleontological resources. As such, the 2022 Housing Element Update MND concluded that impacts would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Seismic Hazards*

Earthquakes occur when planes of weakness in the earth's crust, called faults, move past one another. Southern California is located on a boundary of two tectonic plates, the North American Plate and the Pacific Plate, causing the area to be considered seismically active. Numerous faults considered active or potentially active have been mapped in Southern California, including in the vicinity of and within the City of Chino Hills. Earthquakes on faults can trigger several geologic phenomena that can cause severe property damage and loss of life. These hazards include ground shaking, fault rupture, liquefaction and associated hazards, subsidence, and seiches (waves in enclosed bodies of water). Earthquakes can also cause a variety of localized, but not less destructive hazards, such as urban fires, dam failures, and release of toxic chemicals. The City could be impacted by any or all of these hazards.

Earthquakes are normally classified as to the severity of their magnitude or their seismic intensity. "Magnitude" is defined as a measure of the amount of energy released when a fault ruptures; it is generally measured using seismographs. Seismic intensity is defined as a qualitative estimate of the damage caused by an earthquake at a given location. The intensity of seismic ground shaking at any given site is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the area of concern, the type of geologic material between the epicenter and the site, and the topographic conditions of the site. The amount of damage is also controlled to a certain extent by the size, shape, age, and engineering characteristics of the affected structures. Most buildings in the City are of wood-frame construction, which is not immune to structural damage, but is notably resilient to earthquake shaking, particularly when designed per current building codes.

a) Ground Shaking

The City is located within a seismically active area of Southern California and may be subject to future strong ground shaking on near- and/or far-field sources. Earthquake shaking is likely the seismic hazard with the greatest potential risk to loss of life and/or property within the City. The loss of life and/or property can be reduced by designing projects in accordance with the most recent versions of building codes and standards like the California Building Code (CBC). The City regularly adopts the CBC standards.

Although a great deal is known about where earthquakes are likely to occur, there is currently no reliable way to predict when an earthquake will occur in any specific location. Scientists study the past frequency of large earthquakes to determine the future likelihood of similar large earthquakes. Based on the number of historic earthquakes and known active faults in the vicinity of the City, ground shaking will affect the City again in the future. The eastern portion of the City is underlain by alluvial sediments that may be saturated. These sediments would likely be subject to ground amplification (ground shaking is typically less severe on rock than on alluvium) in the event of an earthquake occurring on one of the major active faults in the vicinity of the city including the Elsinore, Chino, Puente Hills, San Jacinto, San Andreas, or Cucamonga faults.

The historic record of moderate to strong earthquakes in Southern California extends back to the Mission era. Approximately 10 historic earthquakes with magnitudes greater than approximately 5 have resulted in moderate to strong damaging earthquake ground motions in the vicinity of the City. These historical earthquakes include:

- 1812 Wrightwood Earthquake
- 1857 Fort Tejon Pass Earthquake
- 1899 Cajon Pass Earthquake
- 1987 Whittier Narrows Earthquake
- 1988 and 1990 Upland Earthquakes
- 1991 Sierra Mare Earthquake
- 1992 Landers and Big Bear Earthquakes
- 1994 Northridge Earthquake
- 1999 Hector Mine Earthquake
- July 29, 2008 Unnamed Earthquake

Chino Hills is located within close proximity of several active and potentially active faults that are capable of generating moderate to strong ground motions during earthquakes. These moderate to strong ground motions could result in damage to buildings and other civil works within the City. The location of active and potentially active earthquake faults capable of generating moderate to strong earthquake ground motions are illustrated in **Figure IV.E-1, Active and Potentially Active Earthquake Faults Affecting Chino Hills**. The seismologic characteristics of these faults are summarized in Table S-2 within the Geology Study (**Appendix K**).

The July 29, 2008 Unnamed Earthquake, with a magnitude of 5.4, had an epicenter located approximately 2.7 miles southwest of City Hall. Although damage was minimal, strong ground shaking was felt widely throughout Southern California with the strongest shaking recorded in Diamond Bar, north of the Chino Hills. The earthquake occurred at a depth of approximately 15 kilometers. Two aftershocks with magnitudes less than 3.0 occurred in the following two hours. The main shock and aftershocks occurred at a depth between 13 and 16 kilometers between the Whittier and Chino faults. It is unclear from the available data which fault is the causative fault.

The geologic and seismologic characteristics of major faults anticipated to influence performance of buildings and other civil works within the City are discussed below.

i) Chino Fault

The Chino Fault is considered a northern splay of the Elsinore Fault Zone. As previously shown in **Figure IV.E-1**, the Chino Fault extends approximately 21 kilometers southeast through the City toward the City of Corona where it joins the Elsinore Fault Zone near the southern terminus of Main Street in Corona. Available geologic mapping, paleoseismic studies, and oil well data indicate that the Chino Fault trends northwest to southeast and dips approximately 50 to 70 degrees toward the southwest.

The sense of fault displacement along the Chino Fault is predominantly right-lateral, strike-slip; however, some early geologic mapping and recent paleoseismic studies suggest a reverse sense of movement at some locations. Several recent geologic studies of the Chino Fault have revealed Holocene fault displacement (i.e., during the last 11,000 years). The California Geological Survey re- evaluated the Chino Fault in 2002 as a result of these recent findings and has zoned the Chino Fault as "active" pursuant to the guidelines of the Alquist-Priolo Earthquake Fault Zone Act.

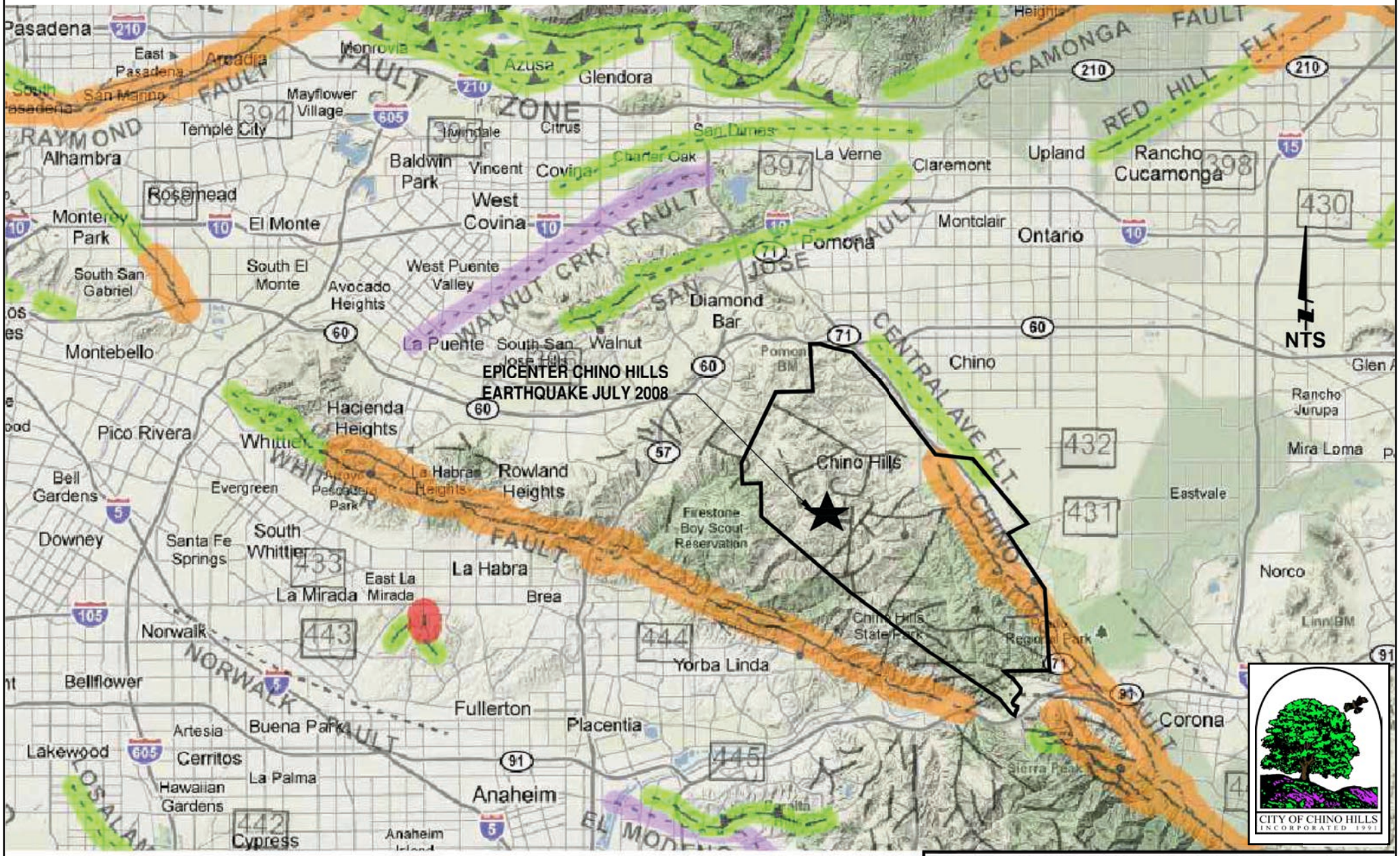
Two historic earthquakes are attributed to the Chino Fault: the February 16, 1989 magnitude 3.2 strike-slip earthquake that occurred at a depth of approximately 4.3 kilometers, and the December 14, 2001 magnitude 3.9 strike-slip earthquake that occurred at a depth of approximately 13.8 kilometers.

ii) Elsinore Fault

The Elsinore Fault extends for approximately 200 kilometers from near the border with Mexico to its northern terminus near Whittier Narrows (**Figure IV.E-1**). The Uniform California Earthquake Rupture Forecast (UCERF2) and the Working Group on California Earthquake Probability (WGCEP 95) identifies five fault segments within the Elsinore Fault Zone – i.e., Whittier, Glen Ivy, Temecula, Julian, and Coyote Mountains segments, from north to south. The Whittier segment exhibits a reverse, right-lateral oblique sense of movement, while the Glen Ivy, Temecula, Julian, and Coyote Mountains segments exhibit a right-lateral, strike-slip sense of movement.

iii) San Jose Fault

The San Jose Fault is located north of the City and extends approximately 20 kilometers from the south side of the San Jose Hills northeast to near Claremont (**Figure IV.E-1**). Available data suggests the fault dips steeply to the north with a reverse sense of fault displacement (i.e., north side up). The California Department of Water Resources indicates that the San Jose Fault is well defined based on the presence of a groundwater barrier and suggests that the San Jose Fault offsets "older alluvium" approximately 100 meters in the subsurface. However, Holocene deposits are not offset by the fault, indicating there has not been any Holocene activity.



EXPLANATION

Fault traces on land are indicated by solid lines where well located, by dashed lines where approximately located or inferred, and by dotted lines where concealed by younger rocks or by lakes or bays. Fault traces are queried where continuation or existence is uncertain.

SOURCE:
2010 FAULT ACTIVITY MAP OF CALIFORNIA,
State of California
Department of Conservation

FAULT CLASSIFICATION COLOR CODE
(Indicating Recency of Movement)

Fault along which historic (last 200 years) displacement has occurred.

Holocene fault displacement (during past 11,700 years) without historic record.

Late Quaternary fault displacement (during past 700,000 years).

Quaternary fault (age undifferentiated).

Pre-Quaternary fault (older that 1.6 million years) or fault without recognized Quaternary displacement.

ADDITIONAL FAULT SYMBOLS

Bar and ball on downthrown side (relative or apparent).

Arrows along fault indicate relative or apparent direction of lateral movement.

Arrow on fault indicates direction of dip.

Low angle fault (barbs on upper plate).

FIGURE IV.E-1
ACTIVE AND POTENTIALLY ACTIVE FAULTS AFFECTING CHINO HILLS

iv) Puente Hills Blind Thrust (PHT)

The Puente Hills Blind Thrust (PHT) is a north-dipping thrust that extends approximately 40 kilometers east across the Los Angeles basin from downtown Los Angeles to Brea. A blind thrust fault is a buried fault, the surface of which does not break the surface. The fault is manifested at the surface by series of folds above the fault surface including the Montebello Hills and west and east Coyote Hills. The fault is subdivided into three segments: Los Angeles, Santa Fe Springs, and Coyote Hills. At least four large earthquakes (i.e., magnitude 7.2 to 7.5) are documented in the past 11,000 years. The 1987 M6.0 Whittier Narrows earthquake occurred on the Puente Hills Thrust.

v) Sierra Madre-Cucamonga Fault Zone

The Sierra Madre-Cucamonga Fault Zone is located along the boundary between the southern margin of the San Gabriel Mountains and the northern portions of the San Fernando and San Gabriel valleys. The Sierra Madre-Cucamonga Fault Zone extends approximately 95 kilometers from near Interstate 405 in the San Fernando Valley to Lytle Creek. The Sierra Madre-Cucamonga Fault Zone is a major reverse fault in Southern California. Historic fault rupture occurred along approximately 19 kilometers of the western portions of the Sierra Madre-Cucamonga Fault Zone between about Big Tujunga Canyon and Dunsmore Canyon during the February 9, 1971 M6.4 San Fernando Earthquake. Holocene fault rupture has been documented along the eastern portion of the fault zone from approximately San Antonio Creek to Lytle Creek.

vi) San Jacinto Fault Zone

The San Jacinto Fault Zone is located east of the City and is one of the most seismically active faults in California. The fault zone extends approximately 250 kilometers from the area near Cajon Pass where the San Jacinto Fault joins the San Andreas Fault south to the Imperial Valley. This fault has a right-lateral, strike- slip sense of movement. The San Jacinto Fault Zone is divided into eight segments based on fault geometry, historical seismicity, and slip rate data. The segments of the San Jacinto Fault Zone are: San Bernardino Valley, San Jacinto Valley, Anza/Clark, Coyote Creek, Borrego Mountain, and the sub-parallel Superstition Mountain, and Superstition Hills segments.

vii) San Andreas Fault Zone

The San Andreas Fault extends southeast from where the fault joins the Kings Range Thrust, and the Mendocino Fault Zone approximately 1,300 kilometers to the Gulf of California. The San Andreas Fault is one on the most active faults and has the highest measured slip rate in California. The San Andreas Fault is the only known source of Magnitude 8 earthquakes in Southern California. The predominant sense of movement along the San Andreas Fault is right-lateral, strike-slip. The San Andreas Fault has been subdivided into the northern and southern sections. In Southern California, the fault zone has been divided into 10 segments: Parkfield (PK), Cholame (CH), Carrizo (CC), Big Bend (BB), Mojave north (NM), Mojave south (SM), San Bernardino north (NSB), San Bernardino south (SSB), San Gorgonio-Garnet Hill (BG), and Coachella (CO). Only the southern nine fault segments from the Cholame segment south have a significant influence on seismic hazards in the City.

b) Surface Fault Rupture

The potential for surface fault rupture exists in the City along the trace of an active fault or a potentially active fault. The potential for surface fault rupture to impact life or property in the City is associated with the Chino Fault. Although the Chino Fault has not ruptured within historic time, the paleoseismic studies

reveal that the fault has experienced surface fault rupture within the Holocene period (i.e., approximately the last 11,000 years).

The California Geological Survey (CGS) established an Alquist-Priolo Earthquake Fault Zones around the Chino Fault on May 1, 2003. The Alquist-Priolo Earthquake Fault Zone map for the Chino Fault is only intended to serve as a guide in determining the general locations of earthquake fault zones and is not suitable for local planning and site selection. It should be noted that the Alquist-Priolo Earthquake Fault Zone map may not be up to date, since the CGS frequently updates maps as new data becomes available. Site-specific geotechnical investigations are required to determine evidence of faulting and surface rupture in a particular location.

c) Liquefaction

Liquefaction is a soil strength and stiffness loss phenomenon that typically occurs in loose, saturated cohesionless soils as a result of strong ground shaking during earthquakes. The potential for liquefaction at a site is usually determined based on the results of a subsurface geotechnical investigation and the groundwater conditions beneath the site. Hazards to buildings associated with liquefaction include bearing capacity failure, lateral spreading, and differential settlement of soils below foundations, which can contribute to structural damage or collapse.

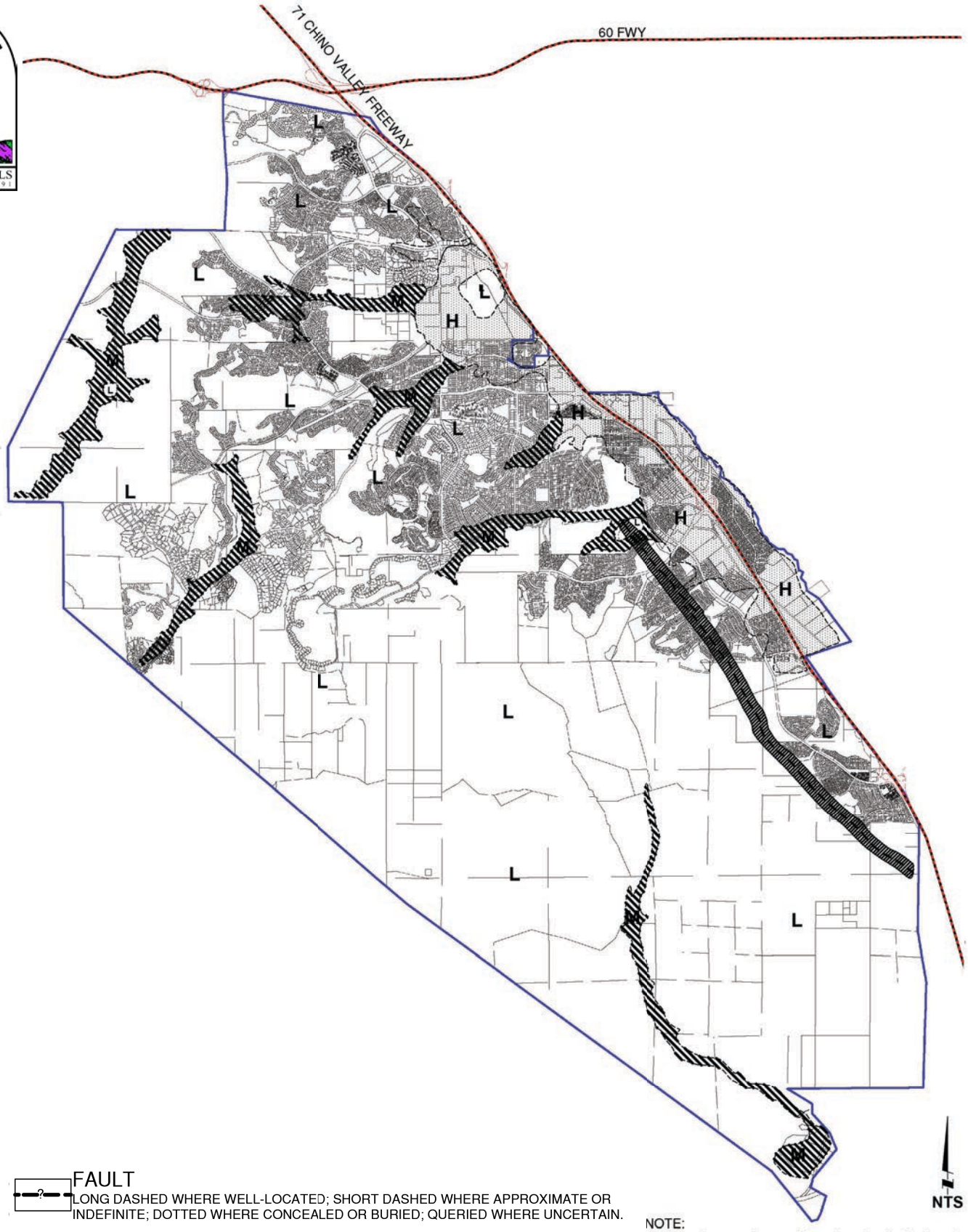
The California Legislature passed the Seismic Hazards Mapping Act (SHMA) in 199024 as a result of earthquake damage caused by the 1987 Whittier Narrows earthquake and the 1989 Loma Prieta earthquake. The purpose of the SHMA is to protect public safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure, and other hazards caused by earthquakes. The City is not mapped within a seismic hazard zone based on review of currently published maps available on the CGS website. However, review of the CGS website indicates that seismic hazard zone mapping of the City of Chino Hills is planned in the future.

Portions of the City underlain by loose, saturated alluvial materials could be subject to liquefaction. Areas considered most susceptible to liquefaction include the low-lying areas in the eastern portion of the City within the Chino Basin and canyon areas in Chino and eastern Puente Hills, as shown on **Figure IV.E-2, Liquefaction Susceptibility Map**.

1) *Geologic Hazards*

The City is located in the eastern Puente Hills, in the northern portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges province is characterized by a series of northwest to southeast-oriented valleys, hills, and mountains separated by faults associated with, and parallel to, the San Andreas Fault system. Two of these faults, the Chino Fault and the Whittier segment of the Elsinore Fault system, are located within or close to the City of Chino Hills. These faults and the geologic units that underlie the City of Chino Hills generally control the potential geologic impacts discussed below.

The hilly portions of Chino Hills are underlain primarily by bedrock of the Puente Formation. This bedrock formation was deposited between 6 million and 11 million years ago during a period when the area was submerged under the ocean. Approximately 2 million 3 million years ago, the continent began to rise and the ocean dropped, while a complex process of faulting and folding caused the uplift of the Puente Hills area and the City of Chino Hills. The bedrock materials of the Puente Formation have been folded and faulted within the Puente Hills such that bedding inclinations now range from gentle to steeply dipping (i.e., 10 to 70 degrees) with numerous folds of varying scales and axis orientations. In its entirety, it is estimated that the Puente Formation is approximately 13,000 feet thick within the Chino Hills area.



FAULT
LONG DASHED WHERE WELL-LOCATED; SHORT DASHED WHERE APPROXIMATE OR INDEFINITE; DOTTED WHERE CONCEALED OR BURIED; QUERIED WHERE UNCERTAIN.

FAULT HAZARD ZONE

AREAS OF HIGH LIQUEFACTION POTENTIAL
SHALLOW GROUNDWATER CONDITIONS WITHIN 30 FEET OF THE GROUND SURFACE ARE KNOWN OR SUSPECTED, INCLUDING MARSHY AREAS PRESENT IN THE LATE 1800'S. AREAS ARE UNDERLAIN BY UNCONSOLIDATED SANDY ALLUVIAL SOILS.

AREAS OF MODERATE LIQUEFACTION POTENTIAL
SHALLOW GROUNDWATER CONDITIONS BETWEEN 30 AND 50 FEET BELOW THE GROUND SURFACE ARE KNOWN OR SUSPECTED. INCLUDES ALLUVIUM-FILLED CANYONS THAT MAY HAVE SEASONAL, PERCHED GROUNDWATER.

AREAS OF LOW LIQUEFACTION POTENTIAL
GROUNDWATER IS 50 FEET BELOW GROUND SURFACE AND DEEPER. AREAS ARE UNDERLAIN BY CONSOLIDATED SEDIMENTS OR BEDROCK.

NOTE:
This is an interpretive map based on the distribution of susceptible alluvial sediments and known or suspected shallow or perched goundwater. The map presents a regional interpretation of liquefiable areas for general land planning purposes only. Site-specific liquefaction studies should be conducted for development purposes.

FIGURE IV.E-2
LIQUEFACTION SUSCEPTIBILITY MAP

The Puente Formation is divided into three members within the City: the Sycamore Canyon member, the Yorba member, and the Soquel member. The Sycamore Canyon member of the Puente Formation, the youngest member, generally consists of thickly bedded sandstone and pebbly conglomerate with lesser amounts of siltstone and siliceous siltstone. The Yorba member generally consists of predominantly thinly bedded siltstone, sandy siltstone, and siliceous siltstone, with scattered to rare claystone beds. The Soquel member, the oldest member of the formation, generally consists of well-bedded graded sandstone with interbedded siltstone.

The Topanga Formation is exposed within the southeastern portion of the City, adjacent to the Horseshoe Bend area of the Santa Ana River, within the Chino Hills State Park. The Topanga Formation was deposited about 15 million years ago, and generally consists of massively bedded sandstone and conglomerate with interbeds of siltstone and minor claystone. In addition to outcropping in the southeastern portions of the City, the Topanga Formation generally underlies the Puente Formation in the Chino Hills area.

Surficial sediments overlie bedrock in the lower portions of the City, particularly within canyons and at the eastern base of the Chino Hills. These sediments include very old alluvial soils to recent alluvial soils, slopewash and channel deposits, as well as landslide deposits. These sediments have been deposited over the past 2 million years as ancient stream channels have eroded the Chino Hills to their current topographic expression. Generally, the older surficial deposits are semi-consolidated, and consist of sands and silts with some clay. Younger surficial deposits may consist of coarser materials and are generally unconsolidated. Landslide deposits are generally comprised of the source materials that failed, such as bedrock or weak surficial soils on slopes.

a) Landslides and Slope Instability

"Landslide" is defined as a mass of rock or soil that has been displaced downslope by sliding, flowing, or falling. Slope failures can occur very rapidly on steep slopes or imperceptibly slowly on gentle slopes. Very slow movement of slopes is often called "slope creep" and is common on manufactured slopes and natural steep slopes. Factors that influence the stability of a slope include the characteristics of the rock and soil materials that make up the slope, moisture conditions, rainfall intensity, steepness of the terrain, geologic structure, and human influences (such as irrigation and grading).

The bedrock of the Puente Formation is often intensely fractured and folded and, therefore, relatively weak. Most large landslides in the Puente Hills area are thought to have occurred between 10 and 20 thousand years ago, when the regional climate was significantly wetter than today. These landslides can be in delicate equilibrium with their environment and can be reactivated during periods of intense rainfall, if subjected to strong ground motions during an earthquake, or as a result of slope modifications by either man-made or natural conditions.

Increased water content in a slope can contribute to slope instability by increasing the weight of the soil materials on the slope, by softening planes of weakness such as bedding planes or faults, or by increasing the pressure exerted by water in the pores of the soil (pore pressure). Excessive rainfall or irrigation can saturate the soils on a slope, contributing to slope failure. Water introduced to a slope as a result of broken water or sewer lines or natural flooding can also cause slope instability problems. In general, water is the dominant trigger of slope failures and landslides.

Slope modification as a result of road construction and urban development can also render slopes unstable due to adverse geologic conditions. Many of the slopes in the Chino Hills area could be rendered unstable during or after grading due to exposure of adverse geologic conditions including folded or faulted

bedrock. Failures are particularly likely on slopes underlain by the Yorba and Sycamore Canyon members of the Puente Formation.

To identify and evaluate the potential for landsliding within the City, a relative landslide susceptibility map is provided as **Figure IV.E-3, Landslide Susceptibility Map**. Given that these mapping classifications are based on regional data, site-specific investigations are still necessary to determine potential slope instability problems for proposed developments.

The slopes are classified from least susceptible to most susceptible (Areas 1 through 4, **Figure IV.E-3**), and are based on the following criteria:

1. The occurrence and distribution of landslides and features indicative of slope instability;
2. The geology of the area including bedrock type, engineering properties of the bedrock materials as they relate to slope instability, and data on bedding, folding, and faulting; and
3. The relative behavior of the slopes within the area based on a review of aerial photographs and field observations.

b) Earthquake-Induced Landslide

Earthquake-generated strong ground motions can worsen existing unstable slope conditions. Typical earthquake-induced landslides in the terrain of the Chino Hills area could include rotational slumps, rock falls, shallow slumps, and slides commonly associated with moderate to steep road cuts and natural slopes. If the slope materials become saturated, strong ground motions could also trigger mudslides and mudflows. Properly designed and constructed engineered slopes will generally perform well during an earthquake.

c) Storm-Induced Landslide and Erosion

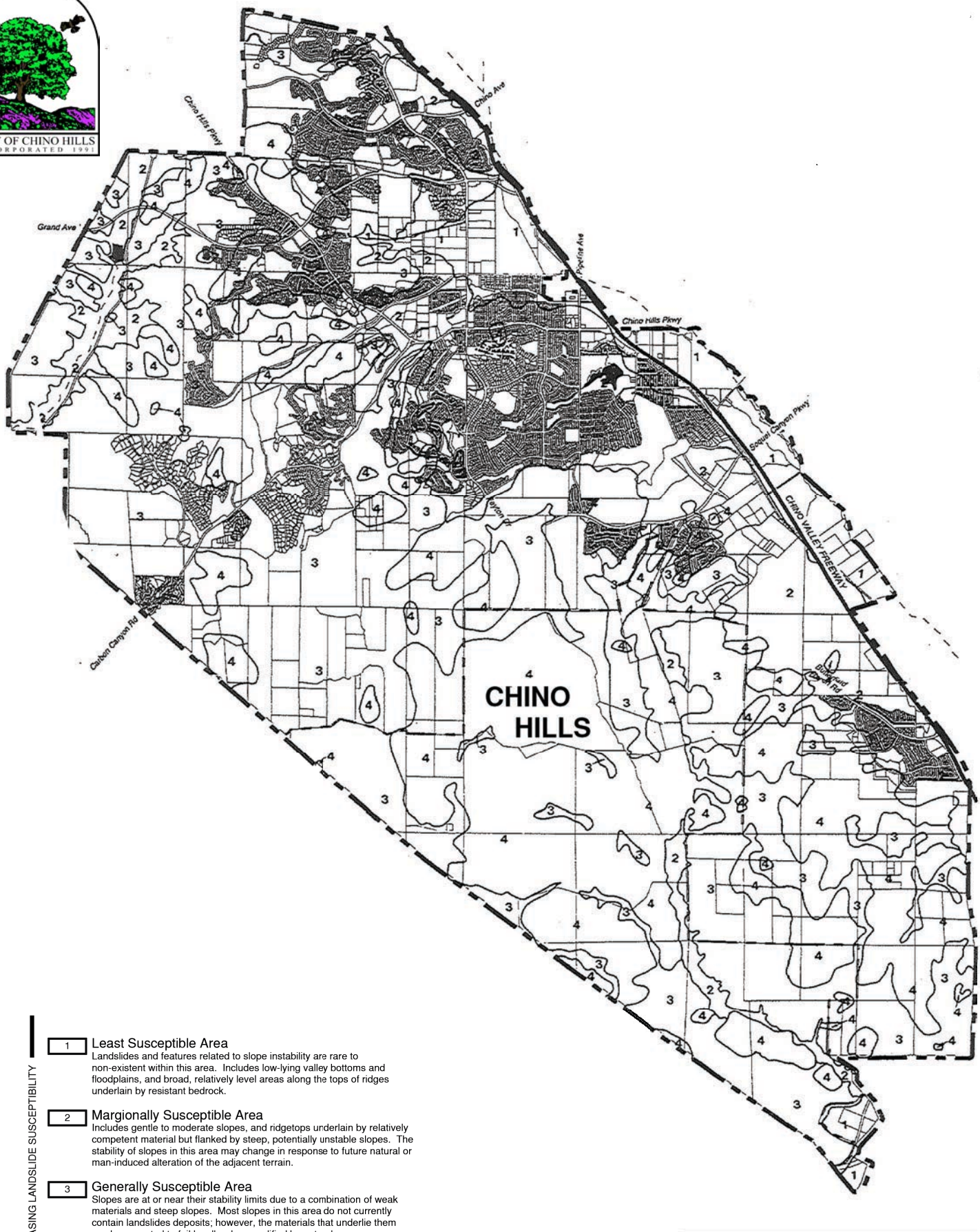
Heavy rainfall often triggers surficial sliding (debris flows and mudflows) along the sides of canyons and on steep slopes. Hill slopes composed of Puente Formation blanketed with topsoil and colluvium are more susceptible to erosion if not properly planted.

i) Subsidence from Groundwater Withdrawal

Ground subsidence resulting from groundwater extraction has been documented at several locations in California, including the Chino-Riverside, Bunker Hill-Yucaipa, and Temecula areas. Subsidence in these regions has typically occurred over broad areas where groundwater levels have declined as much as 150 feet over a period of decades. Ground subsidence generally occurs where deep alluvial valleys exist. Alluvium-filled canyons in the Chino Hills area generally contain less than 200 feet of alluvium overlying consolidated bedrock of the Puente Formation. Therefore, future subsidence due to groundwater withdrawal is not anticipated to occur in the City.

ii) Collapsible and Expansive Soils

Soils can collapse or expand for a variety of reasons, including the type of soil or presence of water. Low-density soils such as recently deposited river sediments can settle if subjected to the heavy loads associated with building foundations. These soils may also settle if compacted during an earthquake when water is extruded from the soil as a result of strong ground-shaking, and the particles are compressed together.



INCREASING LANDSLIDE SUSCEPTIBILITY

1 **Least Susceptible Area**
Landslides and features related to slope instability are rare to non-existent within this area. Includes low-lying valley bottoms and floodplains, and broad, relatively level areas along the tops of ridges underlain by resistant bedrock.

2 **Margionally Susceptible Area**
Includes gentle to moderate slopes, and ridgetops underlain by relatively competent material but flanked by steep, potentially unstable slopes. The stability of slopes in this area may change in response to future natural or man-induced alteration of the adjacent terrain.

3 **Generally Susceptible Area**
Slopes are at or near their stability limits due to a combination of weak materials and steep slopes. Most slopes in this area do not currently contain landslides deposits; however, the materials that underlie them can be expected to fail locally when modified by natural processess or activities of man.

4 **Most Susceptible Area**
Characterized by steep slopes; includes most landslides in upslope areas, whether apparently active or not, and slopes with substantial evidence of downslope creep of surface materials. Land in this area should by considered unstable and subject to failure, even in the absence of the activities of man.

FIGURE IV.E-3
LANDSLIDE SUSCEPTIBILITY MAP

Granular soils, such as sands and gravel held together by clay or another water-soluble binder can compact or densify if the clay is washed away by infiltrating water. This process is called “hydrocompaction.” The change in volume that results when soils densify can cause extensive damage to building foundations, infrastructure (such as roads and bridges) and utilities. Therefore, potentially compressible soils need to be identified during the preliminary geological investigations for a proposed project or development so that mitigation measures can be selected and applied. The sandy alluvial deposits located within the major drainages traversing the City may be susceptible to consolidation and hydrocompaction. Bedrock of the Puente Formation generally has a low settlement potential.

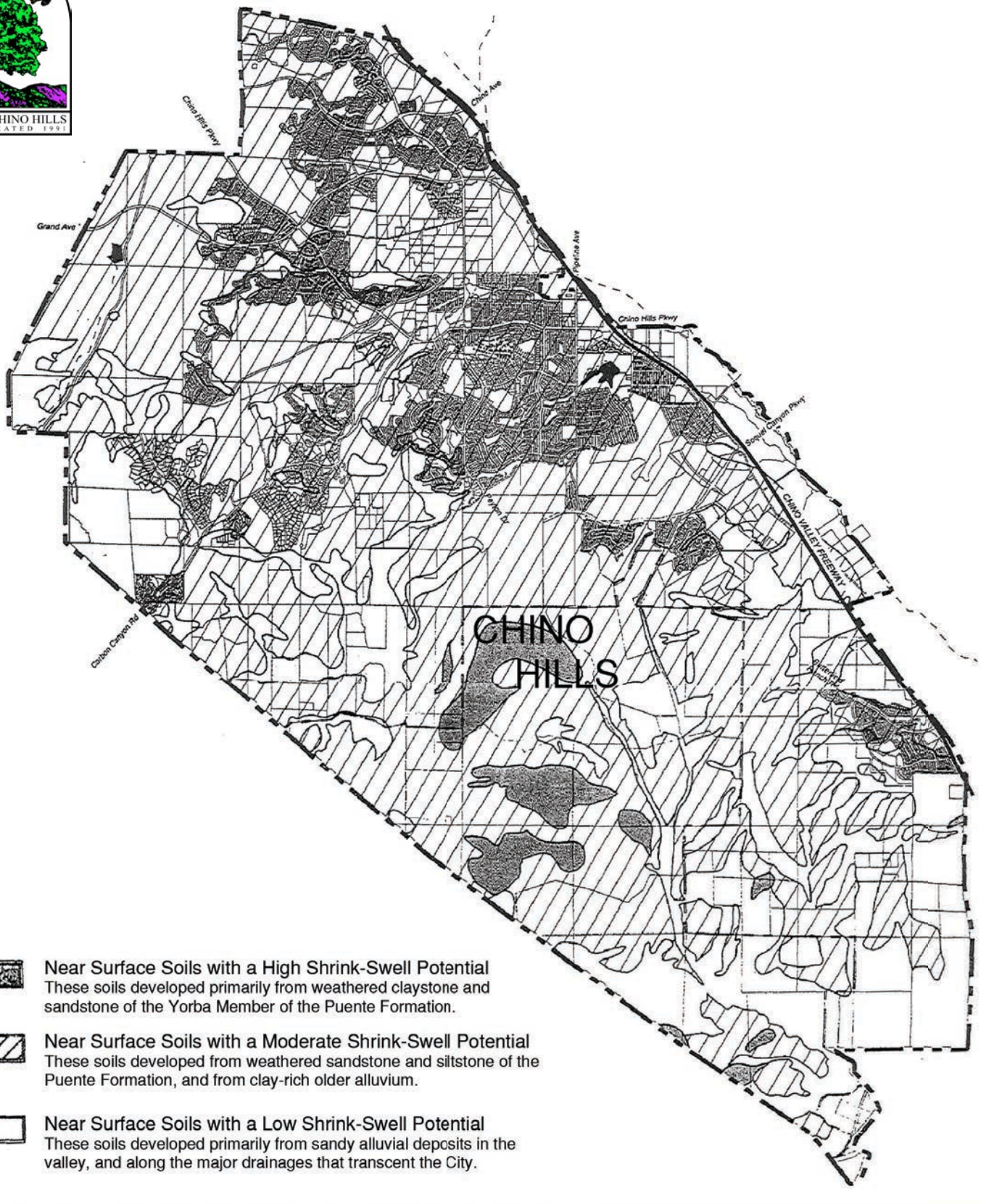
Soil settlement can also occur in the eastern side of the City in the area where clay was previously mined. If the open pits left behind from the clay mining operation are backfilled with fill soils that are not compacted under the supervision of a geotechnical engineer, settlement could occur.

Expansive soils are soils with a significant amount of montmorillonitic clay, a mineral that has the ability to shrink and swell as the water content changes. When changes in the environment result in a change in the moisture content of these clays, the soils change volume. Changes in volume of these soils can be brought on by seasonal changes in rainfall or changes in irrigation. Vegetation, especially large trees planted near a foundation, can also cause significant changes in soil volume as the trees withdraw water from the surrounding soil. Poor drainage around a structure can also result in localized swelling. The change in soil volume brought about by these processes can cause extensive damage to structures built over these soils. Differential expansion or settlement along the edges of a building foundation can also cause extensive structural damage. In the United States, expansive soils cause more damage in dollars to highways, streets, and buildings than other natural disasters such as earthquakes, floods, and tornadoes combined.

Most surface soils in the City have a moderate to low shrink-swell potential. However, some soils formed in place from weathering of clay- rich units of the Puente Formation have a high shrink-swell potential. The distribution of these surface soils in the City is shown on **Figure IV.E-4, Expansive Soils Map**. The Puente Formation locally contains layers of volcanic ash that weather to highly expansive clays. These ash layers could be exposed during grading.

i) Reactive Soils

Reactive or corrosive soils have chemical properties that can disintegrate or corrode metal pipes and concrete. Corrosive soils include soils with either low (less than 3) or high (greater than 9) pH values and low resistivity, and soils rich in sulfates. Soils with high concentrations of sodium, magnesium, or calcium sulfate can react chemically with the hydrated lime in cement and disintegrate permeable concretes that have a high water- to-cement ratio. Geotechnical engineers routinely conduct sulfate analyses of soils as part of geotechnical investigations. The impact of sulfate-rich soils on concrete can be mitigated by using special cement mixes that include additives to reduce the permeability of the concrete and by paying careful attention to the mix design, quality control, and curing of the concrete. Soils in the Chino Hills area generally are potentially corrosive to ferrous metals and severely corrosive to concrete. The City currently requires a soils analysis for corrosion prior to installation of water lines, sewer mains, or storm drains. Special design and materials must be used where corrosive soils exist.



NOTE: This figure shows the relative shrink-swell potential of the soils that occur at the surface in the City of Chino Hills. Volcanic Ash layers within the Puente Formation generally weather to clay with a high shrink-swell potential. These ash layers may uncovered during grading operations, affecting the proposed development at final grade. Site-specific soil studies need to be conducted to evaluate the expansion potential of the soil materials at grade prior to construction. Those ash layers could occur in other areas than those identified herein as having soils with a high expansion potential.

FIGURE IV.E-4
EXPANSIVE SOILS MAP

2) *Paleontological Resources*

Paleontology is the study of fossils and what they indicate about ecologies of the past, evolution, and our place as humans in the world. Paleontology teaches us about the inter-relationships between biological and geological ecosystem components over time. Paleontological resources consist of fossilized remains, traces, or imprints of organisms preserved in or on the Earth's crust that are of paleontological interest and that provide information about the history of life on earth. The paleontological setting of the City is examined through its geologic structures, as discussed below.

The geologic history of the Puente-Chino Hills region is tied to the overall geologic history of the larger Los Angeles Basin. During the Late Cretaceous and early Cenozoic (Paleocene through early Miocene), basement rocks were eroded down to sea level and overlain by marine and nonmarine clastic strata. During the late Miocene, the sea advanced over the Los Angeles Basin from the south, with the sea reaching the base of the San Gabriel Mountains and connecting the Los Angeles and Ventura basins by the close of the Miocene. However, during the Pliocene, a marked reduction in the rate of subsidence of the central basin occurred and coincided with a marked uplift near basin margins, as well as the deposition of large volumes of sediment eroded and transported away from the rising highlands on the northeast. By the end of the Pliocene, more than 10,000 feet of marine sedimentary deposits had accumulated in the central basin, and terrestrial environments had formed near the modern-day Palos Verdes Hills, Santa Ana and Santa Monica Mountains, Puente-Chino Hills, and small islands along the Inglewood Fault Zone. During the early Pleistocene, the San Gabriel Mountains and the Puente-Chino Hills continued to rise, but by the middle Pleistocene sedimentary deposition outpaced tectonic subsidence within the Los Angele Basin, resulting in nearly 3,000 feet of Pleistocene terrestrial to near-shore deposits near the center of the Los Angeles Basin. As global sea levels lowered throughout the Pleistocene due to continental glaciation, sedimentation within the Los Angeles Basin continued, and erosion off the surrounding highlands during the late Pleistocene and Holocene resulted in thick sequences of alluvial and fluvial deposits situated across the basin. Alluvial and fluvial sedimentation continues today.

Geologic mapping indicates that the City is underlain by the following geologic units (in chronological order from youngest to oldest): numerous Holocene and/or Pleistocene alluvial and surficial deposits; early Pliocene and Miocene Puente Formation in most of the City, as well as sandstone and conglomerate in southeast Chino Hills; middle Miocene Topanga Group, undifferentiated; and early Miocene, Oligocene, and late Eocene Vaqueros and Sespe Formations. The fossil-bearing potentials of these geologic units are summarized below.

Holocene and/or Pleistocene alluvial and surficial deposits: Late Holocene sediments are typically regarded as too young (i.e., less than 5,000 years old) to contain fossils; however, they may transition at depth to middle to early Holocene and/or Pleistocene deposits that have the potential to yield scientifically important fossils. Within the City, fossil localities from Pleistocene-age deposits have yielded bison, deer, horses, mammoths, ground sloths, and rodents. In general, Pleistocene terrestrial alluvial deposits have a rich fossil history in Southern California. The most common Pleistocene terrestrial mammal fossils include the bones of mammoth, bison, deer, and small mammals, but other taxa, including horse, lion, cheetah, wolf, camel, antelope, peccary, mastodon, capybara, and giant ground sloth, have been, as well as frogs, salamanders, and snakes. In addition to illuminating the striking differences between Southern California in the Pleistocene and Southern California today, this abundant fossil record has been vital in studies of extinction, ecology, and climate change

Early Pliocene and Miocene Puente Formation (most of the City) / sandstone and conglomerate (southeastern portion of the City): Geologic mapping indicates that the majority of the City is underlain by the Puente Formation, which includes four members: La Vida Member, Soquel Member, Yorba

Member, and the Sycamore Canyon Member. In addition, the southeastern portion of the City is underlain by an informal geologic unit referred to as sandstone and conglomerate in southeastern Chino Hills, which has a similar lithology to the Sycamore Canyon Member of the Puente Formation, and is, therefore, discussed together with the Puente Formation. Within the City, fossil localities from Miocene-age deposits have yielded whales, dolphins (including the extinct Chino Hills dolphin), seals, sea lions, birds, boney fishes, sharks, bivalves, gastropods, crabs, barnacles, brachiopods, algae, and terrestrial plants. The Puente Formation (and all its members) has a history of preserving terrestrial fossil taxa, such as rhinoceros, mastodons, rabbits, rodents, and insects, and marine fossil taxa, such as pinnipeds, desmostylids, whales, sharks, bony fish, crustaceans, cephalopods, bivalves, sponges, and foraminifers. In addition, fossils have been recovered from the sandstone and conglomerate in southeastern Chino Hills informal geologic unit, including marine invertebrate and nonmarine vertebrate faunas and floras.

Topanga Group, undifferentiated: Geologic mapping indicates that surface exposures of the middle Miocene Topanga Group, undifferentiated are present along the southern boundary of the city along the Whittier Fault Zone near its convergence with the Elsinore Fault Zone on the north bank of the Santa Ana River. Biostratigraphers have used marine invertebrate and microscopic fossils from the Topanga Group to aid in biostratigraphy and stratigraphic correlation across Southern California using the following marine invertebrate fossil fauna: gastropods, including *Turritella ocoyana*, *Turritella*. cf. *T. ocoyana topangensis*, and *T. temblorensis*; bivalves, including *Leptopecten andersoni*, *Chione temblorensis*, *Crassostrea* cf. *titan subtitan*, and *Vertipecten nevadanus*, and limited foraminifers. Other fossil localities recovered from the Topanga Group include marine/aquatic fossils, such as pinnipeds, whales, dolphins, desmostylids (an extinct group of hippopotamus-like mammals), sirenians, sharks, rays, bivalves, gastropods, and stomatopods. The Topanga Group has also yielded terrestrial fossils, such as horses, artiodactyls (including camels), rabbits, rodents, and birds

Vaqueros and Sespe Formations, Undifferentiated: Geologic mapping indicates that undifferentiated exposures of the Vaqueros and Sespe Formations are present along the southernmost extent of the city, with small exposures of these units along the Whittier Fault Zone near its convergence with the Elsinore Fault Zone on the north bank of the Santa Ana River. Overall, exposures of these units at the surface are minimal within the city limits and mostly underlie the Topanga Group. Fossil sites from the Vaqueros and Sespe Formations have yielded numerous specimens allowing geologists and paleontologists to correlate different regional exposures across Southern California. For example, the correlation of rocks attributed to the Vaqueros Formation across Southern California is based upon the *Turritella inezana* fossil fauna. The Vaqueros Formation has yielded marine taxa, including whales, pinnipeds, sharks, foraminifers, bryozoans, bivalves, gastropods, echinoids, barnacles, and polychaetes, and terrestrial taxa, including metatherian mammals, canids, rhinoceroses, horses, camels, musk deer, oreodonts, pikas, rabbits, rodents, and hedgehogs, among others. The Sespe Formation has yielded numerous nomarine to terrestrial vertebrate fossils, such as early primates, amphicyonids (“beardogs”), canids, bears, mustelids, rhinocerouses, titanotheres, artiodactyls, camelids, oreodonts, peccaries, pikas, rodents, birds, turtles, iguana, lizards, snakes, frogs, mollusks, and other throughout its mappable extent in Southern California, with such taxa ranging in age from the Eocene to early Miocene.

3) *Housing Element RHNA Project Sites*

None of the identified Housing Element RHNA project sites are located within an Alquist-Priolo Earthquake Fault Zone; the nearest project site to an Alquist-Priolo Earthquake Fault Zone is Site 3, Los Serranos Golf Course, which is located approximately 700 feet west of the Chino Fault splay of the Elsinore Fault Zone. Due to the presence of the Chino Fault in addition to the additional faults described in **Section 2.A.1,** above, as with all areas of the City and region, all of the Housing Element RHNA project sites would be

susceptible to strong ground shaking as a result of rupture of a number of local and regional faults. Based on information previously shown on **Figure IV.E-2** and **Figure IV.E-3**, the following summarizes the project sites' liquefaction and landslide potentials:

Site 1: The Shoppes II

Site 1 is designated as having a high liquefaction potential and is designated as being located in an area least susceptible to landslides.

Site 2: Community Park Overflow

Site 2 is designated as having a high liquefaction potential. Portions of the site are designated as being least susceptible to landslides and other portions of the site are designated as being marginally susceptible to landslides.

Site 3: Los Serranos Golf Course

Portions of Site 3 are designated as having a low liquefaction potential and other portions of the site are designated as having a moderate liquefaction potential. Site 3 is designated as being located in an area marginally susceptible to landslides.

Site 4: Western Hills Golf Course

Site 4 is designated as having a moderate liquefaction potential and is designated as being located in an area generally susceptible to landslides.

Site 5: Wang (High Density)

Portions of Site 5 are designated as having a low liquefaction potential and other portions of the site are designated as having a moderate liquefaction potential. Site 5 is designated as being located in an area most susceptible to landslides.

Site 6: The Shoppes

Site 6 is designated as having a high liquefaction potential and is designated as being located in an area marginally susceptible to landslides.

Site 7: The Commons

Site 7 is designated as having a high liquefaction potential and is designated as being located in an area least susceptible to landslides.

Site 8: Canyon Estates (Medium Density)

Site 8 is designated as having a low liquefaction potential and is designated as being located in an area generally susceptible to landslides.

Site 9: Canyon Estates (Medium Density)

Portions of Site 9 are designated as having a low liquefaction potential and portions of the site are designated as having a moderate liquefaction potential. Site 9 is designated as being located in an area most susceptible to landslides.

Site 10: Canyon Estates (Low Density)

Site 10 is designated as having a low liquefaction potential. Portions of the site are designated as being generally susceptible to landslides and other portions of the site are designated as being most susceptible to landslides.

Site 11: Los Serranos (Low Density)

Site 11 is designated as having a low liquefaction potential and is designated as being located in an area most susceptible to landslides.

Accordingly, all of the identified Housing Element RHNA project sites are located within, and would be subject to the requirements of, the City's Geologic Hazard Overlay Zone.

With the exception of Site 4, Western Hills Golf Course, none of the Housing Element RHNA project sites are located within canyon areas that would be susceptible to erosion. However, Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are located in undeveloped areas with exposed soil that may be susceptible to erosion. Due to the shallow nature of the alluvium overlying the consolidated bedrock of the Puente Formation beneath the City, subsidence is not anticipated to occur within the City. Based on the expansion potential of the City's subsurface materials previously shown on **Figure IV.E-4**, with the exception of Site 7, The Commons, which has a low expansion potential, all of the identified Housing Element RHNA project sites are located within areas that have a moderate expansion potential.

The Paleontological Report included a review of museum records from the San Bernardino County Museum (SBCM) and the Natural History Museum of Los Angeles (NHMLA). Based on the result of the museum records search, the SBCM and NHMLA contain numerous records of paleontological resources from within the City and its vicinity; however, none of the known fossil localities identified within or near the City are located within the boundaries of any of the Housing Element RHNA project sites. In addition, the Paleontological Report included a reconnaissance survey of all of the Housing Element RHNA project sites, with the exception of Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density). No paleontological resources were observed at any of the seven Housing Element RHNA project sites surveyed, with the exception of Site 3, Los Serranos Golf Course. At Site 3, Los Serranos Golf Course, one nonsignificant fossil locality was recorded along a channel bank in an area mapped as very old alluvial-fan deposits and yielded poorly preserved fossil fish scales in clasts eroded from older geologic units (presumably the Puente Formation). Based on the review of geologic mapping, museum records review, and reconnaissance survey, the Paleontological Report assigned a paleontological sensitivity to each of the Housing Element RHNA project sites as described below and shown on **Figure IV.E-5, Paleontological Sensitivity of Chino Hills City Limits, General Plan Study Area, and RHNA Sites**.[1]

Site 1: The Shoppes II

Site 1 is designated as having a low to high (increasing in depth) level of paleontological sensitivity.

[1] *SWCA Environmental Consultants, Paleontological Resources Technical Report for the Chino Hills General Plan Update, November 2023, pages 34-35.*

Site 2: Community Park Overflow

Site 2 is designated as having a low to high (increasing in depth) level of paleontological sensitivity.

Site 3: Los Serranos Golf Course

Portions of Site 3 are designated as having a high level of paleontological sensitivity and portions of the site are designated as having a low to high (increasing in depth) level of paleontological sensitivity.

Site 4: Western Hills Golf Course

Portions of Site 4 are designated as having a high level of paleontological sensitivity and portions of the site are designated as having a low to high (increasing in depth) level of paleontological sensitivity.

Site 5: Wang (High Density)

Portions of Site 5 are designated as having a high level of paleontological sensitivity and portions of the site are designated as having a low level of paleontological sensitivity.

Site 6: The Shoppes

Site 6 is designated as having a low to high (increasing in depth) level of paleontological sensitivity.

Site 7: The Commons

Site 7 is designated as having a low to high (increasing in depth) level of paleontological sensitivity.

Site 8: Canyon Estates (Medium Density)

Site 8 is designated as having a low level of paleontological sensitivity**.**

Site 9: Canyon Estates (Medium Density)

Portions of Site 9 are designated as having a high level of paleontological sensitivity, portions of the site area designated as having low to high (increasing in depth) level of paleontological sensitivity, and portions of the site are designated as having a low level of paleontological sensitivity.

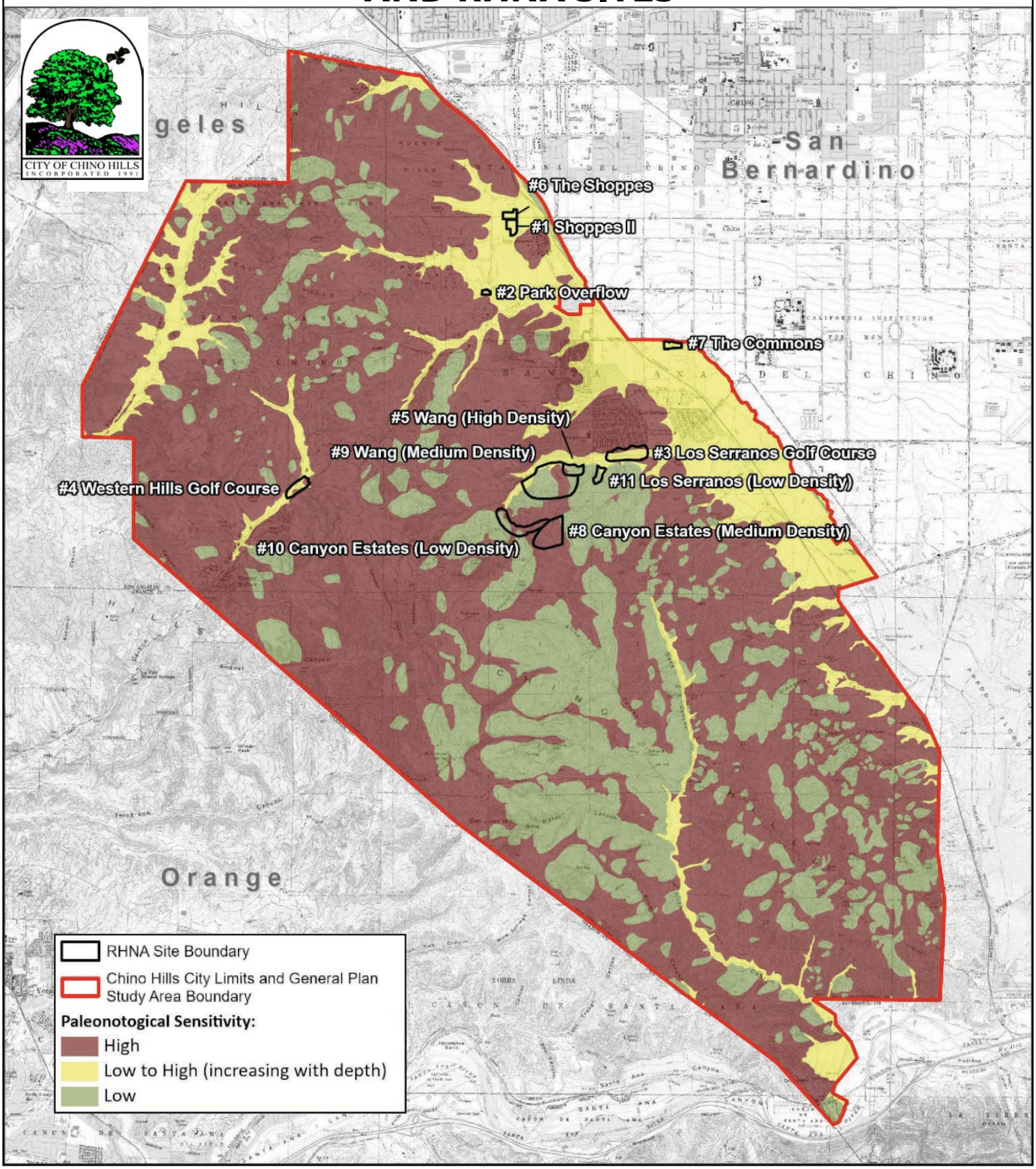
Site 10: Canyon Estates (Low Density)

Portions of Site 10 are designated as having a high level of paleontological sensitivity and portions of the site are designated as having a low level of paleontological sensitivity.

Site 11: Los Serranos (Low Density)

Portions of Site 11 are designated as having a low level of paleontological sensitivity and portions of the site are designated as having a low to high (increasing in depth) level of paleontological sensitivity.

FIGURE IV.E-5
PALEONTOLOGICAL SENSITIVITY OF CHINO HILLS CITY LIMITS, THE GENERAL PLAN STUDY AREA, AND RHNA SITES



B. Regulatory Setting

1) *State*

a) Alquist-Priolo Earthquake Fault Zoning Act

Surface rupture is the most easily avoided seismic hazard. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. In accordance with this act, the state geologist established regulatory zones, called "earthquake fault zones," around the surface traces of active faults and published maps showing these zones. Buildings for human occupancy are not permitted to be constructed across the surface trace of active faults. Each earthquake fault zone extends approximately 200 to 500 feet on either side of the mapped fault trace, because many active faults are complex and consist of more than one branch. There is the potential for ground surface rupture along any of the branches. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault, and is not allowed within 50 feet of the trace of an active fault. The Chino Hills Fault splay of the Elsinore Fault Zone, which traverses the eastern perimeter of the City in a northwest-southeast direction, has been mapped in accordance with the Alquist-Priolo Fault Zoning Act.

b) Seismic Hazard Mapping Act

The state regulations protecting the public from geo-seismic hazards, other than surface faulting, are contained in California Public Resources Code, Division 2, Chapter 7.8 (the Seismic Hazards Mapping Act), described here, and 2007 California Code of Regulations, Title 24, Part 2 (the California Building Code [CBC]), described below. Both of these regulations apply to public buildings, and a large percentage of private buildings, intended for human occupancy.

The Seismic Hazard Mapping Act was passed in 1990 following the 1987 Whittier Narrows earthquake and the 1989 Loma Prieta earthquake to reduce threats to public health and safety and to minimize property damage caused by earthquakes. The Act directs the California Geological Survey (CGS) to identify and map areas prone to the earthquake hazards of liquefaction, earthquake-induced landslides, and amplified groundshaking. The Act requires site-specific geotechnical investigations to identify potential seismic hazards and formulate corrective measures prior to permitting most developments designed for human occupancy within the Zones of Required Investigation.

As of December 2021, 616 official seismic hazard zone quadrangle maps showing areas prone to liquefaction and landslides had been published in California. The northwestern portion of the City of Chino Hills is located within the Yorba Linda Quadrangle and has areas mapped as susceptible to liquefaction, landslides, and both. Future development in these areas would be subject to mitigation as defined in Public Resources Code Section 2693(c). However, the majority of the City, located within in the Prado Dam Quadrangle, has not been evaluated for liquefaction or landslide potential by the CGS. Seismic hazard mapping of this portion of the City is planned for the future.

c) California Building Code

The California Building Code (CBC) is adopted as Part 2 of Title 24 of the California Code of Regulations to provide standards to regulate the design and construction of buildings to protect public safety through structural integrity and proper installation of plumbing, mechanical and electrical systems. Triennial updates are published by the California Building Standards Commission, and are based on the International Building Code. The current 2019 CBC, effective January 1, 2020, is based on the current (2018) International Building Code (IBC) and contains more stringent enhancements specific to California.

Each jurisdiction in the state may adopt its own building code based on the 2019 CBC. Local codes are permitted to be more stringent than Title 24, but, at a minimum, are required to meet all state standards and enforce the regulations of the 2019 CBC beginning January 1, 2020. The City of Chino Hills regularly adopts the CBC by reference, with localized amendments, and integrates these standards within Chapter 15.4 of Title 15 of the City's Municipal Code.

The CBC establishes standards for soils and foundations to ensure that local geologic and soils conditions are properly assessed and that appropriate remedial measures for seismic and geologic hazards are incorporated into design and construction specifications. This is enforced through the City's planning approvals and building permit procedures. The CBC also specify standards for the quality and design of materials used structurally in excavations and foundations, and establishes requirements for grading plans and permits to ensure safe construction involving grading, excavation, and earthwork, including fills and embankments.

d) California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on paleontological resources. Guidelines for the Implementation of CEQA, as amended December 28, 2018 (Title 14, Chapter 3, California Code of Regulations 15000 et seq.), define procedures, types of activities, persons, and public agencies required to comply with CEQA. Section VII(f) of the Environmental Checklist (Appendix G of the State CEQA Guidelines) asks whether a project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

e) California Public Resources Code

Requirements for paleontological resource management are included in California PRC Division 5, Chapter 1.7, Section 5097.5, which states:

> A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.

These statutes prohibit the removal, without permission, of any paleontological site or feature from land under the jurisdiction of the state or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, local agencies are required to comply with PRC 5097.5 for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others. PRC 5097.5 also establishes the removal of paleontological resources as a misdemeanor and requires reasonable mitigation of adverse impacts to paleontological resources from developments on public (i.e., state, county, city, and district) land.

2) *Local*

a) Chino Hills Municipal Code

Title 15, Chapter 15.04, California Construction Codes Adopted

This chapter is the adoption of the California Building Code by reference and with local amendments to provide for general design and construction codes within the City of Chino Hills.

Title 16, Chapter 16.24, Geologic Hazard Overlay District

Chapter 16.24 of the City's Municipal Code establishes a geologic hazard overlay district that coincides with the Chino Hills Fault Hazard Zone, and also applies to areas where seismic and geologic hazards are known or suspected to occur, including landslides, liquefaction hazards, and other soils constraints as identified in the General Plan Safety Element. Except for new single-family wood structure homes and minor accessory uses, and alterations of less than 50 percent of the size of the existing structure, a geologic study is required prior to approval of any new development project within the geologic hazard overlay district. The City's Building Official determines the scope of the study, depending on the geologic hazards affecting the subject property. All structures proposed for human occupancy shall be set back from any earthquake faults that may be identified in a site-specific geology study. Further, no critical facilities may be located in any fault hazard zone. This applies to schools, hospitals, dams, reservoirs, fuel storage, police and fire stations, and high-occupancy facilities.

b) Chino Hills General Plan

Goals and policies pertaining to geology/soils and paleontological resources contained within the currently adopted General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to geology/soils and paleontological resources are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Goal CN-1 Preserve Chino Hills' Rural Character.

Policy CN-1.1 Preserve and protect Chino Hills' rural and natural scenic qualities.

Action CN-1.1.1 Protect identified extremely prominent ridgelines, prominent ridgelines, and knolls.

Action CN-1.1.6 Encourage natural contour grading.

Goal CN-2 Protect Chino Hills' Cultural Resources.

Policy CN-2.2 Protect Chino Hills' paleontological resources.

Action CN-2.2.1 Require appropriate paleontological surveys as part of the environmental review process where paleontological resources may be present.

Action CN-2.2.2 Where paleontological resources are found during development activities, require on-site inspections by a qualified paleontologist during grading activities where paleontological resources may be present.

Action CN-2.2.3 Require identified paleontological materials to be preserved, restored, cataloged, and/or transmitted to the appropriate repository or as otherwise directed by a qualified professional paleontologist.

Goal LU-1 Protect Chino Hill's Natural Environment.

Policy LU -1.1 Preserve Chino Hill's Rural Character by Limiting Intrusion of Development into Natural Open Spaces.

Action LU -1.1.1 Continue to monitor, enforce, and update as required the adopted City hillside development standards.

Action LU -1.1.2 Discourage new development from obstructing public views of extremely prominent ridgelines, prominent ridgelines, and knolls~~,~~ significant open spaces, or important visual resources as identified in the Municipal Code.

Action LU -1.1.3 Ensure that new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation.

Action LU -1.1.12 Design roads and driveways for hillside residential development that conforms to existing topography and that minimizes grading and retaining walls.

Goal S-1 Protect the Community from Geologic Hazards.

Policy S-1.1 Regulate development in high-risk seismic, landslide and liquefaction hazard areas to avoid exposure to hazards.

Action S-1.1.1 Observe prudent land use planning in the Fault Hazard Zone delineated for the Chino Fault, restricting high occupancy and emergency operation facilities and limiting residential development.

Action S-1.1.2 Conduct site-specific studies on soils, seismicity, and groundwater conditions to evaluate the potential for liquefaction and related ground failure phenomena in canyon floors and the alluvial flatlands.

Action S-1.1.3 Regulate development of utility structures over 100 feet in height in geologic hazard areas when adjacent to existing or planned sensitive land uses.

Action S-1.1.4 Continue to regularly update Building and Fire Codes to provide for seismic safety design.

Action S-1.1.5 Support and encourage the seismic retrofitting and strengthening of existing facilities to minimize damage in the event of seismic or geologic hazards.

Action S-1.1.6 Discourage any grading beyond that necessary to create adequate and stable building pads.

Action S-1.1.7 Require all development to conform to the grading guidelines contained in the City Development Code.

Action S-1.1.8 Require fault zones to be clearly identified on tract and parcel maps to increase public awareness of fault rupture hazards.

Action S-1.1.9 Within geologic hazard overlay areas, require developments to minimize landscape irrigation.

Action S-1.1.10 Require new development to minimize peak runoff as required by the Municipal Code.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds addressing impacts related to geology and soils, including paleontological resources. Specifically, the Guidelines state that the proposed project may have an adverse significant geology and soils impact if it would:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42),
   ii. Strong seismic ground shaking,
   iii. Seismic-related ground failure, including liquefaction, or
   iv. Landslides;

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

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

d) Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of water; or

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

B. Project Impacts and Mitigation Measures

Impact E-1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42);*
ii. *Strong seismic ground shaking;*
iii. *Seismic-related ground failure, including liquefaction; or*
iv. *Landslides?*

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that although future development within the Chino Hills Fault Hazard Zone or within the City's Geologic Hazard Overlay District could expose people or structures to potential hazards of surface fault rupture/fault creep, strong seismic ground shaking, liquefaction, and/or landslides, adherence to the City's Building Code, regulations established in the City's Municipal Code, and the 2015 General Plan goals and supportive policies and actions would ensure that impacts related to fault rupture, seismic ground shaking, liquefaction, and landslides would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND determined that new residential development that may occur as a result of the 6th Cycle Housing Element Update policies would be required to comply with applicable City policies and California Building Code regulations. These policies and regulations include evaluation of the site-specific geotechnical and soil conditions of development sites and compliance is assured through the normal City construction and building permit application and plan check processes, which are designed to identify and, if appropriate, mitigate potential seismic-related impacts as well as geologic and soil hazards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would not expose people or structures adverse effects associated with fault rupture, strong seismic ground shaking, liquefaction, or landslides and such impacts would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section

655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

None of the housing opportunity sites are located within the Alquist-Priolo Earthquake Fault Zones established within the City for the Chino Fault splay of the Elsinore Fault Zone; therefore, future development at the RHNA housing sites would not cause adverse effects related to fault rupture. However, the City is located in a seismically active region and strong seismic ground shaking as a result of earthquakes along several local and regional faults is likely to occur during the design life of existing and future development. In addition, due to the various site-specific susceptibility to liquefaction and/or landslide, all of the RHNA housing sites are located within, and, would accordingly be subject to the requirements of, the City's Geologic Hazard Overlay District.

The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception Site 4 Western Golf Course (see **Appendix B** for project specific site plans). Future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation, including state and local policies requiring site-specific geotechnical evaluation and site- and project-specific recommendations for adequate site preparation and foundation design. Proper site selection and design through environmental evaluation would ensure that adverse effects from geotechnical hazards would be minimized to the extent required by federal, state, and local regulations. Furthermore, in accordance with the requirements of the City's Geologic Hazard Overlay District, future development at all of the RHNA project sites, including "by-right" development not subject to CEQA evaluation, would be required to submit for review and approval a detailed site- and project-specific geologic study prepared by a registered geologist to the Building Official as part of the land use application prior to the issuance of a development permit. Pursuant to the regulations of the Geologic Hazard Overlay District, future development would require appropriate siting and design that accounts for the site-specific geologic hazard conditions including, setbacks from faults and the minimization of contributions to soil instability hazards, such as erosion and run-off.

In addition, General Plan Goal S-1,[2] inclusive of its associated policy and actions, would continue to minimize adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards in the City. Specifically, Action S-1.1.1 limits residential development within the Chino Fault splay of the Elsinore Fault Zone; Action S-1.1.4 requires regular updates to the Building and Fire Codes to provide for seismic safety design; Action S-1.1.6 and Action S-1.1.7 limit grading to that necessary for building pad stability and require conformance to the grading guidelines of the City Development Code, respectively; and Action S-1.1.9 and Action S-1.1.10 minimize irrigation within the geologic Hazard Overlay Zone and peak runoff for new development, respectively.[3]

With continued implementation of the City's regulations requiring site-specific geotechnical investigations of new development and adherence to the City's existing building code standards and the regulations established for the Geologic Hazard Zone, additional residential development within the City resulting from the GPU, including by-right development not subject to CEQA evaluation, would not be expected to

[2] *General Plan Goal S-1 has been renumbered as Goal S-6 under the GPU.*

[3] *Action S-1.1.1, Action S-1.1.4, Action S-1.1.6, Action S-1.1.7, Action S-1.1.9, and Action S-1.1.10 have been renumbered as Action S-6.1.1, Action S-6.1.4, Action S-6.1.6, Action S-6.1.7, Action S-6.1.9, and Action S-6.1.10 under the GPU.*

cause substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, landslides, liquefaction, and ground shaking.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not cause substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, landslides, liquefaction, and ground shaking as these are development guidelines and will not result in adverse impacts related to geology and soils. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These updates do not propose any development that would be subject to fault rupture, strong seismic shaking, seismic-related ground failure such as liquefaction, or landslide.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in significant impacts related to fault rupture, ground shaking, ground failure such as liquefaction, or landslides, and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to fault rupture, ground shaking, ground failure such as liquefaction, or landslides, and significant impacts would not occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to geology and soils.

Mitigation Measures:

None required.

Impact E-2: Would the project result in substantial soil erosion or the loss of topsoil?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that new development and other land clearing and grading activities could potential result in on- or off-site erosion impacts. However, the City's Municipal Code and 2015 General Plan goals and supportive policies and actions would ensure that potential impacts involving topsoil removal and erosion would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, determined that new residential development that may occur as a result of the 6th Cycle Housing Element Update policies would be required to comply with applicable City policies and California Building Code regulations. These policies and regulations include evaluation of the site-specific geotechnical and soil conditions of development sites and compliance is assured through the normal City construction and building permit application and plan check processes, which are designed to identify and, if appropriate, mitigate potential seismic-related impacts as well as geologic and soil hazards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would not result in substantial soil or erosion or the loss of topsoil and such impacts would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Natural canyons and other undeveloped hillside areas may be susceptible to storm-induced landslide and erosion that could result in runoff of deposition of soil and vegetation materials that could threaten downslope structures, clog drainage systems, destroy natural habitat, and artificially landscaped areas. As described in **Section 2.A.4**, above, Site 4, Western Hills Golf Course, is located within a canyon area that would be susceptible to erosion and Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are located in undeveloped areas with exposed soil that may be susceptible to erosion. In addition, development and redevelopment on all of the identified RHNA project sites would require grading and excavation, which has the potential to create erosion as exposed soil comes in contact with water and wind.

However, the CBC provides guidelines for grading and erosion control that can reduce the potential for erosion of cut and fill slopes, including appropriate plantings, slope maintenance, and construction of erosion control devices. In addition, development that disturbs one or more acres of land would be subject to the erosion control requirements of the Regional Water Quality Control Board (RWQCB)/State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) Construction General Permit/MS4 Permit. While new construction activities carried out as a result of the GPU may slightly increase the potential for construction related soil erosion, consistent enforcement of CBC code

requirements and NPDES permit conditions can be expected to minimize the polluting effects of erosion from construction sites, and ensure compliance with the RWQCB Water Quality Control Plan and its regulations. In addition, all development, including by-right development not subject to CEQA evaluation, would be subject to Chapter 16.54 of the City's Municipal Code requiring control of erosion and provision of erosion control plans.

With regard to post-construction conditions, standard best management practices regarding post-construction erosion and sediment control remains would also be implemented for all future development. New development, including by-right development not subject to CEQA evaluation, would be required to comply with Chapter 16.54 of the Municipal Code, which establishes erosion and sediment control measures for all new development. The purpose of these regulations is to eliminate and prevent accelerated erosion. These standards require control of all existing and potential conditions of human-induced accelerated erosion within all areas of the City. Required measures include project planning, preparation of erosion and sediment control plans, runoff control, land clearing and winter operations and procedures for administering those provisions.

Furthermore, future development would be subject to General Plan Safety Element Goal S-1,[4] inclusive of its associated policy and actions. Specifically, Action S-1.1.6 limits grading to that necessary for building pads; Action S-1.1.7 requires development to conform to the grading guidelines of the City Development Code; and Action S-1.1.10 requires new development to minimize peak runoff.[5] Continued adherence to the City's Municipal Code regulations requiring erosion and sediment controls, along with the Safety Element regulations noted above, would ensure that additional residential development within the City resulting from the GPU would not be expected to result in substantial erosion or loss of topsoil.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in substantial erosion or loss of topsoil as these are development guidelines and will not result in adverse impacts related to geology and soils. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would cause erosion.

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[4] *General Plan Goal S-1 has been renumbered as Goal S-6 under the GPU.*

[5] *Action S-1.1.6, Action S-1.1.7, and Action S-1.1.10 have been renumbered as Action S-6.1.6, Action S-6.1.7, and Action S-6.1.10 under the GPU.*

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would result in less than significant impacts related to erosion or loss of topsoil.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would result in no impacts related to erosion or loss of topsoil. In addition, the proposed Objective Design standards will not result in adverse impacts related to geology and soils.

Mitigation Measures:

None required.

Impact E-3: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that sandy alluvial deposits located within major drainages traversing the City and areas where clay was previously mined in the eastern side of the City may be susceptible to consolidation and hydrocompaction. However, the City's existing regulations governing development in the Geologic Hazards Overlay District, together with the City's building code standards, provide sufficient building design and construction standards to mitigate significant problems on a project-by-project basis and ensure that impacts involving potential ground instability would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, determined that new residential development that may occur as a result of the 6th Cycle Housing Element Update policies would be required to comply with applicable City policies and California Building Code regulations. These policies and regulations include evaluation of the site-specific geotechnical and soil conditions of development sites and compliance is assured through the normal City construction and building permit application and plan check processes, which are designed to identify and, if appropriate, mitigate potential seismic-related impacts as well as geologic and soil hazards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse as a result of unstable geologic units or soils and such impacts would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay

(36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Subsidence is generally related to over pumping of groundwater from deep underground reservoirs. As previously discussed, due to the shallow nature of the alluvium overlying the consolidated bedrock of the Puente Formation beneath the City, subsidence is not anticipated to occur within the City. However, due to the various site-specific susceptibility to liquefaction and/or landslide, all of the RHNA housing sites are located within, and, would accordingly be subject to the requirements of, the City's Geologic Hazard Overlay District. Lateral spreading occurs as a result of liquefaction; therefore, liquefaction-prone areas could also be susceptible to lateral spreading. In addition, consolidation and hydrocompaction could occur in the sandy alluvial deposits located within the major drainages traversing the City and in the eastern side of the City in the area where clay was previously mined.

However, the GPU is a tool to guide development in the City and with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans). development is proposed under the project. Development resulting from the GPU, including by-right development not subject to CEQA evaluation, would be required to comply with the CBC regarding the minimum standards for structural design and site development. The CBC requires that "classification of the soil at each building site shall be determined when required by the building official," and that "the classification shall be based on observation and any necessary test of the materials disclosed by borings or excavations." The CBC provides standards, including, but not limited to, excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Thus, an acceptable degree of soil stability can be achieved for soil materials by the Building Code required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans to address site-specific soil conditions. The design of foundation support must conform to the analysis and implementation criteria described in the CBC. In addition, as previously discussed under the analyses of potential liquefaction and landslide hazards, the City's existing regulations governing development in the Geologic Hazards Overlay District provides sufficient mechanisms to identify site-specific geology and soils constraints involving ground instability from various sources, including landslides, lateral spreading, subsidence, liquefaction, or collapse, as part of the City's project review and approval process. These regulations, together with the City's building code standards, also provide sufficient building design and construction standards to mitigate significant problems, on a project-by-project basis, including for by-right development not subject to CEQA evaluation.

Continued adherence to the provisions of the Geologic Hazards Overlay District and the Safety Element policies and actions related to geologic hazards would ensure that additional residential development within the City resulting from the GPU, including by-right development not subject to CEQA evaluation, would not be expected to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse as a result of future development on unstable soil.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse as a result of future development on unstable soil as these are development guidelines and will not result in adverse impacts related to geology and soils. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would be subject to on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would result in less-than-significant impacts from collapsible soils, resulting in landslides, lateral spreading, subsidence, and liquefaction.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts from collapsible soils, resulting in landslides, lateral spreading, subsidence, and liquefaction. In addition, the proposed Objective Design standards will not result in adverse impacts related to geology and soils.

Mitigation Measures:

None required.

Impact E-4: Would the project be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan found that new development and significant expansion of existing development within areas of the Puente Formation that locally contain layers of volcanic ash could lead to expansion impacts. However, the City's building code standards require preparation of site-specific studies to identify localized geology and soils conditions and provide a sufficient mechanism to ensure that expansive soils are identified and that appropriate remedial measures are incorporated into plans and

specifications. As such, the 2015 General Plan EIR determined that impacts from expansive soils would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, determined that new residential development that may occur as a result of the 6th Cycle Housing Element Update policies would be required to comply with applicable City policies and California Building Code regulations. These policies and regulations include evaluation of the site-specific geotechnical and soil conditions of development sites and compliance is assured through the normal City construction and building permit application and plan check processes, which are designed to identify and, if appropriate, mitigate potential seismic-related impacts as well as geologic and soil hazards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would not create substantial risks to life or property related to expansive soils and such impacts would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Soils that volumetrically increase, or expand when exposed to water, are considered expansive soils. These soils are typically very fine grained (i.e., clays) and can expand from small fractions to multiples of their volume, depending on their clay mineralogy. Such expansion can cause structural damage to foundations and roads without proper structural engineering. As previously detailed, with the exception of Site 7, The Commons, which has a low expansion potential, all of the identified Housing Element RHNA project sites are located within areas that have a moderate expansion potential. Even the slight potential for the existence of expansive soils within the City raises the possibility that foundation stability for building improvements and utilities could be compromised.

However, development accommodated under the proposed GPU, including by-right development not subject to CEQA evaluation, would be required to comply with applicable provisions of the CBC with regard to soil hazard-related design and the design of foundation support must conform to the analysis and implementation criteria described in the CBC. Continued adherence to the City's building code standards requiring preparation of site-specific studies to identify localized geology and soils conditions provides a sufficient mechanism to ensure that expansive soils are identified during the project design

and review process, and that appropriate remedial measures are incorporated into plans and specifications to mitigate such conditions. As such, additional residential development within the City resulting from the GPU, including by-right development not subject to CEQA evaluation, would not be expected to create substantial risks related to expansive soils.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not create substantial risks related to expansive soils as these are development guidelines and will not result in adverse impacts related to geology and soils. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would be subject to expansive soils.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would result in less-than-significant impacts from expansive soils.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts from expansive soils. In addition, the proposed Objective Design standards will not result in adverse impacts related to geology and soils.

Mitigation Measures:

None required.

Impact E-5: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of water?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan found that where a project is proposed that does include septic tank systems, developers would be required to demonstrate the suitability of on-site soils in a Waste Discharge Report and proposed septic tanks would be subject to permits and approval by the Santa Ana Regional Water Quality Control Board. As such, the 2015 General Plan EIR determined that impacts from the use of septic tanks or other alternative wastewater disposal systems would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that potential development sites identified by the 6th Cycle Housing Element Update would not require septic tanks or alternative wastewater disposal systems and no associated impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans). However, all of the identified RHNA project sites are located within or adjacent to areas of the City that are currently served by the sanitary sewer system. Therefore, any new development that would occur under the GPU, including by-right development not subject to CEQA evaluation, would be served by the existing sewer system and would not require a septic tank or alternative wastewater disposal system. Furthermore, should the existing sanitary sewer system facilities not be able to serve future development, any required alternative wastewater disposal systems would continue to be required to demonstrate the suitability of on-site soils in a Waste Discharge Report and obtain a septic tank permit, subject to the approval of the Santa Ana Regional Water Quality Control Board. As such, additional residential development within the City resulting from the GPU, including by-right development not subject to CEQA evaluation, would not be expected to result in development of septic tanks where the underlying soils would be incapable of supporting their use.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not require the use of septic tanks or other alternative wastewater treatment as these

are development guidelines and will not generate wastewater. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would require septic tanks.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in development of septic tanks where the underlying soils would be incapable of supporting their use.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in development of septic tanks where the underlying soils would be incapable of supporting their use. In addition, the proposed Objective Design standards will not result in adverse impacts related to geology and soils.

Mitigation Measures:

None required.

Impact E-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the site-specific paleontological resource investigation for fossil-bearing strata as part of routine environmental impact assessment procedures conducted under CEQA and the monitoring, preservation, restoration, cataloging, and/or transmission of found paleontological resources to the appropriate repository required by General Plan goals and supportive policies and actions would ensure that impacts to paleontological resources would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that new residential development that may occur as a result of the 6th Cycle Housing Element Update policies would be required to comply with applicable City policies and CEQA Guidelines that require identification and mitigation of potential impacts to paleontological resources. As such, the 2022 Housing Element Update MND concluded that impacts would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Significant known paleontological resources within and in the vicinity of the City are located outside of the boundaries of Sites 1-11; therefore, residential development that would occur under the GPU would not have the potential to impact known paleontological resources. In addition, with the exception of Site 3, Los Serranos Golf Course, none of the Sites were observed to contain fossil localities during surveys conducted of Sites 1-7 as part of the Paleontological Report. Site 3, Los Serranos Golf Course, was found to contain one fossil locality which yielded poorly preserved fossil fish scale; however, the locality was determined to be nonsignificant. Although determined to be nonsignificant, the presence of fossil material indicates the fossil preservation potential of the Puente Formation at Site 3, Los Serranos Golf Course. Furthermore, the surficial geologic units of the 11 RHNA sites have similar paleontological sensitivities, ranging among low to high (increasing with depth), and/or high paleontological sensitivities. Moreover, surficial geologic units noted as having low paleontological sensitivity are immediately underlain at variable depths by older geologic units that have relatively higher paleontological sensitivity (i.e., either low to high [increasing with depth] and/or high paleontological sensitivity), resulting in each RHNA site having high paleontological sensitivity at some depth. Depending on the extent and depth of ground-disturbing activities for a development project(s) within each of the RHNA sites, geologic units of high paleontological sensitivity could be encountered, and significant fossils (if present) within those geologic units would be at risk for damage or destruction. Therefore, impacts to paleontological resources may occur.

The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans). In addition, existing General Plan Goal CN-2, inclusive of its associated policy and actions, would continue to protect paleontological resources within the City. Specifically, Action CN-2.2.1 requires appropriate paleontological surveys as part of the environmental review process for projects located on sites where paleontological resources may be present (as indicated by the presence of geologic units known to bear fossils). If some potential to encounter paleontological resources is identified, Action CN-2.2.2 requires monitoring of grading in targeted areas by a qualified professional paleontologist. If potential fossil resources are found, Action CN-2.2.3 requires those materials to be preserved, restored, cataloged, and/or transmitted to the appropriate repository or as otherwise directed by the paleontologist.

Consistency with these actions would be evaluated during site- and project-specific environmental review under CEQA in the future as development is proposed and compliance would ensure that future development does not destroy unique paleontological resources. In addition, Mitigation Measure MM GEO-1 would also be required to reduce impacts to paleontological resources to less-than-significant levels and would be applicable at all of the identified RHNA housing sites, including in the event that by-right development not subject to CEQA evaluation is proposed.

Sites 1-11 do not contain unique geologic features, such as extremely prominent ridgelines, significant rock outcroppings, or other natural topography identified as visually-valuable. Furthermore, existing General Plan Goal CN-1, inclusive of its associated policies and actions, would continue to protect ridgelines and knolls and retain natural topography by enforcing the City's hillside development standards, discouraging development from obstructing views of unique geologic features, and ensuring that new development conforms to the natural setting by retaining existing landforms and encouraging natural contour grading within the City. As such, development within the RHNA project sites would not destroy unique geologic features.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not destroy a unique paleontological resource or site or unique geologic feature as these are development guidelines and will not result in adverse impacts related to paleontological resources. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would destroy paleontological resources or geologic features.

Comparison of Significance to the General Plan EIR 2015

Based on the above, implementation of the GPU would require mitigation to reduce potential impacts to paleontological resources at the RHNA housing sites to less-than-significant levels, which would be greater than the 2015 General Plan EIR findings.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would have no impacts to paleontological resources. In addition, the proposed Objective Design standards will not result in adverse impacts related to hydrology and water quality.

Mitigation Measures:

MM GEO-1 **Requirements to Avoid Impacts to Paleontological Resources.** The following recommendations apply to all nine RHNA sites. These recommendations have been developed in accordance with and incorporate the performance standards of the Society of Vertebrate Paleontology (SVP), state and local regulations, and best practices in mitigation paleontology:

- **Retain a Qualified Professional Paleontologist:** Prior to the issuance of any permits allowing ground-disturbing activities, a qualified paleontologist meeting the SVP (2010) standards (Qualified Paleontologist) should be retained by the project proponent. The Qualified Paleontologist should provide technical and compliance oversight of all work as it relates to paleontological resources, should be responsible for ensuring the employee training provisions are implemented during implementation of the project, and should report to the project site in the event potential paleontological resources are encountered.
- **Prepare a Paleontological Resources Management Plan:** A Paleontological Resources Management Plan (PRMP) should be prepared by the Qualified Paleontologist that incorporates all available geologic data for the project to determine the necessary level of effort for monitoring based on the planned rate of excavation and grading activities, the geologic sediments/materials being excavated, and the depth of excavation. The PRMP would establish the ground rules for the entire paleontological resource mitigation program. The Qualified Paleontologist should implement the PRMP as the project paleontologist, program supervisor, and principal investigator. The PRMP should incorporate the results of all additional paleontological resources assessment(s), geotechnical investigation, and the final engineering/grading plans for the project, including pertinent geological and paleontological literature, geologic maps, and known fossil locality information. The PRMP should include processes and procedures for paleontological monitoring, fossil salvaging (if needed), reporting, and curation (if needed). The PRMP should also require the Qualified Paleontologist to prepare a report of the findings of the monitoring efforts after construction is completed. The PRMP should also require the Qualified Paleontologist to obtain a curatorial arrangement with a qualified repository prior to construction if significant paleontological resources are discovered and require curation.
- **Conduct Worker Training:** The Qualified Paleontologist should develop a Worker Environmental Awareness Program to train the project personnel on the legal requirements for preserving fossil resources, as well as the procedures to follow in the event of a fossil discovery. This training should be given to on-site workers before ground-disturbing work commences.
- **Monitor for Paleontological Resources:** Areas where the mapped geologic units have low paleontological sensitivity should be initially spot checked when ground disturbances impact sediments greater than or equal to 10 feet bgs to check for the presence of the underlying older geologic units of relatively higher paleontological sensitivity. If geologic units of relatively higher paleontological sensitivity would not be observed during initial spot-checking, then the level of spot-checking should be reduced or ceased at the discretion of the Qualified Paleontologist. Areas where the mapped geologic units have low to high (increasing with depth) paleontological sensitivity should be monitored full time when ground disturbances impact sediments greater than or equal to 10 feet bgs; ground disturbances in these areas that are less

than 10 feet bgs should be spot checked. Areas where the mapped geologic units have high paleontological sensitivity should be monitored full time, regardless of depth. Paleontological monitoring would not be required when ground-disturbing activities impact only geologic units of low paleontological sensitivity at depths less than 10 feet bgs. Additionally, monitoring would not be required in previously disturbed sediments or artificial fill, regardless of depth. Monitoring should be conducted by a paleontological monitor who meets the standards of the SVP (2010). Monitoring should be conducted in accordance with the protocols outlined in the PRMP and under the supervision of the Qualified Paleontologist. The Qualified Paleontologist may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. Monitoring efforts can be increased, reduced, or ceased entirely if determined adequate by the Qualified Paleontologist. Paleontological monitoring should include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The Qualified Paleontologist should have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors should record pertinent geologic data and collect appropriate sediment samples from any fossil localities. Recovered fossils should be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological repository.

- **Prepare a Paleontological Resources Monitoring Report:** Upon conclusion of ground-disturbing activities, the Qualified Paleontologist overseeing paleontological monitoring should prepare a final Paleontological Resources Monitoring Report that documents the paleontological monitoring efforts for the project and describes any paleontological resource discoveries observed and/or recorded during the life of the project. If paleontological resources are curated, the Paleontological Resources Monitoring Report and any associated data pertinent to the curated specimen(s) should be submitted to the designated repository. A copy of the final Paleontological Resources Monitoring Report should be filed with the City.

4. CUMULATIVE IMPACTS

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan found that impacts involving geologic and soils hazards are highly localized and development occurring on land within the City would not have the potential to result in impacts outside of the City. Therefore, because the project-level analysis of potential geologic and soils hazards impacts that could occur under implementation of the 2015 General Plan Update accounted for geologic and soils conditions throughout the City and impacts were determined to be less-than-significant, potential cumulative impacts related to geologic and soils conditions would also be less than significant. In addition, the 2015 General Plan EIR found that sufficient safeguards are included in the updated Conservation Element to ensure that investigations are conducted as part of the City's routine environmental impact assessment procedures to evaluate potential occurrence of and impacts to cultural and paleontological resources, throughout the City, and to properly evaluate, recover, document and handle any significant resources that may be found, such that cumulative impacts to paleontological resources as a result of implementation of the 2015 General Plan would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. The geographic context for the analysis of impacts resulting from geologic and seismic hazards is generally site-specific, rather than cumulative in nature, because each development site has unique geologic considerations that would be subject to uniform site development and construction standards. In this way, potential cumulative impacts resulting from geological, seismic, and soil conditions would be minimized on a site-by-site basis to the extent that modern construction methods and code requirements provide. Continued implementation of existing General Plan goals, policies, and actions related to geological, seismic, and soil conditions, inclusive of new and proposed revisions to existing goals and policies under the GPU, together with compliance with current CBC building standards would reduce any impacts resulting from geological, seismic, and soil conditions within the City of Chino Hills to a less-than-significant level. Due to the site-specific nature of geologic and seismic hazards, and because the potential impacts related to geologic and seismic hazards that could occur at the identified RHNA project sites were determined to be less-than-significant in the project-level analysis above, the contribution of housing development under the GPU to impacts associated with geological, seismic, and soil conditions would, therefore, also be less than significant.

The Santa Ana Watershed, which includes the City, forms the geographic context of cumulative erosion and topsoil loss impacts. Development throughout the watershed, including all development within the City of Chino Hills, would be subject to state and local runoff and erosion prevention requirements, including the applicable provisions of the Construction General Permit, BMPs, and Municipal Stormwater NPDES Permit, as well as implementation of fugitive dust control measures of SCAQMD Rule 403. These

measures are implemented as conditions of approval of project development and subject to continuing enforcement. Standard water quality best management practices, including erosion and sediment controls would apply to all future development. As a result, it is anticipated that cumulative impacts on the Santa Ana Watershed due to runoff and erosion from cumulative development activity would be less than significant. In addition, the continued implementation of existing General Plan goals, policies, and actions related to erosion and sedimentation would ensure that the contribution of housing development under the GPU to cumulative erosion and topsoil loss impacts to the Santa Ana Watershed would be less than significant.

Impacts to paleontological resources are site-specific, such that cumulative impacts would only occur if other projects in the cumulative scenario would occur on the same site and/or affect the same paleontological resource(s) as a project under the GPU. The types of housing that would occur under the GPU, specifically multi-family-housing units and mixed-use development, typically encompass the entirety of the associated project site, such that other projects in the cumulative scenario would not have the potential to combine with impacts of the GPU to paleontological resources. As detailed in response to Impact E-6, the continued implementation of existing General Plan goals, policies, and actions related to the protection of paleontological resources and implementation of Mitigation Measure MM GEO-1 would reduce impacts to paleontological resources within the City to less-than-significant levels.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to geology and soils as these are development guidelines and will not result in development with the potential to result in project-level impacts related to geology and soil. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources. Accordingly, no cumulative impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources would occur and updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in cumulative impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU related to geology and soils would be less than significant and no mitigation measures would be required. However, implementation of the GPU would require mitigation to reduce potential impacts to paleontological resources at the RHNA housing sites to less-than-significant levels. Impacts to paleontological resources under the project would be less than significant with mitigation, which would be greater than the 2015 General Plan EIR findings of less than significant.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to geology and soils or paleontological resources would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
F. GREENHOUSE GAS EMISSIONS

1. INTRODUCTION

This section of the Draft SPEIR analyzes the potential environmental effects related to greenhouse gas (GHG) emissions resulting from the General Plan Update (GPU). This section is based on information provided in **Appendix H**, which includes *Chino Hills General Plan Update Air Quality and Greenhouse Gas Impact Study (Air Quality and GHG Study), City of Chino Hills, prepared by MD Acoustics, LLC, on November 18, 2024.*

A. 2015 General Plan EIR Analysis and Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan Update would result in increased emissions of GHGs that would occur as a result of land use activities that consume energy and generate vehicular traffic, which generate GHGs directly and indirectly through combustion of petroleum-based fuels used to power automobiles, construction machinery, electricity-generating power plants, etc. GHGs are also generated by decomposition of solid wastes at landfills, which would increase as a result of additional development in the City. Based on the number of potential new residences and commercial space, the proposed General Plan update would add approximately 25,889 residents and employees. This figure is below the SCAQMD's recommended plan-based threshold of 6.6 metric tons CO_2e per service population per year; therefore, total annual GHG emissions would be less than significant.

The General Plan EIR 2015 determined that implementation of the General Plan Update would be consistent with the applicable GHG reduction strategies set forth by the 2006 CAT Report as well as the 2008 Attorney General's GHG Reduction Measures. The City selected a goal to reduce its community GHG emissions to a level that is 20 percent below its projected emissions level in 2020, as part of its participation in the countywide GHG Reduction Plan. The City actually exceeded the goal with only state/county level actions, but has committed to additional local measures and to support applicable regional measures. Therefore, the General Plan EIR 2015 determined that the General Plan Update would be consistent with the draft countywide GHG Reduction Plan and this is not expected to change when the plan is formally adopted. There would be no impacts.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, determined that new residential development that may occur as a result of 6th Cycle Housing Element policies, would generate GHGs due to construction, vehicle trips, and electrical and gas generated appliances. The amount of GHG emitted by future residential development would depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the South Coast Air Quality Management District (SCAQMD) California Environmental Quality Act (CEQA) air quality guidelines, which is designed to identify and, if appropriate, mitigate potential impacts. As such, the 2022 Housing Element Update MND determined that impacts related to conflicts with GHG emissions would be less than significant.

The 2022 Housing Element Update MND determined that new residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable California Building Code (CBC) policies that require solar and energy efficient materials and appliances. As such, the 2022 Housing Element Update MND determined that the project would not conflict with applicable GHG plans or policies and no impacts would occur.

2. ENVIRONMENTAL SETTING

A. Greenhouse Gases

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone, water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO_2 and nitrous oxide (NO_2) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO_2, where CO_2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. **Table IV.F-1, Description of Identified GHGs,** provides a description of each of the greenhouse gases and their global warming potential.

Table IV.F-1
Description of Identified Greenhouse Gases [a]

GHG	General Description	Sources
Nitrous Oxide (N_2O)	Nitrous oxide (N_20),also known as laughing gas is a colorless gas. It has a lifetime of 114 years. Its global warming potential is 298.	Microbial processes in soil and water, fuel combustion, and industrial processes. In addition to agricultural sources, some industrial processes (nylon production, nitric acid production) also emit N_20.
Methane (CH_4)	Methane (CH_4) is a flammable gas and is the main component of natural gas. It has a lifetime of 12 years. Its global warming potential is 25.	A natural source of CH_4 is from the decay of organic matter. Methane is extracted from geological deposits (natural gas fields). Other sources are from the decay of organic material in landfills, fermentation of manure, and cattle farming.
Carbon Dioxide (CO_2)	Carbon dioxide (CO_2) is an odorless, colorless, natural greenhouse gas. Carbon dioxide's global warming potential is 1. The concentration in 2005 was 379 parts per million (ppm), which is an increase of about 1.4 ppm per year since 1960.	Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.

Table IV.F-1
Description of Identified Greenhouse Gases [a]

GHG	General Description	Sources
Chlorofluorocarbons (CFCs)	CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). They are gases formed synthetically by replacing all hydrogen atoms in methane or methane with chlorine and/or fluorine atoms. Global warming potentials range from 3,800 to 8,100.	Chlorofluorocarbons were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone, therefore their production was stopped as required by the Montreal Protocol.
Hydrofluorocarbons (HFCs)	Hydrofluorocarbons (HFCs) are a group of greenhouse gases containing carbon, chlorine, and at least one hydrogen atom. Global warming potentials range from 140 to 11,700.	Hydrofluorocarbons are synthetic manmade chemicals used as a substitute for chlorofluorocarbons in applications such as automobile air conditioners and refrigerants.
Perfluorocarbons (PFCs)	Perfluorocarbons (PFCs) have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above the Earth's surface. They have a lifetime 10,000 to 50,000 years. They have a global warming potential range of 6,200 to 9,500.	Two main sources of perfluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur Hexafluoride (SF_6)	Sulfur hexafluoride (SF_6) is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. It has a high global warming potential, 23,900.	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

a GHGs identified in this table are ones identified in the Kyoto Protocol and other synthetic gases recently added to the IPCC's Fifth Assessment Report.
Source: Intergovernmental Panel on Climate Change 2014a and Intergovernmental Panel on Climate Change 2014b. Website: https://www.ipcc.ch/publications_and_data/ar4/wg1/en/ch2s2-10-2.html. Accessed March 2024.

B. Projected Impacts of Global Warming in California

In 2009, California adopted a statewide Climate Adaptation Strategy (CAS) that summarizes climate change impacts and recommends adaptation strategies across seven sectors: Public health, Biodiversity and Habitat, Oceans and Coastal Resources, Water, Agriculture, Forestry, and Transportation and Energy. The California Natural Resources Agency will be updating the CAS and be responsible for preparing reports to the Governor on the status of CAS. The Natural Resources Agency produced climate change assessments which detail impacts of global warming in California.[1] These include:

- Sea level rise, coastal flooding and erosions of California's coastlines would increase, as well as sea water intrusion;

[1] *State of California, Department of Justice, Attorney General, Climate Change Impacts in California. Website: https://oag.ca.gov/environment/impact. Accessed: March 2024.*

- The Sierra snowpack would decline between 70 and 90 percent, threatening California's water supply;
- Higher risk of forest fires resulting from increasing temperatures and making forests and brush drier. Climate change will affect tree survival and growth;
- Attainment of air quality standards would be impeded by increasing emissions, accelerating chemical processes, and raising inversion temperatures during stagnation episodes resulting in public health impacts;
- Habitat destruction and loss of ecosystems due to climate changing affecting plans wildlife habitats; and
- Global warming can cause drought, warmer temperatures, and salt water contamination, resulting in impacts to California's agricultural industry.

With regard to public health, as reported by the Center for Health and the Global Environment at the Harvard Medical School, the following are examples of how climate change can affect cardio-respiratory disease: (1) pollen is increased by higher levels of atmospheric CO_2; (2) heat waves can result in temperature inversions, leading to trapped masses or unhealthy air contaminants by smog, particulates, and other pollutants; and (3) the incidence of forest fires is increased by drought secondary to climate change and to the lack of spring runoff from reduced winter snows. These fires can create smoke and haze, which can settle over urban populations causing acute and exacerbating chronic respiratory illness.[2]

C. Existing Conditions

1) *City of Chino Hills*

The General Plan EIR 2015 estimated GHG emissions for the City of Chino Hills' GPU would be 121,470 MT CO_2e. **Table IV.F-2, Combined Annual Emissions of Greenhouse Gases for the 2015 GPU**, combines the construction, operational, and mobile GHG emissions associated with General Plan Update build-out. Construction emissions associated with construction activity are amortized over 30 years, in accordance with SCAQMD-recommended protocol.

Table IV.F-2
Combined Annual Emissions of Greenhouse Gases for the 2015 GPU

Source of Emissions	Annual Emissions (MT CO_2e)	Percent of Total
Construction	3,653	3.00
Operational		
Area	1,959	1.61
Energy	25,932	21.35
Solid Waste	1,588	1.31
Water	4,260	3.51
Mobile	84,078	69.22
Total	**121,470**	**100%**

Source: City of Chino Hills Final Program EIR General Plan Update, February 24, 2015.

[2] *Paul R. Epstein, et al., Urban Indicators of Climate Change, Report from the Center for Health and the Global Environment, Harvard Medical School and the Boston Public Health Commission, August 2003, unpaginated.*

D. Housing Element RHNA Project Sites

By its very nature, a greenhouse gas analysis is a regional and global analysis; therefore, site-specific information, such as how close a sensitive receptor is to a Housing Element Opportunity Site, is not relevant to this topic and has no bearing on the significance of the GHG emissions. Please see **Section IV.B, Air Quality**, in this Draft SPEIR for details on the Housing Element Opportunity Sites emissions.

E. Regulatory Framework

1) *International*

Many countries around the globe have made an effort to reduce GHGs since climate change is a global issue.

a) Intergovernmental Panel on Climate Change

In 1988, the United Nations and the World Meteorological Organization established the Intergovernmental Panel on Climate Change to assess the scientific, technical and socio-economic information relevant to understanding the scientific basis of risk of human-induced climate change, its potential impacts, and options for adaptation and mitigation.

b) United Nations

The United States participates in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). Under the Convention, governments gather and share information on GHG emissions, national policies, and best practices; launch national strategies for addressing GHG emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change.

The 2014 United Nations Climate Change Conference in Lima Peru provided a unique opportunity to engage all countries to assess how developed countries are implementing actions to reduce emissions.

c) Kyoto Protocol

The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008 – 2012.[3] On December 8, 2012, the Doha Amendment to the Kyoto Protocol was adopted. The amendment includes: New commitments for Annex I Parties to the Kyoto Protocol who agreed to take on commitments in a second commitment period from 2013 – 2020; a revised list of GHG to be reported on by Parties in the second commitment period; and Amendments to several articles of the Kyoto Protocol which specifically referenced issues pertaining to the first commitment period and which needed to be updated for the second commitment period.

[3] *United Nations Framework Convention on Climate Change, 1997.*

2) *Federal*

a) Greenhouse Gas Endangerment

On December 2, 2009, the Environmental Protection Agency (EPA) announced that GHGs threaten the public health and welfare of the American people. The EPA also states that GHG emissions from on-road vehicles contribute to that threat. The decision was based on *Massachusetts v. EPA*[4], which argued that GHGs are air pollutants covered by the Clean Air Act and that the EPA has authority to regulate those emissions.

b) Clean Vehicles

Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the United States. On April 1, 2010, the EPA and the Department of Transportation's National Highway Safety Administration announced a joint final rule establishing a national program that would reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States.

The first phase of the national program would apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of carbon dioxide per mile, equivalent to 35.5 miles per gallon if the automobile industry were to meet this carbon dioxide level solely through fuel economy improvements. Together, these standards would cut carbon dioxide emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016). The second phase of the national program would involve proposing new fuel economy and GHG standards for model years 2017 – 2025 by September 1, 2011.

On October 25, 2010, the EPA and the U.S. Department of Transportation proposed the first national standards to reduce GHG emissions and improve fuel efficiency of heavy-duty trucks and buses. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20 percent reduction in carbon dioxide emissions and fuel consumption by the 2018 model year. For heavy-duty pickup trucks and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10 percent reduction for gasoline vehicles and 15 percent reduction for diesel vehicles by 2018 model year (12 and 17 percent respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the agencies are proposing engine and vehicle standards starting in the 2014 model year which would achieve up to a 10 percent reduction in fuel consumption and carbon dioxide emissions by 2018 model year.

Issued by the National Highway Traffic Safety Administration (NHTSA) and EPA in March 2020 (published on April 30, 2020, and effective after June 29, 2020), the Safer Affordable Fuel-Efficient Vehicles Rule would maintain the Corporate Average Fuel Economy (CAFE) and CO2 standards applicable in model year 2020 for model years 2021 through 2026. The estimated CAFE and CO_2 standards for model year 2020 are 43.7 miles per gallon (mpg) and 204 grams of CO_2 per mile for passenger cars and 31.3 mpg and 284 grams of CO_2 per mile for light trucks, projecting an overall industry average of 37 mpg, as compared to 46.7 mpg under the standards issued in 2012. This Rule also excludes CO_2 equivalent emission improvements

[4] *Supreme Court Case 05-1120.*

associated with air conditioning refrigerants and leakage (and, optionally, offsets for nitrous oxide and methane emissions) after model year 2020.[5]

c) Mandatory Reporting of Greenhouse Gases

On January 1, 2010, the EPA started requiring large emitters of heat-trapping emissions to begin collecting GHG data under a new reporting system. Under the rule, suppliers of fossil fuels or industrial GHG, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of GHG emissions are required to submit annual reports to the EPA.

d) Climate Adaption Plan

The EPA Plan identifies priority actions the Agency will take to incorporate considerations of climate change into its programs, policies, rules and operations to ensure they are effective under future climatic conditions.[6]

3) *State*

a) California Code of Regulations (CCR) Title 24, Part 6

CR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008, and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013, 2016, and 2019 standards have been approved and became effective July 1, 2014, January 1, 2016, and January 1, 2020, respectively.

b) California Code of Regulations (CCR) Title 24, Part 11

All buildings for which an application for a building permit is submitted on or after January 1, 2020, must follow the 2019 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.[7]

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[5] *National Highway Traffic Safety Administration and U.S. Environmental Protection Agency, 2018. Federal Register / Vol. 83, No. 165 / Friday, August 24, 2018 / Proposed Rules, The Safer Affordable Fuel-Efficient Vehicles Rule for Model Years 2021–2026 Passenger Cars and Light Trucks 2018. Website: https://www.gpo.gov/fdsys/pkg/FR-2018-08-24/pdf/2018-16820.pdf. Accessed March 2024.*

[6] *The following link provides more information on the EPA Plan: https://www.epa.gov/arc-x/planning-climate-change-adaptation.*

[7] *The following links provide more information on Title 24, Part 11: https://www.dgs.ca.gov/BSC/Codeshttps://www.energy.ca.gov/sites/default/files/2020-03/Title_24_2019_Building_Standards_FAQ_ada.pdf.*

c) California Green Building Standards

On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Housing and Community Development (HCD) updated CALGreen through the 2015 Triennial Code Adoption Cycle, during the 2016 to 2017 fiscal year. During the 2019-2020 fiscal year, the HCD updated CALGreen through the 2019 Triennial Code Adoption Cycle.

The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. CCR Title 24, Part 11: California Green Building Standards (Title 24) became effective in 2001 in response to continued efforts to reduce GHG emissions associated with energy consumption. CCR Title 24, Part 11 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

The 2019 CalGreen Code includes the following changes and/or additional regulations:

Single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards. Once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards. Nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades.[8]

HCD modified the best management practices for stormwater pollution prevention adding Section 5.106.2 for projects that disturb one or more acres of land. This section requires projects that disturb one acre or more of land or less than one acre of land but are part of a larger common plan of development or sale must comply with the post-construction requirement detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board. The NPDES permits require post-construction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with installation of post-construction stormwater management measures.

HCD added sections 5.106.4.1.3 and 5.106.4.1.5 in regard to bicycle parking. Section 5.106.4.1.3 requires new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. In addition, Section 5.106.4.1.5 states that acceptable bicycle parking facility for Sections 5.106.4.1.2 through 5.106.4.1.4 shall be convenient from the street and shall meeting one of the following: (1) covered, lockable enclosures with permanently anchored racks for bicycles; (2) lockable bicycle rooms with permanently anchored racks; or (3) lockable, permanently anchored bicycle lockers.

[8] *California Energy Commission, website: https://www.energy.ca.gov/sites/default/files/2020-03/Title_24_2019_Building_Standards_FAQ_ada.pdf. Accessed March 2024.*

HCD amended section 5.106.5.3.5 allowing future charging spaces to qualify as designated parking for clean air vehicles.

HCD updated section 5.303.3.3 in regard to showerhead flow rates. This update reduced the flow rate to 1.8 gallons per minute (GPM).

HCD amended section 5.304.1 for outdoor potable water use in landscape areas and repealed sections 5.304.2 and 5.304.3. The update requires nonresidential developments to comply with a local water efficient landscape ordinance or the current California Department of Water Resource's' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Some updates were also made in regard to the outdoor potable water use in landscape areas for public schools and community colleges.

HCD updated Section 5.504.5.3 in regard to the use of MERV filters in mechanically ventilated buildings. This update changed the filter use from MERV 8 to MERV 13.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided, they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.[9]

d) Executive Order S-3-O5

California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following targets:

- By 2010, California shall reduce GHG emissions to 2000 levels;
- By 2020, California shall reduce GHG emissions to 1990 levels; and
- By 2050, California shall reduce GHG emissions to 80 percent below 1990 levels.

The executive order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

e) Executive Order S-1-O7

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs California Air Resource Board (CARB) to determine whether this

[9] *The following link provides more on CalGreen Building Standards: http://www.bsc.ca.gov/Home/CALGreen.aspx.*

Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009 CARB approved the proposed regulation to implement the low carbon fuel standard and began implementation on January 1, 2011. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. CARB approved some amendments to the LCFS in December 2011, which were implemented on January 1, 2013. In September 2015, the Board approved the re-adoption of the LCFS, which became effective on January 1, 2016, to address procedural deficiencies in the way the original regulation was adopted. In 2018, the Board approved amendments to the regulation, which included strengthening and smoothing the carbon intensity benchmarks through 2030 in-line with California's 2030 GHG emission reduction target enacted through SB 32, adding new crediting opportunities to promote zero emission vehicle adoption, alternative jet fuel, carbon capture and sequestration, and advanced technologies to achieve deep decarbonization in the transportation sector.

The LCFS is designed to encourage the use of cleaner low-carbon transportation fuels in California, encourage the production of those fuels, and therefore, reduce GHG emissions and decrease petroleum dependence in the transportation sector. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are “back-loaded”, with more reductions required in the last five years, than the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today’s fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

f) Senate Bill 97

Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under California Environmental Quality Act (CEQA). SB 97 directed the Governor’s Office of Planning and Research (OPR), which is part of the State Resource Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009, the Natural Resources Agency adopted amendments to the state CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance are provided and no specific mitigation measures are identified. The GHG emission reduction amendments went into effect on March 18, 2010, and are summarized below:

- Climate action plans and other GHG reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.

- Local governments are encouraged to quantify the GHG emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given Project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.
- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of GHG emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the Project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

g) Assembly Bill 32

The California State Legislature enacted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires that GHG emitted in California be reduced to 1990 levels by the year 2020. "Greenhouse gases" as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. CARB is the state agency charged with monitoring and regulating sources of GHG. AB 32 states the following:

> *Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems*.

The CARB Board approved the 1990 GHG emissions level of 427 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) on December 6, 2007. Therefore, emissions generated in California in 2020 are required to be equal to or less than 427 $MMTCO_2e$. Emissions in 2020 in a "business as usual" scenario are estimated to be 596 $MMTCO_2e$.

Under AB 32, CARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. Discrete early action measures are currently underway or are enforceable by January 1, 2010. CARB has 44 early action measures that apply to the transportation, commercial, forestry,

agriculture, cement, oil and gas, fire suppression, fuels, education, energy efficiency, electricity, and waste sectors. Of these early action measures, nine are considered discrete early action measures, as they are regulatory and enforceable by January 1, 2010. CARB estimates that the 44 recommendations are expected to result in reductions of at least 42 $MMTCO_2e$ by 2020, representing approximately 25 percent of the 2020 target.

CARB's Climate Change Scoping Plan (Scoping Plan) contains measures designed to reduce the State's emissions to 1990 levels by the year 2020. The Scoping Plan identifies recommended measures for multiple GHG emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 GHG target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related GHG emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, Including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping Plan states that the inclusion of these emissions within the cap-and trade program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. "Uncapped" strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional GHG emission reductions.

h) Senate Bill 100

Senate Bill 100 (SB 100) requires 100 percent of total retail sales of electricity in California to come from eligible renewable energy resources and zero-carbon resources by December 31, 2045. SB 100 was adopted September 2018.

The interim thresholds from prior Senate Bills and Executive Orders would also remain in effect. These include Senate Bill 1078 (SB 1078), which requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. Senate Bill 107 (SB 107) which changed the target date to 2010. Executive Order S-14-08, which was signed on November 2008 and expanded the State's Renewable Energy Standard to 33

percent renewable energy by 2020. Executive Order S-21-09 directed CARB to adopt regulations by July 31, 2010 to enforce S-14-08. Senate Bill X1-2 codifies the 33 percent renewable energy requirement by 2020.

i) Senate Bill 375

Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

The project site is located within the Southern California Association of Governments (SCAG), which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 13 percent below 2005 per capita GHG emissions levels by 2035. On April 4, 2012, SCAG adopted the 2012-2035 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS), which meets the CARB emission reduction requirements.

On September 3, 2020, SCAG's Regional Council approved and fully adopted the Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy), and the addendum to the Connect SoCal Program Environmental Impact Report. Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Connect SoCal outlines more than $638 billion in transportation system investments through 2045. Connect SoCal is supported by a combination of transportation and land use strategies that help the region achieve state GHG emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry and utilize resources more efficiently. By integrating the Forecasted Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing GHGs, or GHGs, from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS or APS. However, new provisions of CEQA would incentivize, through streamlining and other provisions, qualified projects that are consistent with an approved SCS or APS and categorized as "transit priority projects."

j) Assembly Bill 939, Assembly Bill 341, and Senate Bill 1374

Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. AB 341 requires at least 75 percent of generated waste be source reduced, recycled, or composted by the year 2020. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

k) Executive Order S-13-08

Executive Order S-13-08 indicates that "climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California's economy, to the health and welfare of its population and to its natural resources." Pursuant to the requirements in the order, the 2009 California Climate Adaptation Strategy was adopted, which is the "… first statewide, multi-sector, region-specific, and information-based climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research."

l) Executive Order B-30-15

Executive Order B-30-15, establishing a new interim statewide GHG emission reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

m) Executive Order B-29-15

Executive Order B-29-15, mandates a statewide 25 percent reduction in potable water usage and was signed into law on April 1, 2015.

n) Executive Order B-37-16

Executive Order B-37-16, continuing the State's adopted water reduction, was signed into law on May 9, 2016. The water reduction builds off the mandatory 25 percent reduction called for in EO B-29-15.

o) Executive Order N-79-20

Executive Order N-79-20 was signed into law on September 23, 2020 and mandates 100 percent of in-state sales of new passenger cars and trucks be zero-emission by 2035; 100 percent of medium- and heavy-duty vehicles in the state be zero-emission vehicles by 2045 for all operations where feasible and by 2035 for drayage trucks; and to transition to 100 percent zero-emission off-road vehicles and equipment by 2035 where feasible.

4) Regional

a) South Coast Air Quality Management District

The project site is within the South Coast Air Basin, which is under the jurisdiction of SCAQMD. SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

i) SCAQMD Threshold Development

The SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). SCAQMD has published a five-tiered draft GHG threshold which includes a 10,000 metric ton of CO_2e per year for stationary/industrial sources and 3,000 metric tons of CO_2e per year significance threshold for residential/commercial projects. Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90-precent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90-percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the SCAQMD's annual Emissions Reporting Program.

The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not a project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether or not a project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then a project is less than significant:
  - All land use types: 3,000 $MTCO_2e$ per year; and
  - Based on land use types: residential is 3,500 $MTCO_2e$ per year; commercial is 1,400 $MTCO_2e$ per year; and mixed use is 3,000 $MTCO_2e$ per year.
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined;
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures;
  - Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans; or
  - Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

Therefore, to determine whether GHG emissions are significant, this analysis uses the SCAQMD draft tier 4 threshold screening threshold of 4.1 $MTCO_2e$ per Service Population per year for plans.

b) County of San Bernardino

i) County of San Bernardino Climate Action Plan

The County of San Bernardino adopted its *Greenhouse Gas Emissions Reduction Plan* in December in 2011. An update to the GHG Emissions Development Review Process was made in 2015. The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current levels by year 2020. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the Plan pursuant to Section 15183.5 of the state CEQA Guidelines.

The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions. An update to the GHG Emissions Development Review Process was made in March 2015 to both improve upon the menu of options available in the screening tables and to bring performance standards up to current code.

All future developments will be subject to the latest requirements of the California Green Building and Title 24 Energy Efficiency Standards (currently 2019) which would reduce project-related GHG emissions.

5) *Local*

a) Chino Hills General Plan

Goals, policies, and actions relating to GHG emissions contained within General Plan 2015 are listed below. Although the GPU would amend and update some of these goals, policies would be retained in the GPU. T Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to GHG emissions are summarized in **Chapter III, Project Description,** presented in **Appendix G** and discussed in the analysis below.

Goal CN-3 Promote Sustainable Practices that Conserve Natural Resources and Reduce Greenhouse Gas Emissions.

Policy CN-3.1 Endorse green building design in new and existing construction.

Action CN-3.1.1 Implement green building policies that promote increased use of energy efficiency, alternative energy, recycled materials, renewable resources, local materials, water efficiency, and pollution reduction.

Action CN-3.1.2 Establish programs that encourage homeowners to reduce energy consumption.

Action CN-3.1.3 Seek available funding sources that can be applied toward green building programs.

Action CN-3.1.4 Coordinate with state and regional agencies to ensure that alternative energy facilities are compatible with Chino Hills' natural and built environment.

Policy CN-3.2 Develop and implement a Climate Action Plan.

Action CN-3.2.1 Reduce greenhouse gas emissions in City operations.

Action CN-3.2.2 Power City vehicles and equipment with reduced carbon dioxide emission fuels.

Action CN-3.2.3 Provide Climate Action Plan information and resources to the Chino Hills community.

Goal CN-6 Promote Clean Air to Reduce Adverse Effects on Human Health and the Environment.

Policy CN-6.1 Reduce air pollution through coordinated land use, transportation, and energy use planning.

Action CN-6.1.1 Endorse regional air quality and transportation management plans in order to reduce air pollution emissions and vehicle trips.

Action CN-6.1.2 Encourage multifamily development to develop close to existing/planned transit and commercial areas to encourage pedestrian and nonautomobile traffic.

Action CN-6.1.3 Promote transit that serves the City and links to adjacent cities and counties.

Action CN-6.1.4 Provide commercial areas that are conducive to pedestrian and bicycle circulation.

Policy CN-6.2 Reduce air pollution impacts on health.

Action CN-6.2.1 Encourage compliance with CARB "Air Quality and Land Use Handbook: A Community Health Perspective," which provides guidelines for siting new sensitive land uses in proximity to air pollutant emitting sources.

Action CN-6.2.2 Require businesses to limit air pollution emissions in compliance with state and regional regulations and to reduce health impacts on sensitive land uses.

Action CN-6.2.3 Require businesses to limit odor emissions to eliminate or reduce nuisance impacts on sensitive land uses.

Policy CN-6.3 Reduce air pollution emissions from construction activities.

Action CN-6.3.1 Require preparation of air quality analyses of construction-related air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Action CN-6.3.2 Encourage large construction projects to mitigate diesel exhaust emissions through the use of alternative fuels and control devices.

Action CN-6.3.3 Require dust abatement actions for all new construction and redevelopment projects.

Policy CN-6.4 Reduce air pollution emissions from new development.

Action CN-6.4.1 Require preparation of air quality analyses that analyze operational air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

During buildout of the GPU, GHGs would be emitted as the result of (1) construction activities and deliveries; (2) new direct operational sources, such as operation of emergency generators, natural gas usage, and operation of vehicles attributed to uses within the City, including residences; and (3) indirect operational sources, such as production of electricity, steam and chilled water, transport of water, and decomposition of project-related wastes. GHGs would also be emitted by visitors and employees travelling to and from the City. This EIR section discusses how buildout of the GPU would contribute to GHG emissions.

The State of California, through AB 32 and Executive Order S-3-05, has set statewide targets for the reduction of GHG emissions. The California Air Pollution Control Officers Association's (CAPCOA) technical report, CEQA and Climate Change, states: "The goal of AB 32 and S-3-05 is the significant reduction of future GHG emissions in a state that is expected to rapidly grow in both population and economic output."[10] Accordingly, to achieve the state's goals, there will have to be a significant reduction in per capita GHG emissions. While CEQA focuses on emissions associated with new development, other regulatory means will need to be implemented to address reductions in existing emissions.

For this EIR, emissions from sources such as construction activities, vehicle usage, energy consumption, and solid waste generation are inventoried and discussed quantitatively and qualitatively. Emissions associated with the water supply and wastewater treatment are also discussed, although these sources could not be quantified due to data limitations. All emissions inventories are presented in metric tons unless otherwise indicated.

A. Threshold of Significance

CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in the environment." To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated.

The following greenhouse gas significance thresholds are contained in Appendix G of the CEQA Guidelines, which were amendments adopted into the Guidelines on March 18, 2010, pursuant to SB 97. A significant impact would occur if a project would:

[10] *California Air Pollution Control Officers Association, CEQA and Climate Change, 2008.*

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

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

However, despite this, currently neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency. SCAQMD has drafted interim thresholds. The screening threshold of 4.1 $MTCO_2e$ per service population per year for all land uses was used in this analysis.

B. Project Impacts and Mitigation Measures

Impact F-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan Update would result in increased emissions of GHGs that would occur as a result of land use activities that consume energy and generate vehicular traffic, which generate GHGs directly and indirectly through combustion of petroleum-based fuels used to power automobiles, construction machinery, electricity-generating power plants, etc. GHGs are also generated by decomposition of solid wastes at landfills, which would increase as a result of additional development in the City. Based on the number of potential new residences and commercial space, the proposed General Plan update would add approximately 25,889 residents and employees. This figure is below the SCAQMD's recommended plan-based threshold of 6.6 metric tons CO_2e per service population per year; therefore, total annual GHG emissions would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, also referred to as the 6th Cycle Housing Element, determined that new residential development that may occur as a result of 6th Cycle Housing Element policies, would generate GHGs due to construction, vehicle trips, and electrical and gas generated appliances. The amount of GHG emitted by future residential development would depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element would be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines, which is designed to identify and, if appropriate, mitigate potential impacts. As such, the 2022 Housing Element Update MND determined that impacts related to conflicts with GHG emissions would be less than significant.

GPU Impact

Any development that occurs pursuant to the GPU and the implementation of the Housing Element, would contribute to global climate change through direct and indirect emissions of GHG from land uses. The following paragraphs describe construction-related and operational impacts.

RHNA Housing Opportunity Sites

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

Construction Impacts

Construction of future housing development allowed with any development that occurs pursuant to the GPU and the implementation of the Housing Element would result in GHG emissions from the use of construction equipment. However, the details of these future construction activities are unknown at this time because no specific development projects have been identified. Regardless, as shown in **Table IV.F-3, Opening Year Unmitigated Project-Related Greenhouse Gas Emissions**, GHG construction emissions have been estimated to be 8,102 $MTCO_2e$ per year. Construction activities associated with the buildout of housing under the GPU are anticipated to occur sporadically over an approximately 8-year period (i.e., 2021-2029) or longer. Future development, including by-right development no subject to CEQA evaluation, would be comprised of multiple smaller development projects, each having its own construction timeline and activities. Development of multiple properties could occur at the same time. Further, because construction GHG emissions associated with the GPU would be consistent with plans and programs designed to reduce and minimize GHG emissions (see *Impact 7-2* below), these emissions would constitute a less than significant impact.

Table IV.F-3
Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]		
	Existing	Project	Existing Plus Project
Area Sources[2]	6.830.90	49.18	6.880.08
Energy Usage[3]	79,946.00	5,276.50	85,222.50
Mobile Sources[4]	371,413.00	16,162.00	387,575.00
Solid Waste[5]	7,355.00	672.32	8,027.32
Water[6]	9,155.00	418.57	9,573.57
Construction[7]	--	911.43	8,102.00
Total Emissions	**474,179.90**	**23,490.00**	**497,669.90**
Population	**104,659.00**	**11,601.39**	**116,260.00**
Emissions per Capita	**4.53**	**2.02**	**4.28**
SCAQMD Draft Screening Threshold	**4.1**	**4.1**	**4.1**
Exceeds Threshold?	**Yes**	No	**Yes**

Notes:
*1 Source: CalEEMod Version 2022.1. Complete output is provided in Appendix A of the Air Quality and GHG Study (**Appendix H**) for the Project and Appendix C of the Air Quality and GHG Study **(Appendix H**) for existing uses.*
2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3 Energy usage consist of GHG emissions from electricity and natural gas usage.
4 Mobile sources consist of GHG emissions from vehicles.
5 Solid waste includes the CO2 and CH4 emissions created from the solid waste placed in landfills.
6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7 Construction GHG emissions based on a 30-year amortization rate.

Operational Impacts

GHG emissions associated with development of the housing opportunity sites would occur as a result of operation of the new developments and land uses. Operational emissions would be from mobile sources (including emissions from the additional vehicle miles generated from the proposed housing opportunity sites), area sources (including emissions from consumer products, landscape equipment and architectural coatings), energy usage (including emissions from the generation of electricity and natural gas used at the proposed housing opportunity sites), mobile sources (includes emissions from vehicles), solid waste (includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills), and water usage (from electricity used for transport of water and processing of wastewater). By-right development, which is not subject to CEQA evaluation, must complete the City's Objective Design Standards (ODS) checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, greenhouse gas modeling for the GPU has already accounted for by-right development.

Operational emissions occur over the life of the any development that occurs pursuant to the GPU and the implementation of the Housing Element. The operational emissions for any development that occurs pursuant to the GPU and the implementation of the Housing Element are 22,579 metric tons of CO_2e ($MTCO_2e$) per year (see **Table IV.F-3, Opening Year Unmitigated Project-Related Greenhouse Gas Emissions**). Furthermore, as shown in **Table IV.F-3, Opening Year Unmitigated Project-Related Greenhouse Gas Emissions**, the project's total emissions (with incorporation of construction related GHG emissions) would be 23,490 $MTCO_2e$ per year, or 2.02 $MTCO_2e$ per service population per year. These emissions do not exceed the SCAQMD screening threshold of 4.1 $MTCO_2e$ per year. Furthermore, this is a reduction compared to emissions of 4.53 $MTCO_2e$ per service population per year from existing uses and the combined emissions will be reduced to 4.28 $MTCO_2e$ per service population per year, due to increased housing density which requires less energy and vehicle usage. Therefore, the GPU and implementation of

the Housing Element, including by-right development not subject to CEQA, GHG emissions, are considered to be less than significant.

Other Updates to General Plan Elements, Zoning Map/Code, and Specific Plan Amendments

The primary effect of future climate change in the City resulting from increased GHG emissions would be increased risk of wildfire. The General Plan update would include text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing. Updates to the Conservation Element include new actions CN-6.2.1 through CN-6.2.4 which are designed to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterial. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Safety Element include new Goal S-3 and associated policies, which promote energy and water efficiency. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of GHG emissions. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These new goals and policies (including Objective Design Standards and other Zoning and Specific Plan Amendments), which are summarized in **Section III. Project Description**, presented in full in **Appendix G**, would therefore, would not result in adverse impacts to GHGs and impacts would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Similar to the General Plan EIR 2015 findings, impacts of GHG emissions associated with the GPU would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to GHG emissions associated with the GPU and impacts would be less

than significant. In addition, the proposed Objective Design standards would not result in adverse impacts to GHG emissions.

Mitigation Measures:

None required.

Impact F-2: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan Update would be consistent with the applicable GHG reduction strategies set forth by the 2006 CAT Report as well as the 2008 Attorney General's GHG Reduction Measures. The City selected a goal to reduce its community GHG emissions to a level that is 20 percent below its projected emissions level in 2020, as part of its participation in the countywide GHG Reduction Plan. The City actually exceeded the goal with only state/county level actions, but has committed to additional local measures and to support applicable regional measures. Therefore, the General Plan EIR 2015 determined that the General Plan Update would be consistent with the draft countywide GHG Reduction Plan and this is not expected to change when the plan is formally adopted. There would be no impacts.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND determined that new residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable CBC policies that require solar and energy efficient materials and appliances. As such, the 2022 Housing Element Update MND determined that the Project would not conflict with applicable GHG plans or policies and no impacts would occur.

GPU Impact

RHNA Housing Opportunity Sites

Any development that occurs pursuant to the GPU and the implementation of the Housing Element would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

The CARB 2017 Climate Change Scoping Plan is CARB's primary document used to ensure state GHG reduction goals are met. The plan identifies an increasing need for coordination among state, regional, and local governments to achieve the GHG emissions reductions that can be gained from local land use planning and decisions. Nearly all of the specific measures identified in the 2017 Climate Change Scoping Plan would be implemented at the state level, with CARB and/or another state or regional agency having the primary responsibility for achieving required GHG reductions. Any development that occurs pursuant to the GPU and the implementation of the Housing Element, therefore, would have limited ability to directly conflict with any of the specific measures identified in the 2017 Climate Change Scoping Plan. Nonetheless, the overarching goal of the 2017 Climate Change Scoping Plan is to achieve a 40 percent reduction in GHG emissions below 1990 levels by the Year 2030. To achieve this statewide goal, the 2017 Climate Change Scoping Plan recommends a statewide efficiency metric of six metric tons per capita by 2030 and two metric tons per capita by 2050. These statewide per capita targets are based on the statewide GHG emissions inventory that includes all emissions sectors in the State. Under an unmitigated scenario as shown in **Table IV.F-3, Opening Year Unmitigated Project-Related Greenhouse Gas**

Emissions, implementation of any development that occurs pursuant to the GPU and the implementation of the Housing Element is estimated to result in a GHG emission efficiency of 4.28 MTCO2e per capita. By-right development, which is not subject to CEQA evaluation, must complete the City's ODS checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, greenhouse gas modeling for the GPU has already accounted for by-right development. Overall, growth would result in emissions that meet the 2017 Climate Change Scoping Plan adjusted statewide 2040 metric of four $MTCO_2e$ per capita employed for this Draft SPEIR.[11] Therefore, any development that occurs pursuant to the GPU and the implementation of the Housing Element would be consistent with the Scoping Plan and would have a less than significant impact.

Other Updates to General Plan Elements, Zoning Code/Map, and Specific Plan Amendments

The General Plan update would include text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include new actions CN-6.2.1 through CN-6.2.4 which are designed to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterial. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Safety Element include new Goal S-3 and associated policies, which promote energy and water efficiency.

Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted Vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of GHG emissions. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. The Element updates would assure that the City's General Plan would remain consistent with adopted state, regional and local plans adopted for the purpose of reducing the emissions of greenhouse gases. These new goals and policies (including the Objective Design Standards and Specific Plan Amendments), which summarized in **Section III. Project Description**, presented in full in **Appendix G**, would therefore, would not result in adverse impacts to GHGs and impacts would be less than significant.

[11] *The project plans for growth through Year 2040. Therefore, the 2040 statewide efficiency metric is linearly derived from the State's 2030 (6 $MTCO_2e$ per capita) and 2050 (2 $MTCO_2e$ per capita) targets.*

Comparison of Significance to the General Plan EIR 2015

Similar to the findings of the General Plan EIR 2015, the GPU would be consistent with plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts to plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that cumulative impacts pertaining to climate change would be less than significant. Therefore, the General Plan 2015 would not contribute to adverse climate change impacts, impacts would not be cumulatively considerable, and the project would have no cumulative impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies RHNA Housing Opportunity Sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

A cumulatively considerable impact would occur where the impact of a project, in addition to the related projects, would be significant. However, in the case of global climate change, the proximity of a project to other GHG emission generating activities is not directly relevant to the determination of a cumulative impact because climate change is a global condition. According to CAPCOA, "GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective."[12] As noted above, the analysis of any development that occurs pursuant to the GPU and the

[12] *California Air Pollution Control Officers Association, CEQA & Climate change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, 2008.*

implementation of the Housing Element impact is a cumulative analysis and no further discussion is required.

Other Updates to General Plan Elements, Zoning Code/Map, and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to GHG emissions.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to climate change. Accordingly, updates to the General Plan elements (including the Objective Design Standards and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU goals and policies and application of all local, state, and federal regulations pertaining to GHG emissions, cumulative GHG impacts of the GPU would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the GPU would not result in cumulative impacts related to the application of all local, state, and federal regulations pertaining to GHG emissions. Impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse cumulative impacts related to the application of all local, state, and federal regulations pertaining to GHG emissions.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND, implementation of the GPU would result in less than significant impacts.

IV. ENVIRONMENTAL IMPACT ANALYSIS
G. HAZARDS AND HAZARDOUS MATERIALS / WILDFIRE

1. INTRODUCTION

This section of the SPEIR addresses issues related to man-made and natural hazards that may threaten the health, safety, and property of the residents living and working in the City of Chino Hills (City). Primary man-made hazards within the City include hazardous substances and wastes associated with past or current land uses, and airport safety issues associated with the Chino Airport.

The primary natural hazard addressed in this section is wildfire. Seismic and other geologic hazards are addressed in **Section IV.E, Geology and Soils**; flooding and hydrologic concerns are addressed in **Section IV.H, Hydrology and Water Quality**; and the capacity of public services providers (police, fire, medical) to respond to a variety of public safety challenges and emergencies are addressed in **Section IV.L, Public Services**.

Data for this section were taken from Chino Hills Hazard Mitigation Action Plan, the Chino Hills Emergency Operations Plan, the California Environmental Protection Agency's EnviroStor database, and the California State Water Board's GeoTracker database.

A. 2015 General Plan EIR Analysis and Conclusions

The 2015 General Plan EIR found that existing and future light industrial uses in the Planning Area may include the routine storage, use, generation, and/or transport of a range of hazardous substances and wastes. However, because the City does not permit heavy industry, the amount of hazardous substances and wastes routinely stored, used, generated, and trans-ported in and out of these businesses is not expected to be substantial. In addition, all of these businesses must comply with applicable federal and state regulations governing the particular types and quantities of hazardous materials and wastes involved and the 2015 General Plan included goals and supportive policies and actions to minimize the risk from hazardous materials. Therefore, the 2015 General Plan EIR determined that future development in accordance with the 2015 General Plan would not allow for heavy industrial uses that could involve transport, storage, use, generation, and disposal of large quantities of hazardous materials and wastes, or which generate toxic air emissions and impacts would be less than significant.

The 2015 General Plan EIR found that heavy industrial uses that are more likely to involve the use or transport of hazardous materials are not permitted in the City. Continued compliance with California Fire Code standards for design, storage, operations, maintenance, and spill prevention/response measures, as enforced by the Chino Valley Independent Fire District, would reduce potential impacts associated with new businesses that handle hazardous materials to less than significant levels. However, existing hazardous materials sites where there is some potential for an accidental release of harmful chemicals within the Planning Area include potential soil and water contamination associated with the past operations and because the Aerojet Project Area could become a new development site in the foreseeable future, a potential for an accidental release of harmful chemicals during site cleanup and future development remains of concern. As such, the 2015 General Plan EIR included Mitigation Measure HAZ-1 ensuring no development occurs on the Aerojet property until remediation has occurred to the satisfaction of the Department of Toxic Substance Control and impacts were determined to be less than significant with mitigation.

The 2015 General Plan EIR found that there are no existing schools located within 0.25-mile of active or inactive hazardous materials sites under oversight of the Department of Toxic Substance Control for permitting, cleanup, investigation, or other action or within 0.25-mile of where the highest potential for a business that might handle hazardous or acutely hazardous materials would exist. In addition, the Chino Valley unified School District has no plans for additional schools within the City. As such, the 2015 General Plan EIR determined that the 2015 General Plan would not expose existing or planned schools to potential hazards associated with land uses handling hazardous or acutely hazardous materials or wastes, or which generate toxic air emissions and no impacts would occur.

The 2015 General Plan EIR found that the Aerojet Project Area is the only active toxic substances cleanup site within the City identified on hazardous materials sites lists compiled pursuant to Government Code Section 65962.5. Because the 2015 General Plan designates the area as "Rural Residential," some form of low density residential development with minor accessory farming or animal keeping could occur within the area and Mitigation Measure HAZ-1 would be required ensuring no development occurs on the Aerojet property until remediation has occurred to the satisfaction of the Department of Toxic Substance Control. As such, impacts were determined to be less than significant with mitigation.

The 2015 General Plan EIR found that the Chino Airport is the only airport within two miles of the City and that existing development within Chino Hills and development that could occur under the 2015 General Plan would be consistent with the Chino Airport Comprehensive Airport Land Use Plan Safety Zones. As such, the 2015 General Plan EIR determined that airport safety impacts would be less than significant.

The 2015 General Plan EIR found that no private airstrips are located within or adjacent to the City. As such, it was determined that the 2015 General Plan would have no impact with regard to private airstrips.

The 2015 General Plan EIR found that the 2015 General Plan goals and supportive policies and actions would ensure that future development would have adequate emergency service and that the City maintains sufficient plans and resources for emergency response. As such, the 2015 General Plan EIR determined that the 2015 General Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The 2015 General Plan EIR found that by designating the portions of the City within a Wildland Fire Hazard Overlay as Agriculture/Ranches, Public Open Space, and Low Density Residential land uses, the 2015 General Plan minimizes potential land development that would be exposed to wildland fire hazards. In addition, future land development within the fire hazard overlay must meet stringent building safety standards as set forth in the California Building Code that are specifically designed to mitigate the high fire hazard in such areas, as well as the City's supplemental standards. Furthermore, the 2015 General Plan would not alter the City's existing fire hazard overlay policies and would not allow for extensive encroachment of new development into the wildland hazard area. The 2015 General Plan goals and supportive policies and actions and the City's existing development review process would ensure that there would be adequate emergency services and thorough evaluation of site-specific risks prior to future development. As such, the 2015 General Plan EIR determined that the 2015 General Plan would have a less than significant impact with regard to the exposure of people or structures to wildland fire hazards.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND) identified that the 6th Cycle Housing Element Update does not propose specific development plans and notes that residential development is not typically associated with the transport, use, or disposal of hazardous materials. In addition, new residential developments would be subject to the City's existing development processes for

construction and building permit review which requires environmental assessment of sites proposed for development. Environmental assessment is intended to identify and mitigate hazards and hazardous materials associated with existing or previous on- or off-site conditions. Therefore, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would not create a significant hazard to the public or the environment through the transport, use, disposal, release, emissions of, or handling of hazardous materials, substance, or waste, including within ¼-mile of a school. No related impacts would occur.

The 6th Cycle Housing Element Update's land inventory of housing sites does not include any sites listed on Government Code Section 65962.5 lists of hazardous materials sites, and the nearest public airport is located approximately five miles east of the City. Therefore, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would result in no impacts related to development of housing on hazardous materials sites or development of hazardous materials sites in proximity to schools.

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element Update does not propose specific development plans and notes that any residential development that occurs pursuant to the 6th Cycle Housing Element Update policies would require review and approval of project plans from the Chino Valley Independent Fire District to ensure adequate emergency access is provided. Residential development would be required to comply with applicable Fire Code and City fire hazard overlay standards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would not impair or interfere with emergency response or evacuation plans, expose people or structures to risks associated with wildfires hazards, or constitute a dangerous fire hazard and no impacts would occur.

2. ENVIRONMENTAL SETTING

A. Hazardous Materials Defined

Chapter 6.5 of the California Health and Safety Code defines a "hazardous material" as "any material which, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment." Thus, the term hazardous material is a broad term for all substances that may be hazardous, specifically including hazardous substances and hazardous waste. Substances that are flammable, corrosive, reactive, oxidizers, radioactive, combustible, or toxic are considered hazardous. The probability of accidental spills is accentuated by the fact that the region is susceptible to earthquakes.

Hazardous materials are used for a variety of purposes including manufacturing, industrial activities, various small businesses, agriculture, medical uses, schools, and households. Accidents that could release hazardous chemicals in the form of solids, liquids, or gases can occur in the production, use, transport, and disposal of these hazardous materials. Such accidents have the potential to expose the public and the environment to hazardous materials releases which could result in consequences ranging from mild to catastrophic.

B. Local Hazards Prevention and Response Agencies

Within the City of Chino Hills, the Chino Valley Fire District (CVFD) has primary responsibility to regulate the use and storage of hazardous materials through adherence to the California Fire Code standards and through spill and prevention technical assistance. CVFD has 29 hazardous materials specialists, each of whom is also a member of the West End Hazardous Materials Team, one of three regional hazardous

materials teams in San Bernardino County. This team includes personnel from the Chino Valley Fire District and the fire departments of the cities of Ontario, Rancho Cucamonga, Upland, and Montclair. The West End Hazardous Materials Team can respond to major hazardous materials emergencies in any of these jurisdictions, and can assist in mutual aid responses in other surrounding jurisdictions.[1]

C. Hazardous Sites

1) *Hazardous Materials Database Listings*

California Government Code Section 65926.5 was originally enacted in 1985 and requires the California Environmental Protection Agency (Cal/EPA) to develop, at least annually, a list (commonly referred to as the "Cortese List" after the legislator who authored the legislation that enacted the code section) providing information about the location of hazardous materials release sites. Pursuant to provisions of the code, State government agencies, including the California Department of Toxic Substance Control (DTSC) and the State Water Resources Control Board (SWRCB), and local government agencies, such as regional water quality control boards, fire departments, and public works and utility departments, are required to provide hazardous materials release information to Cal/EPA for compiling into the Cortese List.[2] Results of a search of the Cortese List for hazardous materials sites located within Chino Hills reveals that there are no sites under active investigation or cleanup related to hazardous materials within Chino Hills included on the Cortese List of hazardous materials site compiled pursuant to Government Code Section 65926.5 including, the DTSC's listings of: (1) hazardous waste and substances sites (EnviroStor) and (2) hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code; the SWRCB's listings of leaking underground storage tank sites (GeoTracker); and individual regional water board listings of: (1) solid waste disposal sites identified with waste constituents above hazardous waste levels outside the waste management unit and (2) sites with active Cease and Desist and Cleanup and Abatement Orders.[3]

However, there are sites located within Chino Hills that, although not included on the Cortese List, are included on other lists of hazardous materials sites currently undergoing active investigation and/or cleanup. These "non-Cortese" sites are presented in **Table IV.G-1, Active Hazardous Materials Sites Within Chino Hills**, and discussed below.

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[1] *Chino Valley Fire District, Hazardous Materials Unit, available at: https://chinovalleyfire.org/hazardous-materials-unit, accessed August 30, 2024.*

[2] *California Environmental Protection Agency, Cortese List Data Resources, available at: https://calepa.ca.gov/SiteCleanup/CorteseList/, accessed August 30, 2024.*

[3] *California Environmental Protection Agency, Cortese List Data Resources, available at: https://calepa.ca.gov/SiteCleanup/CorteseList/, accessed August 30, 2024.*

Table IV.G-1
Active Hazardous Materials Sites Within Chino Hills

Site Name / Address	Agency Oversight / Program	Status / Comments
Aerojet Ordnance Chino Facility End of Woodview Rd	DTSC – Site Cleanup Program Corrective Action (ID 80001476)	Active DTSC Oversight. Past Use That Caused Contamination: open burn/open detonation. Potential Contaminants of Concern: explosives, munitions debris, radioactive isotopes. Potential Media Affected: groundwater (non-drinking supply), soil, surface water.
Eco Cleaners 4200 Chino Hills Parkway	DTSC – Site Cleanup Program Voluntary Agreement (ID 60002826)	Active DTSC Oversight. Past Use That Caused Contamination: dry cleaning. Potential Contaminants of Concern: PCE (under investigation). Potential Media Affected: soil, soil vapor (under investigation).
San Bernardino County Chino Hills Yard 14575 Pipeline Avenue	Santa Ana RWQCB – Cleanup Program (ID T10000005917)	Open RWQCB Verification Monitoring. Potential Contaminants of Concern: PCE, TCE. Potential Media Affected: groundwater (drinking supply), groundwater (non-drinking supply), soil, soil vapor.

Notes:
DTSC = Department of Toxic Substance Control; RWQCB = Regional Water Quality Control Board; PCE = tetrachloroethylene; CAM-17 metals = heavy metals listed in CCR Title 22; TPH = total petroleum hydrocarbons; TCE = trichloroethylene
Sources: California Department of Toxic Substance Control, EnviroStor Interactive Map, available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Chino+Hills%2C+CA, accessed August 30, 2024; California State Water Resources Control Board, GeoTracker Interactive Map, available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=chino+hills%2C+ca, accessed August 30, 2024.

a) Aerojet Ordnance Chino Facility

The Aerojet Ordnance Chino Facility consists of about 800 acres located in an undeveloped area in the southwestern portion of the City. It was a munitions assembly and test facility that operated from 1954 until the facility closed in November 1995. Aerojet has been working with the DTSC to identify and remediate areas of the property and adjacent properties on which ballistics, toxics, or other hazardous materials are expected to occur. Aerojet is in the process of completing remediation of the facility, which has included the removal of chemical and radioactive or depleted-uranium-impacted materials and residual munitions. A Comprehensive Risk Assessment completed in 2020 pursuant to DTSC request demonstrated that the presence of residual chemicals and depleted uranium in the soil and surface water in the facility area does not pose a risk to human health or ecological receptors. In addition, approximately 614 acres of the Project Area have been swept for residual munitions and approximately 87,000 tons of excavated soil was processed through an on-site screening plant to remove them. Currently, the facility is under corrective action with the DTSC and additional remedial activities are proposed for the site in order to address concerns of residual munitions in the upper four feet of loose topsoil and to allow for appropriate reuse(s) of the facility.[4]

[4] *California Department of Toxic Substance Control, Initial Study for the Aerojet Chino Hills Corrective Measures Study for Munitions and Explosives of Concern in Management Area 1 and Management Area 2 Project, 2021, available at: https://www.envirostor.dtsc.ca.gov/public/community_involvement_documents?global_id=80001476&document_folder=+4525067985, accessed August 30, 2024.*

b) Eco Cleaners

Eco Cleaners is a dry cleaning facility that has operated within the 27.25-acre Chino Hills Marketplace commercial shopping center since 1991. The facility has historically used tetrachloroethene (PCE) and associated equipment from approximately 1991 to 2005. Site investigation activities were conducted between December 2020 and January 2021 to assess potential releases of hazardous materials from historic and current operations within the larger shopping center and to further assess volatile organic compound (VOC) impacts at and in the vicinity of the dry cleaner facility. On August 11, 2021, the DTSC approved a report presenting the results of the investigation but requested the preparation of a supplemental site investigation to determine the extent of VOCs in soil vapor and assess VOCs and perfluoroalkyl and polyfluoroalkyl substances (PFAS) detected in groundwater.[5] The facility is currently under a voluntary agreement and continues to work with the DTSC to assess and remediate the site as needed.

c) San Bernardino Chino Hills Yard

The San Bernardino County Chino Hills Yard site is located in the central-northeastern portion of the City, adjacent to CA-71. The site was first developed as a maintenance yard by the County of San Bernardino is 1966. By 2005, the site was being used by City of Chino Hill as a green waste transfer station. Southern California Edison (SCE) redeveloped the site as the Eastern Transition Station beginning in 2015 in support of their Chino Hills Underground Electrical Transmission Project. Investigations and remedial actions conducted at part of the property transfer identified VOCs, primarily PCE, in soil, soil gas, and groundwater at the site. Various investigation and remedial actions have subsequently occurred and groundwater monitoring from nine monitoring wells has been ongoing at the site since 2015.[6] The facility continues to work with the Santa Ana Regional Water Quality Control Board for quarterly monitoring of the groundwater at the site.

2) *Gas Lines*

Four high-pressure natural gas transmission pipelines operated by Southern California Gas (SCG) Company extend across the City of Chino Hills. Two of these pipes are 36 inches in diameter, and two are 30 inches in diameter. These pipes are fitted with automatically controlled valves so that, in the event of an emergency, the damaged section of pipe is shut-off immediately and the pressure is diverted around the break. The natural gas distribution system, which includes the pipes that connect individual houses and structures to the street mains, is not fitted with automatic shut-off valves. However, all pipes in residential areas are controlled with a valve or series of valves. In the event of an emergency, the SCG can isolate the area by closing these valves. Once the gas has been turned off, crews can make any needed repairs to the lines.

Within the City, SCG has implemented retrofit programs which replaced older copper pipes with flexible polyethylene pipe for gas mains, and increased use of seismically designed devices, such as mechanical

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[5] *California Department of Toxic Substance Control, Eco Cleaners (60002826) listing, available at: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002826, accessed August 30, 2024.*

[6] *California State Water Resources Control Board, SB Co. Chino Hills Yard (T10000005917) listing, available at: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005917, accessed August 30, 2024.*

couplings and flexible connections for piping. All new pipes installed in the City during the past two decades are made of plastic and less susceptible to failure.

3) *Chlorination Storage*

The City has a chlorination storage center located within the City limits. The station is located north of Eucalyptus Avenue, west of the Chino Valley Freeway and the storage center is located on Eucalyptus Avenue. The storage center currently stores approximately 500 to 750 pounds of chlorine tablets used to treat pumped well water prior to its introduction into the City's domestic water system.

Chlorine can be liquid, solid, or gaseous when used for water purification. The gas is non-combustible, but as a strong oxidizer it can react explosively if mixed with some common substances such as fuel gas, ammonia, or turpentine. If inhaled, chlorine can irritate the eyes and nose and mouth tissues, and cause headaches, nausea and vomiting, dizziness, and other respiratory symptoms. The tablet form of chlorine that is currently stored at the storage center is less susceptible than a liquid form to a chlorine release or dispersion that could occur during a strong seismic event or other disaster.

4) *Oil and Gas Wells*

Petroleum and natural gas have been produced from oil fields in the eastern Puente Hills since the late 1880s. The Chino-Soquel oil field is located in the rugged area around Soquel Canyon, to the east of Sleepy Hollow.

There are still several active oil producing wells within the city as well as many plugged oil and gas wells. Most wells plugged after the late 1970s were abandoned to current standards. Wells abandoned prior to that time were likely not abandoned to current California Division of Oil, Gas and Geothermal Resources (CDOGGR) regulations. If development is planned for an area known to have plugged and/or abandoned oil wells, the City is required to submit building permit applications to the Long Beach office of the CDOGGR for inspection and proper abandonment. Corrective action typically includes requiring the property owner to have all wells slurry filled to minimize future problems. Oilfield related hazards that may require remediation and mitigation include venting of gases, petroleum-saturated soils, and soils contaminated with diesel, heavy metals, or other hazardous substances.

D. Hazardous Materials Transport Routes

The primary transportation artery in the Planning Area that is designated for transport of hazardous materials is SR-71. Carriers of such materials must obtain permits from and are subject to inspections by the California Highway Patrol to ensure compliance with applicable federal and state regulations governing transportation of hazardous materials and wastes. There are no local transportation routes in the City that are designated for movement of trucks. Consequently, the movement of hazardous substances and wastes through the Planning Area is expected to be minimal.

E. Airport Safety

Chino Airport is located at 7000 Merrill Avenue in Chino, just east of the City of Chino Hills. It is a general aviation airport that serves private, business, and corporate tenants from Southern California. The Chino Airport Comprehensive Land Use Plan (CACLUP) establishes three safety zones, each with a specific set of land use guidelines. Safety Zone 1 (known as the Runway Protection Zone) restricts residential and

industrial development; Safety Zone 2 restricts uses that would result in more than 50 persons per assembly area being present; Safety Zone 3 places no restrictions on residential or other uses.[7]

Portions of Safety Zone 2 and Safety Zone 3 cross into an area of City that is located east of Fairfield Ranch Road, south of Kimball Avenue and north of Pine Avenue. Within the Safety Zone 2 area of Chino Hills, most of the area is undeveloped and designated as Open Space in the current Chino Hills Land Use Plan. Within the Safety Zone 3 area of Chino Hills, most of the area is undeveloped and designated as Open Space in the Chino Hills Land Use Plan. The two exceptions are the Big League Dreams Sports Park, which is designated as Commercial Recreation within the current Chino Hills Land Use Plan, and a small sliver of medium density housing designated as Medium Density Residential within the current Chino Hills Land Use Plan. Both existing development within Chino Hills and the current Chino Hills Land Use Plan are consistent with the CACLUP Safety Zones.

F. Household Hazardous Waste

The EPA defines household hazardous waste as "leftover products such as paints, cleaners, oils, batteries, and pesticides that contain potentially hazardous ingredients that could be corrosive, toxic, ignitable, or reactive." According to the EPA, Americans generate approximately 1.6 million tons of household hazardous waste per year, while the average home can accumulate as much as 100 pounds of household hazardous waste in the basement and garage or in storage closets. Methods of improper disposal of household hazardous wastes commonly include pouring them down the drain, on the ground, into storm sewers, or in some cases putting them out with the trash. Though the dangers of such disposal methods might not be immediately obvious, improper disposal of these wastes can pollute the environment and pose a threat to human health.

G. Wildfire Hazards

Wildland fires are also known as brush or forest fires. Although wildfires often start in remote areas, wildland fires are capable of causing extensive damage due to an extensive urban interface. The majority of Chino Hills is located within the Fire Hazard Overlay District.[8] In addition, scattered areas within the central, western, northwestern, and southwestern portions of the City are located within Very High Fire Hazard Severity Zones (VHFHSZ) as designated by the California Department of Forestry and Fire Protection (CalFIRE).[9] The California Public Utilities Commission (CPUC) initiated and adopted regulations to protect the public from potential fire hazard associated with overhead powerline facilities and nearby aerial communication facilities. As part of this effort, the CPUC adopted a statewide Fire-Threat Map. The majority of the City is located within Tier 3 (Extreme) threat areas, with perimeter areas designated as Tier 2 (Elevated) threat areas.[10]

The wildland area of Chino Hills presents a severe magnitude fire problem. Over 14,000 acres of grass, brush, and oak trees pose a seasonal fire threat to the residential interface. Numerous large and damaging fires have occurred in this area. Open space and canyon areas in the City are covered with chaparral,

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[7] *San Bernardino County Airport Land Use Commission, Comprehensive Land Use Plan: Chino Airport, November 1991.*

[8] *City of Chino Hills, Municipal Code, Title 16, Chapter 16.22, Figure 16.22-1, Fire Hazard Overlay District.*

[9] *California Department of Forestry and Fire Protection, Fire and Resource Assessment Program, Very High Fire Hazard Severity Zones in Local Responsibility Areas as Recommended by CAL FIRE, Chino Hills Map, available at: https://osfm.fire.ca.gov/media/5940/chino_hills.pdf, accessed August 30, 2024.*

[10] *State of California, Public Utilities Commission, Fire Threat Map, revised August 19, 2021.*

coastal sage scrub, deciduous woodlands, and grasslands. Introduced vegetation includes landscaping plants and agricultural species. The chaparral and coastal sage plant communities are highly combustible due to the volatile oils contained in the plant tissues. Wildfires in the City pose a high threat to natural resources, structures, and human safety. The high risk posed by fires in the City is due to the combined effects of climate (dry summers with Santa Ana wind conditions); steep, rugged terrain (limiting accessibility to fire-suppression vehicles and personnel); vegetation (highly flammable chaparral and similar plant communities that contain high concentrations of volatile oils); and development patterns (wildland and urban areas intermixed in the foothills and near canyon bottoms) where development is located adjacent to highly flammable vegetation.

As shown in **Table IV.G-2, Fire History in Chino Hills**, numerous large and damaging fires have occurred within the City. Most recently, the Blue Ridge Fire started in the southern portion of the City, north of the 91, and burned a total of 13,964 acres over two weeks of October and November 2020 damaging 10 structures and destroying 1 structure.[11] Fires occurring east of CA-71 show evidence of wind-driven fires, which tend to travel further but with narrower footprints overall. These fires align with the onshore and offshore winds. Fires to the west of CA-71 are generally larger with perimeters indicating that they burned along the topographic features dominated by fuel, slope, aspect, and available control points, more than wind.

Table IV.G-2
Fire History in Chino Hills

Fire Name	Year	Acreage
Owl Fire	1980	18,332
Hills Fire	1983	581
State Park Fire	1988	820
Yorba Fire	1990	7,884
Freeway Complex	2008	30,305
Highway Fire	2015	1,049
Euclid Fire	2018	145
Blue Ridge Fire	2020	13,964
Source: CalFIRE, Incidents, available at: https://www.fire.ca.gov/incidents/, accessed July 14, 2022.		

Chino Hills Municipal Code Section 16.22.010 establishes a fire hazard overlay district to protect structures and City residents from the potential hazards associated with wildland fires. The standards permit fire fighting vehicles to have adequate access into areas between wildland fire hazard areas or "fuel modified" areas and the development perimeter, so that a wildland fire can be contained at the development perimeter and prevented from spreading to structures. An additional intent of these standards is to prevent structural development from becoming a barrier between firefighting equipment and personal and the development perimeter.

The CVFD maintains extensive automatic and mutual aid responses to protect the City's wildland area. This includes utilizing contract labor and CalFIRE crews for fire hazard abatement project. Currently, the CVFD is involved in a grant-funded, multi-year vegetation reduction project in Carbon Canyon that, when completed, should greatly increase the ability to protect life and property from wildfire in the Carbon Canyon area. The project consists of creating a shaded fuel break by removing the dead and downed fuels, as well as breaking up the continuity of fuel loading in the project area. In addition, the CVFD conducts

[11] *California Department of Forestry and Fire Protection, Blue Ridge Fire Incident, available at: https://www.fire.ca.gov/incidents/2020/10/26/blue-ridge-fire/, accessed August 30, 2024.*

annual bush inspections of residences within wildland areas, including Carbon Canyon, and requires that flammable vegetation be cleared. The State also implements requirements for building materials used in the exterior design and construction of buildings within the Wildland-Urban Interface areas under Chapter 7A of the California Building Code. Under these requirements, lumber products used as siding, decking, or soffits in exteriors must pass State-mandated fire tests.

Many fire safety regulations are in place for the Carbon Canyon area and a Community Wildfire Protection Plan has been developed to document these efforts and recommend further measures. Fire Safe Councils are coalitions of public and private sector organizations that share a common, vested interest in reducing losses from wildfire. A Fire Safe Council to support the community in fire safety planning, education, and mitigation was established in 2001 for the Carbon Canyon area. The Fire Safe Council concept has proven successful in communities throughout California in helping to create a more fire-safe environment.

H. Emergency Planning

Any potential hazard in the City resulting from a manmade or natural disaster may result in the need for evacuation of a few or thousands of citizens of Chino Hills. The release of a hazardous material to the environment can result in adverse impacts to the environment, property, and/or human health. The significance of those impacts is dependent on the type, location, and quantity of the material released. Although hazardous material incidents can happen almost anywhere, uses such as industrial centers, where hazardous materials are used or stored, may be susceptible to a higher risk.

The City of Chino Hills serves to keep citizens informed and prepared for any emergency, coordinates resources during an emergency, and provides relief after an emergency. To this end, the City prepares the Chino Hills Emergency Operations Plan (CHEOP), most recently updated in 2014. The CHEOP addresses the City's planned response to natural and technological disasters. It provides an overview of operational concepts, identifies components of the City’s emergency/disaster management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), and describes the overall responsibilities of the federal, state and county entities and the City for protecting life and property and assuring the overall well-being of the population. Planning for and responding to disasters and emergencies requires many different actions, such as evacuations, shelter setups for earthquakes, or preparations for power outages. To support first responders, (Fire and/or Police), the City has a primary and alternate emergency operations center. Both are equipped and ready to be activated when needed. The City has stored emergency supplies that would help support City staff who would need to respond during an emergency.

All City employees are Disaster Service Workers and, pursuant to State and Federal requirements, have received training in the SEMS and the NIMS. Recreation Division staff are trained in shelter management to support the Red Cross if a shelter is needed. Periodic training sessions and tabletop exercises are conducted to practice for conditions in the Emergency Operations Center. The City's Public Information Officer carries a flashdrive with documents that contain emergency information, contact lists prepared press releases, maps, and safety messages in order to communicate quickly with residents during an incident. When a Citywide emergency alert is activated, an emergency header flashes at the top of every City webpage and alerts are posted on social media accounts and on City TV Channels (in the event of an extended major emergency.

I. Housing Element RHNA Project Sites

No hazardous materials sites or environmental cases compiled by environmental regulatory databases are located within the boundaries or at addresses associated with any of the identified Housing Element RHNA project sites.

None of the identified Housing Element RHNA project sites are located within the boundaries of the Chino Airport CACLUP safety zones.

The Housing Element RHNA project sites are shown in relation to the City's Fire Hazard Overlay District, CalFIRE's VHFHSZ, and CPUC's fire threat areas in **Figure IV.G-1, City of Chino Hills Fire Hazard Overlay District, Figure IV.G-2, VHFHSZ in the City of Chino Hills**, and **Figure IV.G-3, CPUC Fire Threat Areas in the City of Chino Hills**, and detailed below:

Site 1: **The Shoppes II**

Site 1 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas.

Site 2: **Community Park Overflow**

Site 2 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas.

Site 3: **Los Serranos Golf Course**

Site 3 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas.

Site 4: **Western Hills Golf Course**

Site 4 is located within the City's Fire Hazard Overlay District, within Cal FIRE's VHFHSZ, and within CPUC's Tier 3 (Extreme) threat area.

Site 5:**Wang (High Density)**

Site 5 is located within the City's Fire Hazard Overlay District, Cal FIRE's VHFHSZ, and within CPUC's Tier 2 (Elevated) threat area.

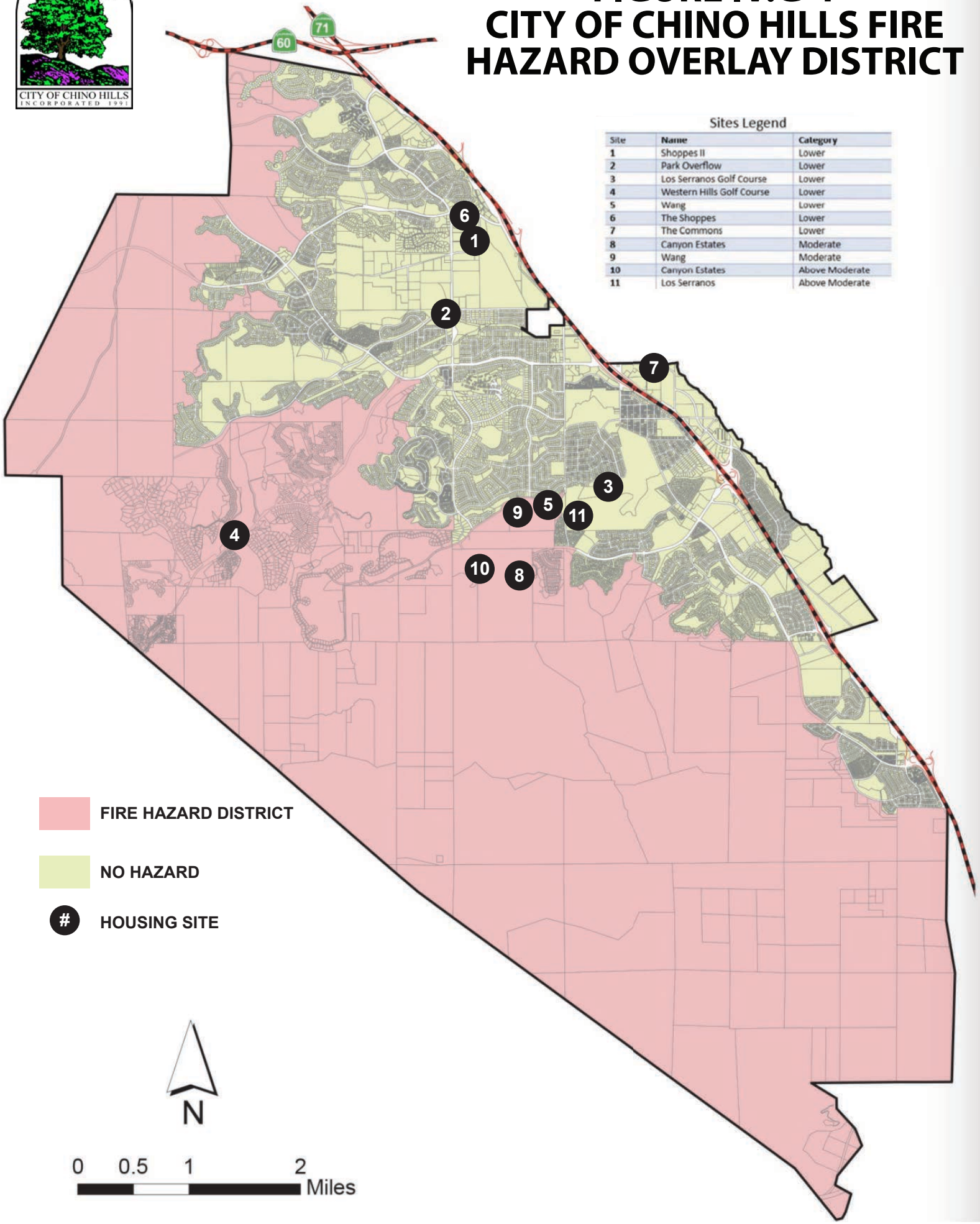
Site 6: **The Shoppes**

Site 6 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas.

Site 7: **The Commons**

Site 7 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas.

FIGURE IV.G-1
CITY OF CHINO HILLS FIRE HAZARD OVERLAY DISTRICT



Sites Legend

Site	Name	Category
1	Shoppes II	Lower
2	Park Overflow	Lower
3	Los Serranos Golf Course	Lower
4	Western Hills Golf Course	Lower
5	Wang	Lower
6	The Shoppes	Lower
7	The Commons	Lower
8	Canyon Estates	Moderate
9	Wang	Moderate
10	Canyon Estates	Above Moderate
11	Los Serranos	Above Moderate

FIGURE IV.G-2
VHFHSZ IN THE CITY OF CHINO HILLS

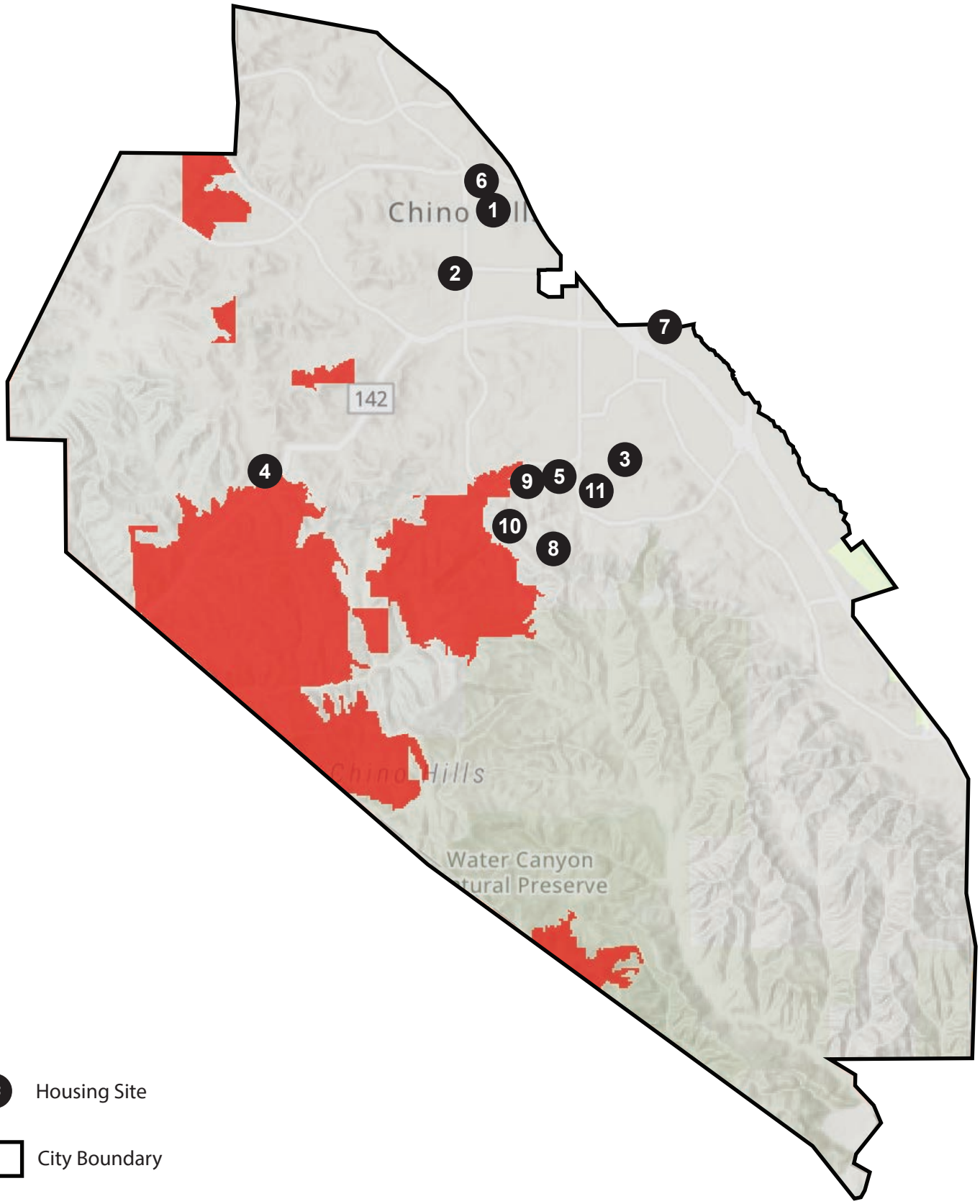
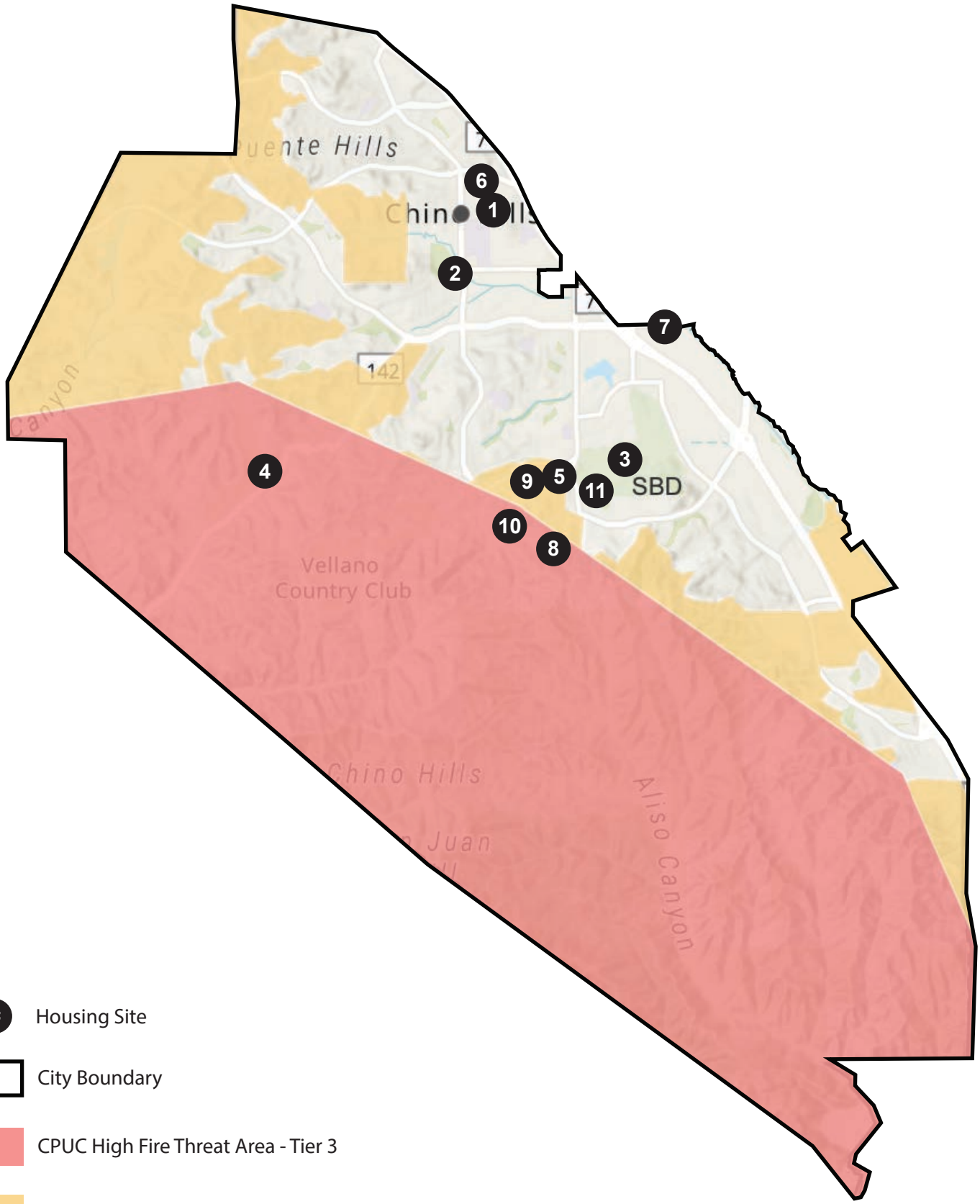


FIGURE IV.G-3
CPUC FIRE THREAT AREAS IN THE CITY OF CHINO HILLS



Site 8: Canyon Estates (Medium Density)

Site 8 is located within the City's Fire Hazard Overlay District and within CPUC's Tier 3 (Extreme) threat area. Portions of Site 8 are located within Cal FIRE's VHFHSZ.

Site 9: Canyon Estates (Medium Density)

Site 9 is located within the City's Fire Hazard Overlay District, with portions located within Cal FIRE's VHFHSZ, portions located within both CPUC's Tier 3 (Extreme) and Tier 2 (Elevated) threat areas.

Site 10: Canyon Estates (Low Density)

Site 10 is located within the City's Fire Hazard Overlay District and within CPUC's Tier 3 (Extreme) threat area. Portions of Site 10 are located within Cal FIRE's VHFHSZ.

Site 11: Los Serranos (Low Density)

Site 11 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas.

J. Regulatory Setting

1) *Federal*

a) Hazardous Materials

Several federal agencies regulate hazardous materials. These include the Environmental Protection Agency (EPA), Department of Labor (Federal Occupational Health and Safety Administration [OSHA]), and the Department of Transportation (DOT). Applicable federal regulations are contained primarily in Titles 10, 29, 40, and 49 of the Code of Federal Regulations (CFR). In particular, Title 49 of the CFR governs the manufacture of packaging and transport containers, packing and repacking, labeling, and the marking of hazardous material transport. Some of the major federal laws and issue areas include the following statutes (and regulations promulgated there under):

- Resources Conservation and Recovery Act (RCRA)—hazardous waste management
- Hazardous and Solid Waste Amendments Act (HSWA)—hazardous waste management
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)—cleanup of contamination
- Superfund Amendments and Reauthorization Act (SARA)—cleanup of contamination
- Emergency Planning and Community Right-to-Know (SARA Title III)—business inventories and emergency response planning
- Clean Air Act (CAA)—Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) rules
- Toxic Substances Control Act (TSCA)—Asbestos ban and phase-out rules

The EPA is the primary federal agency responsible for implementation and enforcement of hazardous materials regulations. In most cases, enforcement of environmental laws and regulations established at the federal level is delegated to State and local environmental regulatory agencies. The US Consumer Product Safety Commission (CPSC) has also developed bans on the use of asbestos in certain consumer products such as textured paint and wall patching compounds.

Federal regulations and agencies pertaining to hazardous materials management and worker safety, which are applicable to the City and General Plan Update, are described below.

Resource Conservation and Recovery Act

The federal Resource Conservation and Recovery Act (RCRA) (42 United States Code [USC] secs. 6901-6992k), which amended and revised the Solid Waste Disposal Act, regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. Under RCRA regulations, generators of hazardous waste must register and obtain a hazardous waste activity identification number. RCRA allows individual states to develop their own programs for the regulation of hazardous waste as long as they are at least as stringent as RCRA's.

Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA and its regulations, which establish construction standards for UST installations installed after December 22, 1988, as well as standards for upgrading existing USTs and associated piping. Since 1998, all non-conforming tanks were required to be either upgraded or closed.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as "Superfund," was enacted by Congress on December 11, 1980. This law provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, providing for liability of persons responsible for releases of hazardous waste at these sites, and established a trust fund to provide for cleanup when no responsible party could be identified. CERCLA also enabled the revision of the National Contingency Plan. The National Contingency Plan provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The National Contingency Plan also establishes the National Priorities List, which is a list of contaminated sites warranting further investigation by the EPA. CERCLA was amended by the Superfund Amendments and Reauthorization Act on October 17, 1986.

Occupational Safety and Health Act of 1970

The Occupational Safety and Health Act of 1970, which is implemented by the federal Occupational Safety and Health Administration (OSHA), contains provisions with respect to hazardous materials handling. OSHA was created to assure safe and healthful working conditions by setting and enforcing standards and by providing training, outreach, education, and assistance. OSHA provides standards for general industry and construction industry on hazardous waste operations and emergency response. OSHA requirements, as set forth in 29 Code of Federal Regulations (CFR) Section 1910, et. seq., are designed to promote worker safety, worker training, and a worker's right–to-know. The U.S. Department of Labor has delegated the authority to administer OSHA regulations to the State of California. The California OSHA program (Cal/OSHA) (codified in the California Code of Regulations [CCR], Title 8, or 8 CCR generally and in the Labor Code secs. 6300-6719) is administered and enforced by the Division of Occupational Safety and Health (DOSH). Cal/OSHA is very similar to the OSHA program. Among other provisions, Cal/OSHA requires employers to implement a comprehensive, written Injury and Illness Prevention Program (IIPP) for potential workplace hazards, including those associated with hazardous materials.

In addition, pursuant to OSHA, a developer that undertakes a construction project that involves the handling of contaminated site conditions must prepare and implement a Health and Safety Plan (HASP) that sets forth the measures that would be undertaken to protect those that may be affected by the

construction project. While a HASP is prepared and implemented pursuant to OSHA, the HASP is not subject to regulatory review and approval, although a HASP is typically appended to a Soil Management Plan if this document is required by the Certified Unified Program Agency (CUPA), which is the CVFD with regard to the City. The HASP, if required, would be prepared in accordance with the most current OSHA regulations, including 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response and 29 CFR 1926, Construction Industry Standards, as well as other applicable Federal, State, and local laws and regulations.

Toxic Substances Control Act

In 1976, the federal Toxic Substances Control Act (TSCA) (15 USC Sections 2601–2671) established a system of evaluation in order to identify chemicals which may pose hazards. TSCA is enforced by the USEPA through inspections of places in which ACMs are manufactured, processed, and stored and through the assessment of administrative and civil penalties and fines, as well as injunctions against violators. TSCA establishes a process by which public exposure to hazards may be reduced through manufacturing, distribution, use and disposal restrictions or labeling of products. Polychlorinated Biphenyls (PCB)s are hazardous materials regulated by the USEPA under the TSCA. These regulations ban the manufacture of PCBs although the continued use of existing PCB-containing equipment is allowed. PCBs were formerly used in such applications as hydraulic fluids, plasticizers, adhesives, fire retardants, and electrical transformers, among others. TSCA also contains provisions controlling the continued use and disposal of existing PCB-containing equipment. The disposal of PCB wastes is also regulated by TSCA (40 CFR 761), which contains life cycle provisions similar to those in RCRA. In addition to TSCA, provisions relating to PCBs are contained in the Hazardous Waste Control Law (HWCL), which lists PCBs as hazardous waste.

Under TSCA, the USEPA has enacted strict requirements on the use, handling, and disposal of asbestos-containing materials (ACMs). These regulations include the phasing out of friable asbestos and ACMs in new construction materials beginning in 1979. In 1989, the USEPA banned most uses of asbestos in the country. Although most of the ban was overturned in 1991, the current banned product categories include corrugated paper, rollboard, commercial paper, specialty paper, flooring felt, and any new uses. TSCA also establishes USEPA's Lead Abatement Program regulations, which provide a framework for lead abatement, risk assessment, and inspections. Those performing these services are required to be trained and certified by USEPA).

Hazardous Materials Transportation Act

The U.S. Department of Transportation (USDOT) prescribes strict regulations for the safe transportation of hazardous materials, including requirements for hazardous waste containers and licensed haulers who transport hazardous waste on public roads. The Secretary of the Department of Transportation receives the authority to regulate the transportation of hazardous materials from the Hazardous Materials Transportation Act (HMTA), as amended and codified in 49 USC Section 5101 et seq. The Secretary of Transportation is authorized to issue regulations to implement the requirements of 49 USC. The Pipeline and Hazardous Materials Safety Administration (PHMSA), formerly the Research and Special Provisions Administration, was delegated the responsibility to write the hazardous materials regulations, which are contained in Title 49 of the CFR Parts 100-180. Title 49 of the CFR, which contains the regulations set forth by the HMTA, specifies requirements and regulations with respect to the transport of hazardous materials. It requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Under the HMTA, the Secretary of Transportation "may authorize any officer, employee, or agent to enter upon, inspect, and examine, at reasonable times and in a reasonable manner, the records and properties of persons to the extent such records and properties relate to: (1) the manufacture, fabrication, marking,

maintenance, reconditioning, repair, testing, or distribution of packages or containers for use by any "person" in the transportation of hazardous materials in commerce; or (2) the transportation or shipment by any "person" of hazardous materials in commerce."

Federal Emergency Management Act

Federal Emergency Management Act (FEMA) was established in 1979 via executive order and is an independent agency of the federal government. In March 2003, FEMA became part of the U.S. Department of Homeland Security with the mission to lead the effort in preparing the nation for all hazards and effectively manage federal response and recovery efforts following any national incident. FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

b) Airports

The Federal Aviation Administration (FAA) is an agency of the DOT with authority to regulate and oversee all aspects of civil aviation in the United States. The FAA's major roles include:

- Regulating United States commercial space transportation
- Encouraging and developing civil aeronautics, including new aviation technology
- Regulating civil aviation to promote safety, especially through regional offices called Flight Standard District Offices
- Developing and operating a system of air traffic control and navigation for both civil and military aircraft
- Researching and developing the National Airspace System and civil aeronautics
- Developing and carrying out programs to control aircraft

c) Wildfire

Forests and Rangelands is an active, cooperative effort between the United States Department of the Interior (DOI), the United States Department of Agriculture (USDA), and their land management agencies. Forests and Rangelands provides fire, fuels, and land management information for government officials, land and wildland fire management professionals, businesses, communities, and interested organizations and individuals. Forests and Rangelands supports the Wildland Fire Leadership Council (WFLC), which is an intergovernmental committee of Federal, state, tribal, county, and municipal government officials convened by the Secretaries of the Interior, Agriculture, Defense, and Homeland Security dedicated to consistent implementation of wildland fire policies, goals, and management activities. The WFLC was originally established in April 2002 by the Secretaries of Agriculture and the Interior to provide an intergovernmental committee to support the implementation and coordination of Federal Fire Management Policy.

2) *State*

a) Hazardous Materials

Primary state agencies with jurisdiction over hazardous chemical materials management include the DTSC and the RWQCB. Other state agencies involved in hazardous materials management are the Department of Industrial Relations (State OSHA implementation), state Office of Emergency Services (OES— California Accidental Release Prevention implementation), Department of Fish and Wildlife (DFW), Air Resources Board (ARB), Department of Transportation (Caltrans), State Office of Environmental Health Hazard

Assessment (OEHHA—Proposition 65 implementation), and the California Integrated Waste Management Board (CIWMB). The enforcement agencies for hazardous materials transportation regulations are the California Highway Patrol (CHP) and Caltrans. Hazardous materials waste transporters are responsible for complying with all applicable packaging, labeling, and shipping regulations.

Hazardous chemical and biohazardous materials management laws in California include the following statutes (and regulations promulgated thereunder):

- Hazardous Materials Management Act—business plan reporting
- Hazardous Waste Control Act—hazardous waste management
- Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65)—release of and exposure to carcinogenic chemicals
- Hazardous Substances Act—cleanup of contamination
- Hazardous Waste Management Planning and Facility Siting (Tanner Act)—preparation of hazardous waste management plans and the siting of hazardous waste facilities
- Hazardous Materials Storage and Emergency Response—including response to hazardous materials incidents

State regulations and agencies pertaining to hazardous materials management and worker safety, which are applicable to the City and General Plan Update, are described below.

California Environmental Protection Agency

The Cal/EPA has broad jurisdiction over hazardous materials management in the state. Within Cal/EPA, the DTSC has primary regulatory responsibility for hazardous waste management and cleanup. Enforcement of state regulations has been delegated to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the authority of the Hazardous Waste Control Law. Along with the DTSC, the RWQCB, which operates under the jurisdiction of Cal/EPA, is responsible for implementing regulations pertaining to management of soil and groundwater investigation and cleanup. RWQCB regulations are contained in Title 27 of the CCR. Additional state regulations applicable to hazardous materials are contained in Title 22 of the CCR. Title 26 of the CCR is a compilation of those sections or titles of the CCR that are applicable to hazardous materials.

Department of Toxic Substances Control (DTSC)

The DTSC regulates hazardous waste in California under the authority granted to it by the federal RCRA of 1976, and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. In addition, DTSC reviews and monitors relevant pending legislation to ensure that it reflects the goals of the DTSC. Once legislation is adopted, the DTSC's major program areas develop implementing regulations and consistent program policies and procedures. The implementing regulations spell out what hazardous waste handlers must do to comply with the law. Under the provisions of RCRA, DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow state and federal requirements.

California's Hazardous Waste Control Law (HWCL), adopted in 1972, provides the general framework for the regulation of hazardous wastes within the state. The DTSC is the State's lead agency charged with the responsibility for implementing the HWCL. The HWCL provides for state regulation of existing hazardous waste facilities, which include "any structure, other appurtenances, and improvements on the land, used for treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous wastes," and

requires permit for, and inspection of, facilities involved in the generation and/or treatment, storage, and disposal of hazardous wastes.

Hazardous Wastes and Substances Sites

Government Code Section 65962.5, amended in 1992, requires the CalEPA to develop and update annually the Hazardous Waste and Substances Sites (Cortese List), which is a list of hazardous waste sites and other contaminated sites. The Cortese List is a planning document used by the State, local agencies, and developers to comply with California Environmental Quality Act (CEQA) requirements pertaining to providing information about the location of hazardous materials release sites. While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

1. List of Hazardous Waste and Substances sites from the (DTSC Envirostor database (HSC Sections 25220, 25242, 25356, and 116395);
2. List of open and active leaking underground storage tank (LUST) Sites by County and Fiscal Year from the SWRCB GeoTracker database (HSC Section 25295);
3. List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit (Water Code Section 13273[e] and 14 CCR Section 18051);
4. List of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB (California Water Code [CWC] Sections 13301 and 13304); and
5. List of hazardous waste facilities subject to corrective action pursuant to HSC Section 25187.5, identified by the DTSC.

Hazardous Materials Management Plans

In January 1996, Cal/EPA adopted regulations implementing a "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program" (Unified Program). The six program elements of the Unified Program are hazardous waste generators and hazardous waste on-site treatment, underground storage tanks, above-ground storage tanks, hazardous material release response plans and inventories, risk management and prevention program, and Uniform Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency—the Certified Unified Program Agency (CUPA). The CUPA is responsible for consolidating the administration of the six program elements within its jurisdiction. The CUPA that has jurisdiction in the City of Chino Hills is the CVFD.

State and federal laws require detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and, in the event that such materials are accidentally released, to prevent or to mitigate injury to health or the environment. California's Hazardous Materials Release Response Plans and Inventory Law, sometimes called the "Business Plan Act," aims to minimize the potential for accidents involving hazardous materials and to facilitate an appropriate response to possible hazardous materials emergencies. The law requires businesses that use hazardous materials to provide inventories of those materials to designated emergency response agencies, to illustrate on a diagram where the materials are stored onsite, to prepare an emergency response plan, and to train employees to use the materials safely.

California Accidental Release Prevention Program (CalARP)

The CalARP program (CCR Title 19, Division 2, Chapter 4.5) covers certain businesses that store or handle more than a certain volume of specific regulated substances at their facilities. The CalARP program regulations became effective on January 1, 1997, and include the provisions of the federal Accidental Release Prevention program (Title 40, CFR Part 68) with certain additions specific to the state pursuant to Division 20, Chapter 6.95 of the California Health and Safety Code.

The list of regulated substances is found in Article 8, Section 2770.5 of the CalARP program regulations. The businesses which store or handle a regulated substance in quantities exceeding the regulatory threshold are required to implement an accidental release prevention program. In addition, some businesses may be required to complete a Risk Management Plan (RMP).

An RMP is a detailed engineering analysis of the potential accident factors present at a business site and the mitigation measures that can be implemented to reduce this accident potential. The purpose of a RMP is to decrease the risk of an off-site release of a regulated substance which might harm the surrounding environment and community. An RMP includes the following components: safety information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity of the site to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child day-care facilities, and must also consider the potential impact of external events such as seismic activity.

Worker and Workplace Hazardous Materials Safety

Federal and state Occupational Safety Standards are intended to enhance worker safety by reducing both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) is responsible for developing and enforcing workplace safety standards and assuring worker safety in the handling and use of hazardous materials. Among other requirements, Cal/OSHA obligates many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers be informed of the hazards associated with the materials they handle. Cal/OSHA rules require provision of Material Safety Data Sheets which must be available in the workplace, and the training of employee in the proper handling of materials.

Underground Storage Tanks Program

The State regulates Underground Storage Tanks (USTs) through a program pursuant to HSC, Division 20, Chapter 6.7, and CCR Title 23, Division 3, Chapter 16 and Chapter 18. The State's UST program regulations include among others, permitting USTs, installation of leak detection systems and/ or monitoring of USTs for leakage, UST closure requirements, release reporting/corrective action, and enforcement. Oversight of the statewide UST program is assigned to the SWRCB which has delegated authority to the RWQCB and typically on the local level, to the fire department. The CVFD administers and enforces Federal and State laws and local ordinances for USTs in the City. Plans for the construction/installation, modification, upgrade, and removal of USTs are reviewed by CVFD Inspectors. If a release affecting groundwater is documented, the project file is transferred to the appropriate RWQCB for oversight.

Aboveground Petroleum Storage Act

In 1989, California established the Aboveground Petroleum Storage Act instituting a regulatory program covering ASTs containing specified petroleum products (HSC Sections 25270–25270.13). The Aboveground Petroleum Storage Act applies to facilities with storage capacities of 10,000 gallons or more or are subject to oil pollution prevention and response requirements under 40 CFR Part 112. Under the Aboveground Petroleum Storage Act, each owner or operator of a regulated aboveground storage tank

(AST) facility must file biennially a storage statement with the SWRCB disclosing the name and address of the AST facility; the contact person for the facility; and the location, size, age, and contents of each AST that exceeds 10,000 gallons in capacity and that holds materials that are at least five percent petroleum. In addition, each owner or operator of a regulated AST must prepare a SpiII Prevention Control and Countermeasure Plan in accordance with federal and state requirements (40 CFR Part 112 and HSC Section 25270.5[c]). The responsibility for inspecting ASTs and ensuring that Spill Prevention Control and Countermeasure Plans have been prepared lies with the RWQCBs.

Lead Based Paint Regulations

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has a one milligram per square centimeter (mg/cm2) (5,000 microgram per gram [µg/g] or 0.5% by weight) or more of lead. The US Consumer Product Safety Commission (16 CFR 1303) banned paint containing more than 0.06 percent lead for residential use in 1978. Buildings built before 1978 are much more likely to have LBP.

The demolition of buildings containing LBPs is subject to a comprehensive set of California regulatory requirements that are designed to assure the safe handling and disposal of these materials. Cal/OSHA has established limits of exposure to lead contained in dusts and fumes, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead, particularly since demolition workers are at greatest risk of adverse exposure. Lead-contaminated debris and other wastes must also be managed and disposed of in accordance with applicable provisions of the California HSC.

Government Code Section 3229, Division 3 (California Geologic Energy Management Division)

In compliance with Section 3229, Division 3 of the California Public Resources Code, before commencing any work to abandon any well, the owner or operator shall request approval from the California Geologic Energy Management Division (CalGEM), formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR), via a written notice of intention to abandon the well.

Hazardous Materials Transportation

The California DOT regulates hazardous materials transportation on all interstate roads. Within California, the State agencies with primary responsibility for enforcing Federal and State regulations and for responding to transportation emergencies are the California Highway Patrol and DOT. Together, Federal and State agencies determine driver-training requirements, load labeling procedures, and container specifications for vehicles transporting hazardous materials. The OES also provides emergency response services involving hazardous materials incidents.

Investigation and Cleanup of Contaminated Sites

The oversight of hazardous materials release sites often involves several different agencies with often overlapping authority and jurisdiction. The DTSC and RWQCB are the two primary state agencies responsible for the regulation, investigation, and cleanup of hazardous materials release sites. Air quality issues related to remediation and construction at contaminated sites are also subject to federal and state laws and regulations which are administered at the local level.

Investigation and remediation activities which have the potential for disturbing or releasing hazardous materials must comply with applicable federal, state, and local hazardous materials laws and regulations. DTSC has developed standards for the investigation of sites where hazardous materials contamination has either been identified or could exist based on current or past uses. The standards identify approaches to

determine if a release of hazardous wastes/substances exists at a site and delineates the general extent of contamination; estimates the potential threat to public health and/or the environment from the release and provides an indicator of relative risk; determines if an expedited response action is required to reduce an existing or potential threat; and completes preliminary project scoping activities to determine data gaps and identifies possible remedial action strategies to form the basis for development of a site strategy.

Siting of Schools

The California Education Code (Section 17210 et seq.) outlines the requirements of siting school facilities near or on known or suspected hazardous materials sites, or near facilities that emit hazardous air emissions, handle hazardous or acutely hazardous materials, substances, or waste. The code requires that, prior to commencing the acquisition of property for a new school site, an environmental site investigation be completed to determine the health and safety risks (if any) associated with a site. Recent legislation and changes to the Education Code identify DTSC's role in the assessment, investigation, and cleanup of proposed school sites. All proposed school sites that will receive state funding for acquisition and/or construction must go through a comprehensive investigation and cleanup process under DTSC oversight. DTSC is required to be involved in the environmental review process to ensure that selected properties are free of contamination, or if the property is contaminated, that it is cleaned up to a level that is protective of students and faculty who will occupy the new school. All proposed school sites must be suitable for residential land use, which is DTSC's most protective standard for children.

b) Airports

Pursuant to PUC 21664 and CCR 3534, any political subdivision or person planning to construct, establish, or expand an airport shall apply for the appropriate permit from the department prior to the construction, establishment, or expansion. The DOT, Division of Aeronautics' Office of Airports is responsible for airport permitting and inspection, and other matters related to airports and aviation in the State of California. Pursuant to PUC 21666, the Department will consider the following, before issuing a State Airport Permit:

1. The site meets or exceeds the minimum airport standards specified by the Department in its rules and regulations (the Department may modify its minimum airport standards if satisfied the airport will conform to minimum standards of safety).

2. Safe air traffic patterns have been established for the proposed airport and all existing airports and approved airport sites in its vicinity.

3. Safe "zones of approach" for the airport have been engineered in conformity with the provisions of PUC 21403 (compliance with FAR Part 77).

4. The Department may impose reasonable permit conditions which it deems necessary to ensure the purposes of PUC 21666.

5. The advantages to the public in selection of the site of a proposed new airport (or airport expansion) outweigh the disadvantages to the environment. Environmental considerations include but are not limited to noise, air pollution, and the burden upon the surrounding area caused by the airport (or airport expansion), including but not limited to, surface traffic and expense. The standards by which noise considerations are weighed shall be the level of noise acceptable to a reasonable person residing in the vicinity of the airport. The regulations adopted by the Department pursuant to PUC 21669 may be considered in determining such level of noise.

c) Wildfire

California Department of Forestry & Fire Protection (CAL FIRE)

CAL FIRE is a state department dedicated to the fire protection and stewardship of over 31 million acres of California's privately-owned wildlands and emergency services in some of the state's counties. Prevention of large damaging fires is a priority of CAL FIRE. CAL FIRE is responsible for fire protection within State Responsibility Areas (SRAs). However, CAL FIRE has a contract with the County of Los Angeles for the LACFD to provide fire protection for State Responsibility areas within the County. While the LACFD provides initial response to fires within an SRA, CAL FIRE can assist when wildfires get out of control.

California Governor's Office of Emergency Services (Cal OES)

Cal OES is a department under the Governor's Office that responds to and addresses emergency risks, threats, and vulnerabilities. The Cal OES website notes that it is a "state-level homeland security and emergency management agency, charged with protecting California from all threats and hazards, whether natural or human-caused" and that the agency is "responsible for the coordination of overall state agency response to disasters, assuring the state's readiness to respond to, recover from all hazards and assisting local governments in their emergency preparedness, response, recovery and mitigation." The mission for Cal OES is, "We protect lives and property, build capabilities, and support our communities for a resilient California."[12] This includes a Fire & Rescue division which coordinates the California Fire and Rescue Mutual Aid System.[13] Some of the stated goals of Cal OES include:

- Anticipate and enhance prevention and detection capabilities to protect our State from all hazards and threats.
- Strengthen California's ability to plan, prepare for, and provide resources to mitigate the impacts of disasters, emergencies, crimes, and terrorist events.
- Effectively respond to and recover from both human-caused and natural disasters.
- Enhance the administration and delivery of all state and federal funding, and maintain fiscal and program integrity.
- Strengthen capabilities in public safety communication services and technology enhancements.

Executive Order N-05-19

Executive Order N-05-19 was issued by Governor Gavin Newsom on January 9, 2019 in response to the deadliest and most destructive wildfire seasons in California's history in 2017 and 2018. The executive order directed CAL FIRE to consult with other state agencies and recommend actions to help prevent destructive wildfires. An emphasis was placed on focusing on California's most vulnerable communities. The Community Wildfire Prevention & Mitigation Report (Wildfire Prevention Report) was prepared in response to Executive Order N-05-19. The Wildfire Prevention Report identified 35 priority projects and

[12] *Governor's Office of Emergency Services, About Cal OES, available at: https://www.caloes.ca.gov/Cal-OES-Divisions/About-Cal-OES, accessed August 30, 2024.*

[13] *Governor's Office of Emergency Services, Fire Operations, available at: https://www.caloes.ca.gov/cal-oes-divisions/fire-rescue/fire-operations, accessed August 30, 2024.*

19 recommendations that can be immediately implemented to reduce public safety risk and protect vulnerable communities.[14]

California Building Code

The California Building Code is part 2 in Title 24 of the California Code of Regulations. The 2022 California Building Code, based off of the 2021 International Building Code, sets minimum safety requirements for buildings within the State of California. Requirements such as fire and smoke protection features, life safety systems, materials, and construction methods, and means of egress are described and discussed within the California Building Code requirements.[15]

California Fire Code

The California Fire Code is part 9 in Title 24 of the California Code of Regulations. The 2022 California Fire Code, based off of the 2021 International Fire Code, sets minimum safety requirements to safeguard against fire hazards within the State of California. The California Fire Code establishes regulations relating to buildings, structures, processes, premises and a reasonable degree of life and property safeguards.[16]

Public Resources Code 4291

Public Resources Code 4291 provides that a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line.

3) ***Regional***

a) Hazardous Materials

South Coast Air Quality Management District Rule 1166

SCAQMD Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil, requires that an approved mitigation plan be obtained from SCAQMD prior to commencing any of the following activities: (1) The excavation of an underground storage tank or piping which has stored volatile organic compounds (VOCs); (2) The excavation or grading of soil containing VOC material including gasoline, diesel, crude oil, lubricant, waste oil, adhesive, paint, stain, solvent, resin, monomer, and/or any other material containing VOCs; (3) The handling or storage of VOC-contaminated soil [soil which registers >50 parts per million (ppm) or greater using an organic vapor analyzer (OVA) calibrated with hexane] at or from an excavation or grading site; and (4) The treatment of VOC-contaminated soil at a facility. This rule sets requirements to control the emission of VOCs from excavating, grading, handling, and treating VOC-

[14] *California Natural Resources Agency, Community Wildfire Prevention and Mitigation, available at: https://resources.ca.gov/Initiatives/Community-Wildfire-Prevention-and-Mitigation, accessed August 30, 2024.*

[15] *California Building Standards Commission, 2022 California Building Codes, available at: https://www.dgs.ca.gov/BSC/Codes, accessed August 30, 2024.*

[16] *California Building Standards Commission, 2022 California Building Codes, available at: https://www.dgs.ca.gov/BSC/Codes, accessed August 30, 2024.*

contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

South Coast Air Quality Management District Rule 1403

SCAQMD Rule 1403, Asbestos Emissions from Renovation/Demolition Activities, regulates asbestos as a toxic material and controls the emissions of asbestos from demolition and renovation activities by specifying agency notifications, appropriate removal procedures, and handling and clean up procedures. Rule 1403 applies to owners and operators involved in the demolition or renovation of structures with ACMs, asbestos storage facilities, and waste disposal sites.

b) Airports

The State Aeronautics Act of the California Public Utilities Code establishes statewide requirements for the airport land use compatibility planning and requires nearly every county to create an Airport Land Use Commission (ALUC) or other alternative. The San Bernardino ALUC delegated responsibility to prepare an Airport Land Use Compatibility Plan (ALUCP) to each airport proprietor. The Chino Airport ALUCP is intended to identify areas, located outside of the airport proper, that would be influenced by future operations of the airport. It establishes planning boundaries on the perimeters of these areas by applying the specific operational criteria of the airport to various models that have been primarily developed by the FAA. Section 65302.2 of the California Government Code – Planning and Zoning Law requires that general plans be consistent with ALUCPs.

4) *Local*

a) Chino Hills Hazard Mitigation Plan

The City of Chino Hills Hazard Mitigation Plan (CHHMP), updated in July 2020, identifies effective ways to assess the significant natural and manmade hazards that may affect the City and its inhabitants, and reduce the City's vulnerability to these hazards. The CHHMP includes a hazard assessment matrix, presented below, that prioritizes hazard risks within the City based on the potential for occurring and magnitude of damage that could occur from a risk incident. As shown in the matrix, three hazards were identified as high priority: earthquake, wildfire, and drought.

Hazard Assessment Matrix

		Impact		
		High	Medium	Low
Probability	High	Earthquake Wildfire Drought		
	Medium	Cyber-Attack Active Shooter		
	Low			Extreme Heat Flooding

To better prepare the City to address these high priority hazards, the CHHMP recommends a series of mitigation measures, including the following:

All Hazards

- Coordinate with the Chino Hills Police Department to create a database of residents with special needs to affect a more comprehensive evacuation response plan.
- Provide an annual emergency exercise to improve readiness of the City's Emergency Operations Center staff.
- Test capabilities by promoting and participating in the annual Great Shakeout Exercise.
- Provide SEMS and NIMS training to all new City employees.
- Update the City's Emergency Operations Plan on a consistent basis.
- Continue to work with the Planning Team to develop business continuity plans for the City.
- Conduct community disaster preparedness workshops semi-annually.
- Hold a Disaster Expo in the community on a semi-annual basis.
- Encourage property-owner self-protection measures.

Earthquake

- Install auto shutoff valves and flex couplings at water reservoirs.
- Conduct community outreach focusing on earthquake preparedness and home mitigation projects.
- Test capabilities by promoting and participating in the annual Great Shakeout Exercise.

Wildfire

- Provide an additional water source for the Sleepy Hollow area.
- Continue to reduce fire hazard by removing Arundo Donax growth and debris in Carbon Canyon Creek.
- Reduce the spread of wildfires and protect homes by providing additional fuel breaks in the Carbon Canyon area. Under purview of the Chino Valley Fire District.
- Collaborate with the Chino Valley Fire District to develop and implement a wildfire safety and preparedness public education program.
- Investigate the implementation of a "Red Flag" program.

Drought

- Develop and "Water Shortage Contingency Plan" that can be implemented to reduce the likelihood of a more severe water shortage stages in the future.

b) Emergency Operations Plan

The City of Chino Hills Emergency Operations Plan (CHEOP), updated December 2014, addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The CHEOP does not address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. Instead, the operational concepts reflected in the CHEOP focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses, such as earthquakes, hazardous material incident, flooding, fire, national security emergency, or unforeseen event.

The objective of the CHEOP is to incorporate and coordinate all the facilities and personnel of the City into an efficient organization capable of responding to any emergency. The CHEOP establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements utilizing the Standard Emergency Management System (SEMS).

c) Carbon Canyon Community Wildfire Protection Plan

The Carbon Canyon Community Wildfire Protection Plan (CCC Wildfire Plan), prepared in March 2017 by the Carbon Canyon Fire Safe Council, identifies and priorities areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect Carbon Canyon and recommends measures to reduce the ignitability of structures throughout the area addressed by the CCC Wildfire Plan. Specific recommendations included in the CCC Wildfire Plan include projects for Carbon Canyon Road, manufactured home parks, fire plans for institutional/industrial entities in the Canyon, vegetation management, creating fire safe neighborhoods, accurate weather information, fire watch programs, disaster communication programs, gold spotted oak borer and shot hoe borer,[17] Firestone Boy Scout Reservation, and Carbon Canyon Evacuation Plans.

d) Chino Hills Municipal Code

Title 2, Chapter 2.44 (Disaster Relief)

The purpose of this chapter is to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency or disaster conditions hereinafter referred to; the direction of the disaster corps; and the coordination of the disaster functions of the city with the county and with all other public agencies, corporations, organizations, and affected private persons.

Title 15, Chapter 15.18 (Dangerous Buildings)

This chapter establishes the right of the Building Official to inspect the condition of a building or structure for continued occupancy after any natural or manmade disaster, hazard, fire, or other situation that could affect the safe occupancy of a building or structure in the City. The Building Official are authorized to notice and commence proceedings to cause the repair and rehabilitation, or vacation and demolition of the building.

Title 8, Chapter 8.16 (California Fire Code)

Chino Hills Municipal Code Chapter 8.16, California Fire Code, adopts the 2022 California Fire Code as the fire code of the City for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices; and from conditions hazardous to life or property in the occupancy of buildings and premises; and providing for the issuance of permits and collection of fees.

[17] *Gold Spotted Oak Borer and Shot Hoe Borer are invasive beetle species that infest trees, causing significant damage that critically impacts the health of infested trees.*

Title 16, Chapter 16.22 (Fire Hazard Overlay District)

This chapter establishes the Fire Hazard Overlay District to mitigate against the threat of wildland fires. The standards set forth in this chapter provide additional opportunity for firefighting vehicles to have access into wildland interface areas. An additional intent of these standards is to prevent structures from becoming a barrier between firefighting equipment/personnel and wildland areas.

e) Chino Hills General Plan

Goals and policies pertaining to hazards and hazardous materials contained within the currently adopted General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to hazards and hazardous materials are summarized in **Section III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Goal C-1 Achieve Adequate Emergency Service.

Policy C-1.2 Create a safe, efficient, and neighborhood-friendly street system.

Action C-1.2.10 Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks) pedestrians, and bicycles.

Goal CN-4 Ensure Adequate Water Supply and Delivery.

Policy CN-4.3 Protect water quality.

Action CN-4.3.1 Protect water resources from urban runoff and other potential pollution sources through implementation of best management practices and area-wise Urban Storm Water Runoff Programs.

Action CN-4.3.3 Support appropriate ground water contamination investigations and cleanup efforts by the local water agencies, the Regional Water Quality Control Board, and responsible private parties.

Goal S-3 Achieve Adequate Emergency Service.

Policy S-3.1 Ensure that new development has sufficient fire protection, police, and emergency medical services available.

Action S-3.1.1 Require the review of development proposals to determine impacts on emergency services and ensure developments meet appropriate safety standards.

Action S-3.1.2 Provide police services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.

Goal S-4 Minimize the Risk from Fire Hazards

Policy S-4.1 Maintain the water distribution system to deliver the fire flow requirements set in the City adopted Fire Code.

Action S-4.1.1 Ensure adequate fire flow capabilities in the Los Serranos and Carbon Canyon areas, and other sections of the City where deficiencies may occur.

Action S-4.1.2 Replace and upgrade old cast-iron pipelines and/or inadequately sized water mains when street improvements are made.

Action S-4.1.3 Provide for redundant emergency distribution pipelines in areas of potential ground failure or where deemed necessary by the Fire District and City.

Policy S-4.2 Continue to reduce fire risk through City development and operation policies.

Action S-4.2.1 Continue to implement and enforce fuel modification zones

Action S-4.2.2 Encourage residents to plant and maintain fire-retardant slope cover to reduce the risk of brush fire in areas adjacent to canyons.

Action S-4.2.4 Continue to provide for public education programs to enhance public awareness of fire safety, including the storage of flammable materials, use of fire-retardant building materials, and vegetation management in the perimeter of structures.

Action S-4.2.5 Encourage the Fire District to review its agreement to coordinate for mutual aid and fire services with fire agencies from adjacent cities and counties.

Action S-4.2.6 Work with the Fire District to enforce all existing codes and ordinances regarding fire protection, building inspection, and vegetation management.

Goal S-5 Minimize the Risk from Hazardous Materials

Policy S-5.1 Minimize risk to life and property from production, use, and storage of hazardous materials and waste.

Action S-5.1.1 Continue to enforce fire and building code provisions regarding secondary containment; segregation of chemicals to reduce reactivity during a release; sprinkler and alarm systems; and monitoring, venting, and automatic shut-off systems on all new developments.

Action S-5.1.2 Continue to require businesses that use, store, or generate hazardous materials to annually notify the San Bernardino County Department of Environmental Health Services or appropriate County agency, and to comply with applicable regulations.

Policy S-5.2 Control the transportation of toxic, explosive, and other hazardous materials.

Action S-5.2.1 Require business owners to follow designated hazardous materials transportation routes.

Action S-5.2.2 Coordinate with adjacent jurisdictions to maintain regional objectives for hazardous materials management.

Action S-5.2.3 Regulate and limit the transport of vehicles carrying hazardous materials through the City.

Action S-5.2.4 Support annual checks for leaks of high pressure fuel and natural gas transmission lines.

Policy S-5.3 Monitor and enforce regulations to ensure adequate clean-up of hazardous materials and waste.

Action S-5.3.1 Require all new developments occurring within areas previously utilized for oil production to mitigate any hazards associated with the oil fields.

Action S-5.3.2 Confirm that oil and gas wells in areas proposed for development are abandoned to current standards set by the state.

Action S-5.3.3 Confirm that existing toxics are contained, removed, and/or remediated as required by applicable federal and state standards.

Goal S-6 Maintain Plans for Emergency Response

Policy S-6.1 Maintain and update the City Emergency Operations Plan (EOP), as required, to respond to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies.

Action S-6.1.1 Provide for effective life safety measures and reduce property loss.

Action S-6.1.2 Provide for the rapid resumption of impacted businesses and community services.

Action S-6.1.3 Provide for accurate documentation and records required for cost recovery efforts from federal, state, and any other appropriate agencies.

Action S-6.1.4 Utilize water reservoirs, other smaller ponds, and swimming pools in the City as water sources for fire-suppression, if necessary.

Action S-6.1.5 Encourage residents to be prepared to be without electricity for three days or more in cases of emergency.

Action S-6.1.6 Provide information to residents about how to shut off domestic gas supply in cases of emergency.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to hazards and hazardous materials. Specifically, the Guidelines state that the proposed project may have an adverse significant hazards and hazardous materials impact if it would:

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

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

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

d) Be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport and would result in a safety hazard or excessive noise for people residing or working in the project area;

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

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

In addition, in compliance with Appendix G of the State CEQA Guidelines, the proposed project may have an adverse significant impact related to wildfire if located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones and the project would:

h) Substantially impair an adopted emergency response plan or emergency evacuation plan;

i) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;

j) Require the installation or maintenance of associated infrastructure (such as roads, fuels breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or

k) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

B. Project Impacts and Mitigation Measures

Impact G-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that future development in accordance with the 2015 General Plan would not allow for heavy industrial uses that could involve transport, storage, use, generation, and disposal of large quantities of hazardous materials and wastes, or which generate toxic air emissions and impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND notes that residential development is not typically associated with the transport, use, or disposal of hazardous materials and that new residential development sites would undergo environmental assessment in order to identify and mitigate hazards and hazardous materials associated with existing or previous on- or off-site conditions. Therefore, no related impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Conservation, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Specific residential development projects on the housing opportunity sites that would be supported by the updates to the Housing and Land Use Elements are not currently known, and some future residential development may be eligible for "by-right," ministerial approval and would not be subject to project-level environmental evaluation under CEQA. However, residential uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials. Typical hazardous materials associated with residential uses include paints and solvents, landscaping pesticides, and cleaning solutions. Existing Federal, State, and local regulations and policies and manufacturer's suggestions for the proper use, storage, and disposal of household hazardous materials would continue to apply to new development under the GPU. No uniquely hazardous uses or uses that would require substantially different or larger amounts of hazardous materials are anticipated or proposed under the GPU. Furthermore, existing General Plan Goal S-5: Minimize the Risk from Hazardous Materials,[18] inclusive of its associated policies and actions and as updated under the GPU, would continue to reduce impacts related to the transport, use, and disposal of hazardous materials within the City through proper siting and control of hazardous material use and transport and response to spills or leaks. As such, additional residential development within the City, including "by-right" development that would not be subject to prior environmental evaluation under CEQA, would not be expected to create a significant hazard to the public or the environment related to hazardous materials.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail,

[18] *Existing General Plan Goal S-5 has been re-numbered to Goal S-9 under the GPU.*

Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not create a significant hazard to the public or the environment related to hazardous materials as these are development guidelines and will not result in adverse impacts related to hazards and hazardous materials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These updates do not propose any development that would transport, use, or dispose of hazardous materials.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and no impact would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hazards and hazardous materials.

Mitigation Measures:

None required.

Impact G-2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that future development on the Aerojet property would have some potential for an accidental release of soil and water contamination associated with the past operations during site cleanup and future development. As such, the 2015 General Plan EIR included Mitigation Measure HAZ-1 ensuring no development occurs on the Aerojet property until remediation has occurred to the satisfaction of the Department of Toxic Substance Control and impacts were determined to be less than significant with mitigation.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND notes that residential development is not typically associated with the transport, use, or disposal of hazardous materials and that new residential development sites would undergo environmental assessment in order to identify and mitigate hazards and hazardous materials associated with existing or previous on- or off-site conditions. Therefore, no related impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

With regard to construction, while specific development projects that would be supported by the GPU are not known, it is assumed that some older buildings could be demolished as uses are redeveloped according to the proposed land use plan. With that activity, construction workers and nearby residents and/or workers could potentially be exposed to airborne lead-based paint dust, asbestos fibers, and/or other contaminants. However, Federal and State regulations govern the renovation and demolition of structures where materials containing lead and asbestos are present. These requirements include: SCAQMD Rules and Regulations pertaining to asbestos abatement (including Rule 1403), Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations, Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the State Department of Health Services. In addition, Cal/OSHA has regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation.

Although sites throughout the City have been identified on regulatory databases tracking hazardous materials use, emissions, and releases, none of the sites have been identified as potential locations for development of future housing under the GPU. Furthermore, should contaminated soil or groundwater be identified at any of the identified housing opportunity sites, remediation and cleanup under the supervision of the DTSC and the RWQCB would be required before construction activities could begin. Additional regulations and best management practices for the proper use, storage, and disposal of hazardous materials required for construction (fuels, oils/grease, paints, and solvents) would also be established in the stormwater pollution prevention measures required by the National Pollutant Discharge Elimination System (NPDES) permit in order to prevent the accidental release of such materials during construction. In addition, existing General Plan Policy S-5.3, inclusive of its associated actions and

as updated by the GPU,[19] would continue to reduce impacts associated with existing contamination by requiring monitoring and enforcement of regulations to ensure adequate clean-up of hazardous materials and waste.

With regard to operation, as discussed previously, residential uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials and existing federal, state, and local regulations and policies and manufacturer's suggestions for the proper use, storage, and disposal of household hazardous materials would continue to apply to new development under the GPU through the implementation of established safety practices, procedures, and reporting requirements. No uniquely hazardous uses or uses that would require substantially different or larger amounts of hazardous materials are anticipated or proposed under the GPU. Finally, existing General Plan Goal S-5: Minimize the Risk from Hazardous Materials,[20] Goal S-3: Achieve Adequate Emergency Service,[21] and Goal S-6: Maintain Plans for Emergency Response,[22] inclusive of their respective associated policies and actions as modified by the GPU, would continue to reduce impacts associated with the release of hazardous materials into the environment through enforcement of hazardous materials storage laws, comprehensive soil and groundwater assessment in areas of contamination, and coordination of cleanup of spills. In addition, water quality would continue to be further protected from the release of hazardous materials through existing General Plan Policy CN-4.3 and its actions requiring implementation of best management practices to control urban runoff and support of groundwater contamination investigations and cleanup.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not create a significant hazard to the public or the environment through release of hazardous materials as these are development guidelines and will not result in adverse impacts related to hazards and hazardous materials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities,

[19] *Existing General Plan Policy S-5.3 has been re-numbered to Policy S-9.3 under the GPU.*

[20] *Existing General Plan Goal S-5 has been re-numbered to Goal S-9 under the GPU.*

[21] *Policies and actions under existing General Plan Goal S-3 have been incorporated into revised Goal S-1 under the GPU.*

[22] *Policies and actions under existing General Plan Goal S-6 have been incorporated into revised Goal S-1 under the GPU.*

establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would release hazardous materials into the environment.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment and no impact would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hazards and hazardous materials.

Mitigation Measures:

None required.

Impact G-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that there are no existing schools located within 0.25-mile of active or inactive hazardous materials sites under oversight of the DTSC for permitting, cleanup, investigation, or other action or within 0.25-mile of where the highest potential for a business that might handle hazardous or acutely hazardous materials would exist. In addition, the Chino Valley Unified School District has no plans for additional schools within the City. As such, no impacts would occur.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND notes that residential development is not typically associated with the transport, use, or disposal of hazardous materials; therefore, such development would not emit or handle hazardous materials in the vicinity of schools.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Although no specific development is proposed as part of the GPU, with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans), sites that have been identified for potential future housing development are not located within 0.25-mile of existing schools. The nearest school to an identified housing opportunity site is Chaparral Elementary School (4849 Bird Farm Road), which is located approximately 0.4-mile south of Site 7, The Commons. New schools under construction or planned for construction by the Chino Valley Unified School District include the new Chino High School and the Preserve School #2; however, neither of these school sites are located in or within 0.25-mile of the City of Chino Hills. In addition, as discussed previously, residential uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials and existing federal, state, and local regulations and policies and manufacturer's suggestions for the proper use, storage, and disposal of household hazardous materials would continue to apply to new development under the GPU through the implementation of established safety practices, procedures, and reporting requirements. No uniquely hazardous uses or uses that would require substantially different or larger amounts of hazardous materials are anticipated or proposed under the GPU. As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not emit hazardous emissions or handle hazardous materials proximate to schools. Furthermore, existing General Plan Goal S-5: Minimize the Risk from Hazardous Materials,[23] Goal S-3: Achieve Adequate Emergency Service,[24] and Goal S-6: Maintain Plans for Emergency Response,[25] inclusive of their respective associated policies and actions as modified by the GPU, would continue to reduce impacts related to the handling and emissions of hazardous materials within the City through proper siting and monitoring of hazardous material use, and preparation for and response to spills or leaks.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not emit hazardous emissions or handle hazardous waste in proximity to schools as these are development guidelines and will not result in adverse impacts related to hazards and hazardous materials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation

[23] *Existing General Plan Goal S-5 has been re-numbered to Goal S-9 under the GPU.*

[24] *Policies and actions under existing General Plan Goal S-3 have been incorporated into revised Goal S-1 under the GPU.*

[25] *Policies and actions under existing General Plan Goal S-6 have been incorporated into revised Goal S-1 under the GPU.*

network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would emit hazardous emissions or handle hazardous materials.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, impacts to schools related to hazardous emissions and handling of hazardous materials would be less than significant for the GPU.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not emit hazardous emissions or handle hazardous waste in proximity to schools and no impact would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hazards and hazardous materials.

Mitigation Measures:

None required.

Impact G-4: Would the project be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the Aerojet Project Area is the only active toxic substances cleanup site within the City identified on hazardous materials sites lists compiled pursuant to Government Code Section 65962.5 and Mitigation Measure HAZ-1 would be required ensuring no development occurs on the Aerojet property until remediation has occurred to the satisfaction of the Department of Toxic Substance Control. As such, impacts were determined to be less than significant with mitigation.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND determined that the 6th Cycle Housing Element Update's land inventory of housing sites does not include any sites listed on Government Code Section 65962.5 lists of hazardous materials sites. Therefore, no associated impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High

Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

As detailed in the existing setting discussion, there are no sites within the City of Chino Hills that are included on the specific lists compiled pursuant to Government Code Section 65962.5. Therefore, residential development that would occur under the GPU would not be located on such sites and no impacts associated with development on such sites would occur under the project. However, several sites within the City are currently undergoing investigation and/or remediation and are included on lists of hazardous materials sites compiled outside of the specific requirements of Government Code Section 65962.5. Specifically, the Aerojet facility and the Eco Cleaners site are under the oversight of the DTSC and the San Bernardino County Chino Hills Yard facility is under the oversight of the Santa Ana RWQCB. None of the identified housing opportunity sites are located on these sites undergoing hazardous materials investigation or remediation. In addition, any new development that would occur on these documented hazardous materials sites in the future would be preceded by remediation and cleanup under the supervision of the DTSC and the RWQCB before construction activities could begin. Furthermore, existing General Plan Goal S-5: Minimize the Risk from Hazardous Materials,[26] inclusive of its respective associated policies and actions as modified by the GPU, would continue to ensure adequate clean-up of hazardous materials and waste.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not create a significant hazard to the public or the environment as a result of future development on a site listed on Government Code Section 65962.5 lists of hazardous materials sites as these are development guidelines and will not result in adverse impacts related to hazards and hazardous materials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to

[26] *Existing General Plan Goal S-5 has been re-numbered to Goal S-9 under the GPU.*

maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would be located on hazardous materials sites.

Comparison of Significance to the General Plan EIR 2015

Based on the above, the GPU would not place development on sites that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and no impact would occur. In addition, because the GPU does not identify the Aerojet facility as a potential housing site, Mitigation Measure HAZ-1 would not be required. As such, the impact under the GPU would be reduced as compared to the 2015 General Plan.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not create a significant hazard to the public or the environment as a result of future development on a site listed on Government Code Section 65962.5 lists of hazardous materials sites and no impact would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hazards and hazardous materials.

Mitigation Measures:

None required.

Impact G-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that development that could occur under the 2015 General Plan would be consistent with the Chino Airport Comprehensive Airport Land Use Plan Safety Zones and airport safety impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND notes that the nearest public airport is located approximately five miles east of the City; therefore, such development would not result in impacts associated with proximity to airports.

GPU Impact

No new airports have been located near the City since the preparation of the 2015 General Plan EIR and 2022 Housing Element Update MND. In addition, none of the updates proposed for the General Plan would located development or allow for the future location of development within an airport land use plan or two miles of an airport. Therefore, implementation of the GPU, including development at RHNA housing opportunity sites, other updates to general plan elements, Zoning Map/Code and Specific Plan amendments, and implementation of Objective Design Standards, would not result in a safety hazard or excessive noise related to airports. No impact would occur and no mitigation measures would be required.

Comparison of Significance to the General Plan EIR 2015

Based on the above, the GPU would have no impact with regard to airport proximity hazards, which would be reduced as compared to the less-than-significant impact of the 2015 General Plan.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would have no impact with regard to airport proximity hazards. In addition, the proposed Objective Design standards will not result in adverse impacts related to hazards and hazardous materials.

Mitigation Measures:

None required.

Impact G-6: Would the project impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?

Impact G-7: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the 2015 General Plan goals and supportive policies and actions would ensure that future development would have adequate emergency service and that the City maintains sufficient plans and resources for emergency response. As such, the 2015 General Plan EIR determined that the 2015 General Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element Update does not propose specific development plans and notes that any residential development that occurs pursuant to the 6th Cycle Housing Element Update policies would require review and approval of project plans from the Chino Valley Independent Fire District to ensure adequate emergency access is provided. Residential development would be required to comply with applicable Fire Code and City fire hazard overlay standards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would not impair or interfere with emergency response or evacuation plans, expose people or structures to risks associated with wildfires hazards, or constitute a dangerous fire hazard and no impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay

(36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Implementation of the GPU would result in additional residential population and corresponding traffic within the City associated with the housing opportunity sites, which could increase emergency response times and impede emergency evacuation. The GPU would also allow for increased residential density within existing residentially zoned properties and rezone vacant and underutilized non-residentially zoned properties to allow residential and mixed-use development. Although specific developments and future proposed densities are not currently known, increasing the opportunities for residential units on the same locations as commercial services (mixed-use) would likely reduce the need for off-site trips for goods and services, resulting in fewer automobiles on the roadway that could impede emergency access in the community compared to a solely residential project. As previously detailed, the City maintains the CHEOP which addresses the City's planned response to natural and technological disasters. Through the City's Emergency Operations Center, the City is equipped to prepare for and respond to emergencies, including with evacuations, supplies, and shelter setup. The CHEOP is updated every three years, which allows the City to consider changes in the City's built environment and population when planning for emergency response or evacuation. The development of additional housing would not interfere with the City's ability to continue to respond to emergencies or evacuate. Furthermore, existing Goal S-3: Achieve Adequate Emergency Service,[27] and Goal S-6: Maintain Plans for Emergency Response,[28] inclusive of their respective associated policies and actions and as amended by the GPU, would continue to ensure that adequate emergency services and emergency response plans are maintained within the City. Existing General Plan Action C-1.2.9 (formerly Action C-1.2.10) also requires that access and circulation within new developments are designed to accommodate emergency vehicles.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not impair or interfere with an emergency response or evacuation plans as these are development guidelines and will not result in adverse impacts related to fire hazards. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's

[27] *Policies and actions under existing General Plan Goal S-3 have been incorporated into revised Goal S-1 under the GPU.*

[28] *Policies and actions under existing Goal S-6 have been incorporated into revised Goal S-1 under the GPU.*

climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies would not interfere with any emergency response or evacuation plans and would instead guide and improve the City's preparation and response efforts to emergencies. Specifically, newly created actions under General Plan Goal S-1: Provide Adequate Emergency Service, require the City to regularly assess emergency service response times, provide current and extensive emergency preparedness information, and collaborate with local, regional, and state emergency management, law enforcement, and fire agencies when updating plans related to emergency preparedness and response. Additionally, newly created policies and actions under General Plan Goal S-5: Maintain a safe and efficient evacuation network, requires a safe and efficient evacuation network by ensuring complete access by CVFD to all locations in the City, increasing emergency access and evacuation capacity, improving evacuation communication protocols, maintaining and updating the City's Evacuation Plan, and providing evacuation preparation and assistance to vulnerable communities. Newly created actions under General Plan Goal S-8 (formerly Goal S-4) require the provision and maintenance of two points of emergency evacuation as required by SB 99 and prohibit new or intensified land uses within VHFHSZs without sufficient secondary egress and evacuation capacity of adjoining highways and streets, as well as safe access for emergency response.

Comparison of Significance to the General Plan EIR 2015

Based on the above, and similar to the 2015 General Plan EIR, implementation of the GPU would not impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan and no impacts would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to fire hazards.

Mitigation Measures:

None required.

Impact G-8: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Impact G-9: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Impact G-10: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such

as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Impact G-11: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR did not specifically analyze Impact F-9, Impact F-10, or Impact F-11 as these Checklist Questions were added subsequent to the publication of the General Plan 2010 EIR. However, the 2015 General Plan EIR did analyze Impact F-8 and determined that by designating the portions of the City within a Wildland Fire Hazard Overlay as Agriculture/Ranches, Public Open Space, and Low Density Residential land uses, the 2015 General Plan minimizes potential land development that would be exposed to wildland fire hazards. In addition, the 2015 General Plan would not alter the City's existing fire hazard overlay policies and would not allow for extensive encroachment of new development into the wildland hazard area. As such, the 2015 General Plan EIR determined that the 2015 General Plan would have a less than significant impact with regard to the exposure of people or structures to wildland fire hazards.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element Update does not propose specific development plans and notes that any residential development that occurs pursuant to the 6th Cycle Housing Element Update policies would require review and approval of project plans from the Chino Valley Independent Fire District to ensure adequate emergency access is provided. Residential development would be required to comply with applicable Fire Code and City fire hazard overlay standards. As such, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would not impair or interfere with emergency response or evacuation plans, expose people or structures to risks associated with wildfires hazards, or constitute a dangerous fire hazard and no impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-

right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

As previously detailed in the existing setting and shown on **Figures IV.G-1**, **IV.G-2**, and **IV.G-3**, Site 4, Western Hills Golf Course, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are located within the City's Fire Hazard Overlay District; Site 4, Western Hills Golf Course, and portions of Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are located within CalFIRE's VHFHSZ; and Site 4, Western Hills Golf Course, Site 8, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), are located within CPUC's Tier 3 (Extreme) threat area and Site 5, Wang (High Density), is located within Tier 2 (Elevated) threat area, while Site 9, Canyon Estates (Medium Density), has portions located in both Tier 3 (Extreme) and Tier 2 (Elevated) threat areas. However, the GPU is a planning tool used to guide future development within the City and no specific development is currently proposed, including the identified housing sites, with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans). Site 3 is located outside of the City's Fire Hazard Overlay District, outside of Cal FIRE's VHFHSZ, and outside of CPUC's threat areas and development proposed for Site 3 would, accordingly, not have an increased susceptibility to wildfire. Site 4 is located within the City's Fire Hazard Overlay District, within Cal FIRE's VHFHSZ, and within CPUC's Tier 3 (Extreme) threat area. As such, development of Site 4 would be required to implement building and life safety features designed to address fire risk. Adherence to standards for site access, maintenance of defensible space, fire-resistance of building materials, etc. would be ensured as part of the City's normal plan check process. The majority of future development that would be supported by the GPU would be required to evaluate and address wildfire impacts as part of the normal environmental review under CEQA.

With regard to "by-right" development not subject to CEQA evaluation, any future land development within the City's Fire Hazard Overlay District and the VHFHSZ must meet stringent building safety standards as set forth in the California Building Code that are specifically designed to mitigate the high fire hazard in such areas. This includes standards for fire resistant building and roof materials, attic and opening protection, building sprinklers, water storage, vehicular access and street design, and removal and replacement of flammable vegetation with non-flammable materials. The City also supplements these state standards. Specifically, Chino Hills Municipal Code Section 16.22.010 requires access for fire fighting vehicles into areas between fire hazardous areas or "fuel modified" areas and the development perimeter, so that a wildland fire can be contained at the development perimeter and prevented from spreading to structures. Compliance with such requirements would be ensured through annual inspections by the CVFD and through the City building permit process. The CVFD maintains extensive automatic and mutual aid responses to protect the City's wildland area.

All potential housing sites are located within developed areas of the City that are served by existing infrastructure, including roads, emergency water sources, power lines, and other utilities. Development at the housing sites would not require the installation of overhead high voltage electric transmission wires, or other utility infrastructure, fuel breaks, or emergency water sources on undeveloped lands outside of the proposed development areas. Any required onsite extension of utilities, including electrical power lines or other distribution infrastructure, required to serve new development to existing off-site supply infrastructure would be conducted by or under the approval and supervision of service providers in order to ensure that installation is to code and would not exacerbate fire risk. Potential temporary and ongoing environmental impacts associated with the installation of such facilities and infrastructure is evaluated as part of the normal construction considerations in **Section IV.O, Utilities and Services Systems**. As detailed there, impacts associated with the installation of utility infrastructure would be less than significant.

With the exception of Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), none of the identified potential housing sites are located in areas of steeply sloping topography that would put adjacent areas at risk for flooding or landslides as a result of post-fire conditions. Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density), contain steep slopes; however, as detailed in **Section IV.E, Geology and Soils**, and **Section IV.H, Hydrology and Water Quality**, future development would be subject to State, regional, and local regulations and requirements to retain runoff and prevent drainage changes that would increase the rate of runoff from the housing sites. In addition, future development located within the City's Geologic Hazard Overlay District,[29] which includes any location within the Chino Hills Fault Hazard Zone or areas where soil and geologic hazards are known or suspected to occur as identified in the General Plan Safety Element,[30] would be required to prepare geotechnical reports evaluating site-specific soil conditions, including the potential for ground movement, and develop project-specific slope stabilization to the satisfaction of the Building Official. Furthermore, residential land uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials that would be released during a fire or during fire-fighting activities.

Existing Goal S-3: Achieve Adequate Emergency Service,[31] Goal S-6: Maintain Plans for Emergency Response,[32] and Goal S-4: Minimize the Risk from Fire Hazards,[33] inclusive of their respective associated policies and actions and as revised by the GPU, would continue to reduce the risks associated with wildfire by ensuring adequate emergency services, including fire protection and water flow capabilities, are available to serve the City, that fire codes, including fuel modification zones and site design and maintenance standards, are implemented and enforced, and that emergency response plans are effective and accurate.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not expose people or structures to risks associated with wildfires as these are development guidelines and will not result in adverse impacts related to fire hazards. Updates to the

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[29] *As detailed in **Section IV.E, Geology and Soils**, of this SPEIR, Chapter 16.24 of the City's Municipal Code establishes a geologic hazard overlay district that coincides with the Chino Hills Fault Hazard Zone, and also applies to areas where seismic and geologic hazards are known or suspected to occur, including landslides, liquefaction hazards, and other soils constraints as identified in the General Plan Safety Element.*

[30] *Areas within the Chino Hills Fault Zone or areas where soil and geologic hazards are known or suspected to occur as identified in the General Plan Safety Element can be seen in Figures IV.E-2 through IV.E-4 in **Section IV.E, Geology and Soils**, of this SPEIR.*

[31] *Policies and actions under existing General Plan Goal S-3 have been incorporated into revised Goal S-1 under the GPU.*

[32] *Policies and actions under existing General Plan Goal S-6 have been incorporated into revised Goal S-1 under the GPU.*

[33] *Existing General Plan Goal S-4 has been renumbered as Goal S-8 under the GPU.*

Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would expose people or structures to a risk of wildland fire. Furthermore, proposed updates to the Safety Element would further reduce risks associated with such risks within the City. Specifically, newly created policies and actions under General Plan Goal S-8 (formerly Goal S-4) require collaboration with regional, state, and federal fire agencies to implement wildfire mitigation measures and fuel load modifications reductions zones, coordination with Southern California Edison to implement an electrical undergrounding plan, encouragement of home hardening strategies and defensible space standards, and establishment of fire-smart landscaping standards and fuel modification plans for all new developments.

Comparison of Significance to the General Plan EIR 2015

Based on the above, and similar to the 2015 General Plan EIR, implementation of the GPU would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, nor wildland fire hazards related to slope stability, flooding, installation of infrastructure, landslides, or drainage changes, and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not expose people or structures to risks associated with fires or wildland fires and no impacts would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to fire hazards.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that compliance with and conformity to adopted plans and policies, including those within the 2015 General Plan, is intended to ensure that future development occurs in a manner compatible with adjacent and surrounding planned land uses. Because the 2015 General Plan concentrates land uses that might regularly involve the transport, storage, use, and disposal of minor quantities of hazardous substances and waste to a single business park area, does not allow for heavy industrial uses, and requires land use restrictions and continued adherence to stringent building codes with regard to wildland fire hazard areas, the 2015 General Plan EIR determined that cumulative hazards and hazardous materials impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. The geographic scope for considering cumulative impacts to hazards and hazardous materials is generally site-specific rather than cumulative in nature because each project site has different hazardous considerations that would be subject to regulatory oversight. Cumulative development could occur on properties listed on hazardous materials sites or involve the demolition of existing structures, which may contain hazardous materials such as lead-based pain and asbestos. Various regulations and guidelines pertaining to abatement of, and protection from, exposure to asbestos and lead have been adopted for demolition activities and would apply to all new development in the City and County. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards and all development throughout the City would be subject to applicable Federal, State, and local regulations regarding the transport, use, storage, and disposal of hazardous materials. In addition, impacts related to the disturbance of contaminated sites by future development would be localized in nature as existing regulations require immediate reporting and cleanup of spills or other releases. Therefore, although Citywide growth could increase the overall potential for accidents involving hazardous materials, considering the protection granted by local, State, and Federal agencies and their requirements for the use of hazardous materials in the region, the overall cumulative impact would be less than significant. Furthermore, the continued implementation of existing General Plan goals, policies, and actions related to hazardous materials would reduce any associated impacts within the City of Chino Hills to a less-than-significant level. For these reasons, the incremental

effect of the GPU related to hazardous materials would not be cumulatively considerable and cumulative impacts would be less than significant.

The geographic area to analyze cumulatively considerable impacts to emergency response or evacuation includes the City and adjacent communities that could be affected by emergencies requiring large-scale evacuations, including wildfires. The City implements and maintains the CHEOP which addresses the City's planned response to natural and technological disasters. Through the City's Emergency Operations Center, the City is equipped to prepare for and respond to emergencies, including with evacuations, supplies, and shelter setup. As detailed in response to Impact G-6 and G-7, the CHEOP is updated every three years, which allows the City to consider changes in the City's built environment and population when planning for emergency response or evacuation. Accordingly, the development of additional housing under the GPU together with other future development within the City would be accounted for in the CHEOP. Furthermore, existing General Plan goals, policies, and actions, would continue to ensure that adequate emergency services and emergency response plans are maintained within the City and newly proposed General Plan goals, policies, and actions would improve emergency response and evacuation in the case of wildfire. As such, cumulative development would not significantly impact emergency response or evacuation plans.

The geographic area to analyze cumulatively considerable wildfire impacts includes the City and immediately adjacent areas that could be affected by wildfires. Opportunities for development unrelated to the GPU to occur in or near the VHFHSZ would be limited by such factors as zoning and topography. In the event that development under the GPU occurs in or near the VHFHSZ, the risk of wildfire ignition due to construction or occupation of the development would be minimized by existing State and local fire safety regulations. Additionally, the potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes would be reduced by applicable State and local fire safety regulations. The potential for impacts from individual developments is site-specific and depends on the location and nature of each individual development proposal. All future development projects, including housing development accommodated under the GPU, would continue to be subject to existing State and local requirements pertaining to wildfire, such as defensible space, site design and access, and building materials. The implementation of existing and newly proposed General Plan goals, policies, and actions would reduce impacts related to wildfire within the City to less-than-significant levels and would ensure that the contribution of housing development under the GPU to cumulative impacts related to wildfire would be less than significant.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to hazards and hazardous materials as these are development guidelines and will not result in development with the potential to result in project-level impacts related to hazards and hazardous materials. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to

reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to hazardous materials or wildfire. Furthermore, proposed new General Plan goals, policies, and actions would further reduce hazardous materials and wildfire impacts within the City. Accordingly, no cumulative impacts related to hazardous materials or wildfire would occur and updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in cumulative impacts related to hazardous materials or wildfire.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to related to hazardous materials or wildfire.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU related to hazards, hazardous materials, and wildfire would be less than significant and no mitigation measures would be required.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to hazards, hazardous materials, and wildfire would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
H. HYDROLOGY AND WATER QUALITY

1. INTRODUCTION

This section addresses issues related to hydrology and water quality as continued development occurs in the City of Chino Hills (City). Issues include degradation of water quality and supplies, alteration of water courses, creation of runoff with potential for flooding, construction within flood zones, and the consequential effects to people and structures. The threats of seiche and mudflow hazards also are discussed. Proposed General Plan strategies related to hydrology and water quality are also discussed. These strategies emphasize water conservation and recycling, reduction of water pollutants, degradation, and depletion of groundwater, and minimizing risks of flooding.

Existing data sources used to prepare this section were taken from the California Department of Water Resources (DWR) and California's Groundwater (Bulletin 118) Update 2020.

A. 2015 General Plan EIR Analysis and Conclusions

The 2015 General Plan EIR found that the City works with the Santa Ana Regional Water Quality Control Board to prevent and minimize water pollution by regulating point and non-point sources that could discharge pollutants into waters of the United States, including as a co-permittee under the Countywide National Pollutant Discharge Elimination Permit for Municipal Separate Storm Sewer Systems. In addition, existing development is subject to periodic inspections to ensure proper water quality management practices are maintained and new development would be required to submit Water Quality Management Plans. As such, the 2015 General Plan EIR determined that the 2015 General Plan would not violate water quality standards or discharge requirements and no impacts would occur.

The 2015 General Plan EIR found that the Optimum Basin Management Plan for the Chino Groundwater Basin ensures that groundwater supplies and quality are continually monitored. The 2015 General Plan EIR also found that future development in the City would have little to no direct effect on the groundwater aquifer; however, Mitigation Measure HWQ-1 was provided to require assessment of groundwater resources for any new development proposed for the Boys Republic Campus and adjacent undeveloped land. The 2015 General Plan EIR determined that impacts would be less than significant with mitigation.

The 2015 General Plan EIR found that the 2015 General Plan contains policies to protect, preserve, and discourage development that would eliminate or significantly alter natural drainage courses and would not encourage development patterns or practices that could result in significant alterations to streams that could trigger erosion, siltation, or flooding that could degrade water quality. In addition, the City is committed to funding the improvement of drainage facilities and the 2015 General Plan includes goals, policies, and actions that ensure that the City continues to endeavor to correct existing storm drain deficiencies and avoid deficiencies in areas of new development. As such, the 2015 General Plan EIR determined that the 2015 General Plan would also not create runoff that would exceed the capacity of storm water drainage systems. Impacts were determined to be less than significant.

The 2015 General Plan EIR found that the primary flooding hazards in the City are related to undersized storm drains facilities and dam inundation. However, the 2015 General Plan EIR found that by restricting development in areas prone to dam inundation, the 2015 General Plan would not expose people or structures to flooding as a result of dam inundation. In addition, Mitigation Measure HWQ-2 was provided

to require the evaluation of local or private project drainage facilities by the City Engineering Department. As such, flooding impacts of the 2015 General Plan would be less than significant with mitigation.

The 2015 General Plan EIR found that General Plan goals, policies, and actions restrict development in dam inundation areas and assure that new development is located and designed to avoid hydrologic hazards associated with mudflow. The 2015 General Plan EIR determined that impacts from inundation and mudflow would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND) identified that the 6th Cycle Housing Element does not propose specific development plans and that new residential development that may occur as a result of its policies would require review and approval by the City Public Works Department to ensure compliance with applicable water quality standards and discharge requirements, as well as City engineering and development standards for stormwater collection and discharges to the public storm drain system. Therefore, the 2022 Housing Element Update MND found that the 6th Cycle Housing Element would not violate water quality standards or waste discharge requirements; result in erosion or on- or off-site flooding, exceed the capacity of stormwater drainage systems, substantially increase polluted runoff, or impede flood flows; or conflict with water quality control or sustainable groundwater management plans. No impacts would occur.

The 2022 Housing Element Update MND identified that residential development that may occur pursuant to the 6th Cycle Housing Element would receive water from the City public water system and determined that the City's Urban Water Master Plan found that the City's planned water supply and conveyance capacity could meet the demand of the increased residential development and associated population that may occur as a result of the 6th Cycle Housing Element. Therefore, it was concluded that the 6th Cycle Housing Element would have no impact on groundwater supplies or recharge.

The 2022 Housing Element Update MND identified that the City is not susceptible to tsunamis and that the housing sites identified in the 6th Cycle Housing Element are not located within flooding or inundation zones. Accordingly, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would not risk the release of pollutants due to inundation and no impact would occur.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Hydrology and Flooding*

The City's watershed includes a system of streams, water courses, and ponds that run through the hills and usually lie at the bottom of canyons and drainage ravines. Runoff from the City generally drains east and south, toward Chino Creek and the Prado Flood Control Basin, and on to the Santa Ana River Basin. Canyons on the west side of the City, including Tonner Canyon, Carbon Canyon, Soquel Canyon, and Aliso Canyon drain westward toward Los Angeles and Orange Counties. With the exception of Tonner Canyon, which drains into the San Gabriel River watershed, the remaining canyons drain into the lower reaches of the Santa Ana River Basin.

Localized flooding has occurred historically in the Chino Hills area, generally when drainage facilities are too small to convey the storm flows generated from increased urbanization and paved surfaces in the area. Severe erosion along many natural channels, and debris-clogged drainages, compound the problem.

Localized flooding has been known to occur in some areas of the City, notably the lowlands bounded by Pipeline, Eucalyptus and Merrill Avenues and the Chino Creek Channel, also the section of Peyton Road between Eucalyptus Avenue and Carbon Canyon Road. Sheet flooding has also occurred in the Los Serranos area north of the golf course and along portions of English Road.

Portions of the City have been mapped by the Federal Insurance Administration as part of the National Flood Insurance program. The Flood Insurance Rate Maps (FIRMs) show that most of the areas mapped in Chino Hills are designated Zone X and Zone D. Zone X covers those areas outside of the 0.2 percent annual chance floodplain. Zone D is identified as an area where flood hazards are undetermined but possible. Areas on both sides of Carbon Canyon Creek and Little Chino Creek have been classified as Zone A, Zone AE, and Zone X (shaded). Zone A is an area with a 1 percent annual chance of flooding. Those portions of Zone A where the base flood elevations have been determined are classified as Zone AE. Separate from Zone X described above, Zone X (shaded) indicates areas of minimal flooding.[1]

There are two small dams within the City of Chino Hills: Los Serranos Lake (also known as Rancho Cielito Reservoir) and Chino Ranch No. 1 Dam (also known as Arnold Reservoir) which could cause localized flooding if damaged. Potential threats of dam inundation exist within the City, if these dams were to fail and empty into adjacent areas. Another dam located in San Antonio Canyon could also cause localized flooding if damaged. These reservoirs are described below.

Los Serranos Lake

Los Serranos Lake (or Rancho Cielito Reservoir) is an earthen dam located in the Los Serranos area. The dam was reportedly built between 1880 and 1901 although the Department of Water Resources lists it as having been completed in 1912. The 9-foot-high dam is owned by Rolling Ridge Ranch and was reportedly built to store well water for agricultural purposes. The reservoir has a capacity of 110 acre-feet (an "acre-foot" is a measure of volume equal to 1 acre of land covered with water to a depth of 1 foot) and a dam crest elevation of 644.6 feet above Mean Sea Level (MSL). Water in the reservoir is generally kept to within 3 feet of the dam crest. In the past, the stored water has been used to irrigate the golf course at the Los Serranos Country Club. The dam is inspected yearly by the Division of Safety of Dams. At present, an inundation map has not been prepared for this reservoir. In the event of a breach of the dam, the area down gradient from the dam with an elevation below about 642 feet MSL could be inundated. Inundation waters would probably flow east to southeast toward the Chino Valley Freeway, where water would pond behind the freeway and flow southward to the closest storm drain. Ultimately, flood-waters would flow into Chino Creek and the Prado Dam Flood Control Basin.

Arnold Reservoir

Arnold Reservoir is located behind the Chino Ranch No. 1 dam. This dam is located in Tonner Canyon, in the northwest corner of the City. The 22-foot-high dam was completed in 1918 with a crest elevation of 959.5 feet MSL and a storage capacity of 137 acre-feet. The dam is owned by the City of Industry Urban Development Agency and the stored water is used for livestock. In the event of dam failure, portions of Tonner Canyon that are presently undeveloped would be inundated.

[1] *Specifically, minimal flooding is described as "0.2 percent annual chance flood, areas of 1 percent annul chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1 percent annual chance flood.*

San Antonio Dam

San Antonio Dam is located about 10 miles north of the City in San Antonio Canyon in the San Gabriel Mountains. If this dam failed while filled to capacity, the lowlands of the City could be impacted by flooding. A small portion of the City along the southeastern border would also be flooded if Prado Dam, located in the southeast of the City, failed catastrophically while full.

2) *Water Quality*

As authorized by the federal Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit process regulates the drainage of water from urban sources. NPDES permits specify the discharge limits for certain pollutants to ensure that local industries pre-treat the pollutants they discharge into treatment plants and that urban development filters run-off before releasing it to storm drains. Administration of the NPDES is the responsibility of the State Water Resources Control Board (SWRCB), which has jurisdiction over nine Regional Water Quality Control Boards (RWQCB) in California. In Chino Hills, NPDES regulations are administered by the Santa Ana RWQCB.

In 1975, the Santa Ana RWQCB completed the Water Quality Control Plan ("Basin Plan") for the Upper portion of the Santa Ana Watershed. This Basin Plan was updated in 1995. The Basin Plan outlines specific water quality management actions to address water quality and salt (total dissolved solids or "TDS") building up within the Chino Basin. These include the construction of a large well field and desalters in the lower part of the Basin to extract and treat poor quality water; the construction of a pipeline to export brines from the upper Basin to the ocean; and the use of large volumes of low TDS water for groundwater recharge. The Optimum Basin Management Program (OBMP) by the Chino Basin Watermaster has been developed, in part, to meet the requirements of the 1975 Water Quality Control Plan. The OBMP is discussed further below with regard to management of groundwater resources.

3) *Groundwater*

Groundwater is defined as subsurface water that occurs beneath the water table in soils and geologic formations that are fully saturated. Groundwater bearing formations sufficiently permeable to transmit and yield substantial quantities of water are called aquifers. A groundwater basin is defined as a hydrogeologic unit containing one large aquifer or several connected and interrelated aquifers. The majority of the City does not overlie a groundwater basin; however, a small portion of the Chino Groundwater Basin extends into lowlands along the eastern periphery of the City.[2]

The Chino Groundwater Basin (the "Basin") is a single basin that has been divided into five groundwater management zones (based upon similar hydrologic conditions) and into three sub-basins, as defined in the Chino Basin Watermaster OBMP and the 1995 Water Quality Control Plan for the Santa Ana Watershed (Region 8), respectively. The Region 8 plan places Chino Hills in the southwesterly end of the Chino 1 Management Zone, which generally encompasses lowland areas within the north easterly portion of the City. The Chino Groundwater Basin is one of the largest groundwater basins in Southern California, containing approximately 5 million acre-feet (AF) of water in storage, with an additional unused storage capacity of approximately 1 million AF. However, only approximately 90,000 AF of that water can be used in a single year, in order for the Basin to remain sustainably managed and to ensure this resource is not

[2] *California Department of Water Resources, Groundwater Basin Boundary Assessment Tool, available at: https://gis.water.ca.gov/app/bbat/, accessed July 16, 2022.*

depleted over time.[3] Groundwater recharge to the Basin occurs by direct infiltration or precipitation on the Basin floor, by infiltration of surface flow, and by underflow of ground water from adjacent basins.[4] In addition to this natural recharge, Percolation Basins operated by Chino Basin Water Conservation District and other agencies capture stormwater from local creeks and channels to help recharge the groundwater with water that would otherwise be lost.

Operation of the Chino Groundwater Basin is governed by a 1978 court judgement and agreement that allots a "base water right" to entities that contribute to production of groundwater in the basin. Prior to 1978, the Basin was in an overdraft condition. Under the Judgment, entities can pump in excess of their allotted base right, but must pay a per-acre foot pump tax to cover the cost to replenish any overdraft. Based on provisions of the Judgment, the total water right of the City of Chino Hills to the Chino Groundwater Basin is 4,185 AFY. The City actively participates in the OBMP to ensure that water supplies and water quality within the Basin are continually monitored. Identified existing or potential beneficial uses of groundwater within the Chino Groundwater Basin include Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, and Industrial Process Supply. About half the City's water comes from the Chino Groundwater Basin, a major aquifer system in the Santa Ana River watershed that provides local yield and seasonal carry-over storage for water purveyors in the region.

4) *Storm Drainage System*

The City contains 12 drainage basins with a combined area of 21,053 acres (32.90 square-miles). Existing drainage facilities within their respective basins are described below:

1. Puente Hills: The main drainage facilities in this basin are Detention Basin 1 and the 84- to 114-inch storm drain outlet from the basin to Chino Creek. Detention Basin 1 is located in the vicinity of Chino Avenue and Rock Springs Drive, receiving the runoff from the Public Open Space to the west and the residential development along Chino Ave. The outlet storm drain is located along Cottonwood Trail, crossing under SR-71 and discharging to Chino Creek. A second storm drain system of 30- to 33-inches is located on Peyton Drive and collects runoff from the southeast corner of this drainage basin. This system crosses under SR-71 to discharge at Chino Creek.

2. Boys Republic: This basin has a complete storm drain network with a mainline storm drain located along Grand Avenue that discharges to Chino Creek. Lateral storm drains are located on Peyton Drive and Chino Avenue.

3. English Channel: Development in the west half of the basin includes a storm drain network with a mainline storm drain along Chino Hills Parkway. East of Village Center Drive, this storm drain discharges into a natural channel that runs towards Peyton Drive. East of Peyton Drive the channel becomes a lined trapezoidal channel that discharges into Little Chino Creek.

4. Little Chino Creek: With the residential development a storm drain network has been constructed throughout the basin west of Peyton Drive. These systems discharge to Little Chino Creek, a rectangular concrete channel. Little Chino Creek crosses SR-71 and discharges to San Antonio Channel.

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[3] *Chino Basin Water Conservation District, the Chino Groundwater Basin webpage, available at: https://www.cbwcd.org/387/The-Chino-Groundwater-Basin, accessed July 16, 2022.*

[4] *California Department of Water Resources, California's Groundwater, Bulletin 118, Hydrologic Region South Coast, Upper Santa Ana Valley Groundwater Basin, Chino Subbasin, January 20, 2006.*

5. Los Serranos Lake: The primary drainage facilities consist of the Lake Los Serranos Detention Basin, identified as Detention Basin 16, and the outlet channel from this detention basin that runs easterly and discharges to Chino Creek. The channel is a 20' (VV) x 6' (H) to 28' (W) x 12' (H) rectangular concrete channel. Lake Los Serranos receives runoff from primarily residential development west of Pipeline Avenue.

6. Lower Los Serranos: Overland flow, channels, and storm drain facilities make up the drainage system of this basin. The runoff from the north half of Lower Los Serranos basin is collected by the Los Serranos Channel. The channel crosses SR-71 and terminates to a natural wash which meanders south ultimately to the Prado Flood Control Basin. The south half of Lower Los Serranos basin also discharges to the Prado Flood Control Basin by means of several cross culverts under SR-71.

7. Slaughter Canyon: The major storm drain facility is a 36- to 84-inch storm drain on Butterfield Ranch Road. The storm drain ends at Brookwood Lane, discharging to a cross culvert under SR-71.

8. Aliso Canyon: This 48- to 84-inch storm drain system on Mystic Canyon Drive begins at 800 feet south of Twin Knolls Drive and ends east of SR-71 at its discharge location into Prado Dam.

9. Southeast Chino Hills: There are no existing City-owned drainage facilities in this basin.

10. Tonner Canyon: Natural rills and gullies convey the basin runoff. There is no existing city owned drainage facilities in this basin.

11. Carbon Canyon: Natural rills and gullies convey the basin runoff. There is no existing city owned drainage facilities in this basin.

12. Soquel Canyon: Natural rills and gullies convey the basin runoff. There is no existing city owned drainage facilities in this basin.

5) *Housing Element RHNA Project Sites*

The following provides a list of the Housing Element RHNA Project Sites relation to groundwater:

Site 1: The Shoppes II

Site 1 lies over the Chino Groundwater Basin.

Site 2: Community Park Overflow

Site 2 lies over the Chino Groundwater Basin.

Site 3: Los Serranos Golf Course

Site 3 lies over the Chino Groundwater Basin.

Site 4: Western Hills Golf Course

No groundwater basin is below Site 4.

Site 5: Wang (High Density)

Site 5 lies over the Chino Groundwater Basin

Site 6: The Shoppes

Site 6 lies over the Chino Groundwater Basin.

Site 7: The Commons

Site 7 lies over the Chino Groundwater Basin.

Site 8: Canyon Estates (Medium Density)

No groundwater basin is below Site 8.

Site 9: Canyon Estates (Medium Density)

Site 9 partially lies over the Chino Groundwater Basin.

Site 10: Canyon Estates (Low Density)

No groundwater basin is below Site 10.

Site 11: Los Serranos (Low Density)

No groundwater basin is below Site 11.

In summary, Site 4, Western Hills Golf Course, Site 8, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), Site 11, Los Serranos (Low Density), and a portion of Site 9, Canyon Estates (Medium Density), do not overlie any groundwater basin. All other identified potential development sites overlie the Chino Groundwater Basin.[5]

All of the potential development sites are located within Flood Zone X, outside of the 0.2 percent annual chance floodplain as designated by FEMA.[6]

B. Regulatory Setting

1) *Federal*

a) Clean Water Act

The Clean Water Act (CWA), formerly known as the Federal Water Pollution Control Act, was first introduced in 1948, with major amendments in the 1960s, 1970s, and 1980s.[7] The CWA authorizes federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. Amendments to the CWA in 1972 established the NPDES permit program, which prohibits discharge of pollutants into the nation's waters without procurement of a NPDES permit from the USEPA. The purpose of the permit is to translate general requirements of the Clean Water Act into specific provisions tailored to the operations of each organization that is discharging

[5] *California Department of Water Resources, Groundwater Basin Boundary Assessment Tool, https://gis.water.ca.gov/app/bbat/, accessed September 4, 2024.*

[6] *United States, Federal Emergency Management Agency, FEMA Flood Map Service Center, https://msc.fema.gov/portal/home, accessed September 4, 2024.*

[7] *United States Environmental Protection Agency, Clean Water Act, 2002.*

pollutants. Although federally mandated, the NPDES permit program is generally administered at the state and regional levels.

The USEPA NPDES Program requires NPDES permits for: (1) MS4 Permit generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. As of March 2003, Phase II of the NPDES Program extended the requirements for NPDES permits to numerous small municipal separate storm sewer systems, construction sites of one to five acres, and industrial facilities owned or operated by small municipal separate storm sewer systems, which were previously exempted from permitting.

In addition, the CWA requires states to adopt water quality standards for receiving water bodies and to have those standards approved by the USEPA. Water quality standards consist of designated beneficial uses of a particular receiving water body (e.g., wildlife habitat, agricultural supply, recreation, etc.), along with water quality criteria necessary to support those uses. Water quality criteria are either prescribed concentrations or levels of constituents, such as lead, suspended sediment, and fecal coliform bacteria, or narrative statements identifying maximum concentrations of various pollutants that would not interfere with the designated use.

When water quality compromises designated beneficial uses of a particular receiving water body, Section 303(d) of the CWA requires identifying and listing the water body as "impaired" and identifying TMDLs for the impairing pollutant(s). A TMDL is an estimate of the total load of pollutants from point, non-point, and natural sources that a water body may receive without exceeding applicable water quality standards (with a "factor of safety" included). Once established, TMDLs allocate the loads among current and future pollutant sources to the water body.

The CWA requires states to publish, every two years, an updated list of streams and lakes that are not meeting their designated uses because of excess pollutants (i.e., impaired water bodies). The list, known as the 303(d) list, summarizes violations of water quality standards. Once a TMDL is developed and adopted, the water quality violation is removed from the 303(d) list.

b) Federal Antidegredation Policy

The Federal Antidegradation Policy has been incorporated within the Clean Water Act and requires states to develop state-wide antidegradation policies and identify methods for implementing them.[8] Pursuant to the Code of Federal Regulations, state antidegradation policies and implementation methods must, at a minimum, protect and maintain: (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

c) Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) is the main federal law that ensures the quality of the Nation's drinking water.[9] The SDWA was originally passed by Congress in 1974 to protect public health by

[8] *United States Environmental Protection Agency, Water Quality Standards Handbook - Chapter 4: Antidegradation, 2010.*

[9] *United States Code, Title 42 – The Public Health and Welfare- Chapter 6A Public Health and Service, Safe Drinking Water Act. 2006 Edition, Supplement 4, 2006.*

regulating the nation's public drinking water supply and its sources: rivers, lakes, reservoirs, springs, and groundwater wells. Under SDWA, the USEPA sets standards for drinking water quality and oversees the states, localities, and water suppliers that implement those standards. The SDWA regulates contaminants of concern in domestic water supply, including maximum contaminant levels (MCLs), and that the EPA has delegated the Cal Dept. of Public Health the responsible agency for administering California's drinking water program. MCLs are established under CCR Title 22, Div. 4, Ch. 15, Article 4 (Title 22 Standards).

d) National Flood Insurance Act

Congress acted to reduce the costs of disaster relief by passing the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The intent of these acts was to reduce the need for large, publicly funded flood control structures and disaster relief efforts by restricting development in floodplains. FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities that comply with FEMA regulations limiting development in a floodplain. FEMA issues FIRMs, which delineate flood hazard zones in the community, of communities participating in the NFIP. Since the City of Chino Hills is a participating member of the NFIP, flood insurance is available to any property owner in the City.

2) *State*

a) California Wetlands Conservation Policy (1993)

The goal of the California Wetlands Conservation Policy is to ensure no net loss of wetlands within the state. This policy also encourages a long-term net gain in the state's quantity, quality, and permanence of wetlands acreage and values. Interpretation of this order indicates that any developer wishing to fill in wetlands for construction of new development must perform mitigation in the form of constructed wetlands elsewhere at ratios ranging from 2:1 to 10:1. In addition to the USACE, state regulatory agencies claiming jurisdiction over wetlands include the California Department of Fish and Wildlife (CDFW) and the SWRCB.

b) California Department of Fish and Wildlife Lake or Streambed Alteration Program

The CDFW, through provisions of the State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may adversely be affected. Streams and rivers are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFW.

Typically, wetland delineations are not performed to obtain CDFW Agreements. The reason for this is that CDFW generally includes any riparian habitat present within the jurisdictional limits of streams and lakes. Riparian habitat includes willows, mulefat, and other vegetation typically associated with the banks of a stream or lake shoreline. In most situations, wetlands associated with a stream or lake would fall within the limits of riparian habitat. Thus, defining the limits of CDFW jurisdiction based on riparian habitat will automatically include any wetland areas.

c) Porter-Cologne Water Quality Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control.[10] The California Water Code (CWC) authorizes the State Water Resources Control Board (SWRCB) to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants. In California, the NPDES stormwater permitting program is administered by the SWRCB.

Under the CWC, the State of California is divided into nine Regional Water Quality Control Boards (RWQCBs), which govern the implementation and enforcement of the CWC and the CWA. The City is located within Region 8, also known as the Santa Ana Region. The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. Each RWQCB is required to formulate and adopt a Water Quality Control Plan or Basin Plan for its region. The Basin Plan establishes beneficial use definitions for the various types of water bodies, and serves as the basis for establishing water quality objectives, discharge conditions and prohibitions, and must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to issue waste discharge requirements, enforce actions against stormwater discharge violators, and monitor water quality.[11]

d) California Antidegradation Policy

The California Antidegradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High Quality Water in California, was adopted by the SWRCB in 1968.[12] Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the State, not just surface waters. The policy states that, whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of the water resource.

e) California Toxics Rule

In 2000, the California Environmental Protection Agency (Cal-EPA) promulgated the California Toxics Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State.[13] Cal-EPA promulgated this rule based on Cal-EPA's determination that the numeric criteria of specific concentrations of regulated substances are necessary for the State to protect human health and the environment. The California Toxics Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the LARWQCB as having beneficial uses protective of aquatic life or human health.

f) Sustainable Groundwater Management Act of 2014

The Sustainable Groundwater Management Act of 2014 (SGMA) requires the designation of groundwater sustainability agencies (GSAs) by one or more local agencies and the adoption of groundwater sustainability plans (GSPs) for basins designated as medium- or high-priority by the California Department of Water Resources (DWR). SGMA grants new powers to GSAs, including the power to adopt rules,

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[10] *State Water Resources Control Board, Porter-Cologne Water Quality Control Act, 2018.*

[11] *United States Environmental Protection Agency, Clean Water Act, 2016.*

[12] *California State Water Resources Control Board, State Board Resolution No. 68-16, 1968.*

[13] *United States Environmental Protection Agency, Water Quality Standards, Establishment of Numeric Criteria for Priority Toxic Pollutants for the State of California, 2001.*

regulations, ordinances, and resolutions; regulate groundwater extractions; and to impose fees and assessments. SGMA also allows the SWRCB to intervene if local agencies will not or do not meet the SGMA requirements, in addition to mandating that critically overdrafted basins be sustainable by 2040, and medium- or high-priority by 2042.

3) *Regional*

a) Santa Ana Regional Water Quality Control Plan (Basin Plan)

The Santa Ana SARWQCB is responsible for the development and enforcement of water quality objectives to meet the requirements of the Federal Clean Water Act, California Porter-Cologne Act, and NPDES. The strategies and permitting requirements to attain water quality objectives are set forth in their Basin Plan. Eastward and southward drainages flow into the Lower Santa River Hydrologic Area of the Basin Plan, while westward drainages flow into the Los Angeles-San Gabriel River Hydrologic Area. Specific water quality objectives and beneficial uses of surface and groundwater for these hydrologic units and their subareas are defined in the Basin Plan.

b) NPDES Permit Program

As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. This NPDES permit, referred to as General Permit for Stormwater Discharges from Construction Activities by the SWRCB, establishes a risk-based approach to stormwater control requirements for construction projects.

Construction: Stormwater Pollution Prevention Plan

For all construction activities disturbing one acre of land or more, California mandates the development and implementation of Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of best management practices (BMPs) to prevent discharges of water pollutants to surface or groundwater. The SWPPP also charges owners with stormwater quality management responsibilities. The developer or contractor for a construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.[14] The purpose of an SWPPP is to identify potential sources and types of pollutants associated with construction activity and list BMPs that would prohibit pollutants from being discharged from the construction site into the public stormwater system. The BMPs typically address stabilization of construction areas, minimization of erosion during construction, sediment control, control of pollutants from construction materials, and post-construction stormwater management (e.g., the minimization of impervious surfaces or treatment of stormwater runoff). The SWPPP is also required to include a discussion of the proposed program to inspect and maintain all BMPs.

A site-specific SWPPP could include, but not be limited to, the following BMPs:

- Erosion Control BMPs – to protect the soil surface and prevent soil particles from detaching. Selection of the appropriate erosion control BMPs would be based on minimizing areas of disturbance, stabilizing disturbed areas, and protecting slopes/channels. Such BMPs may include,

[14] *Construction Stormwater Program, State Water Resources Control Board, October 30, 2019, available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.*

but would not be limited to, use of geotextiles and mats, earth dikes, drainage swales, and slope drains.

- Sediment Control BMPs – are treatment controls that trap soil particles that have been detached by water or wind. Selection of the appropriate sediment control BMPs would be based on keeping sediments on-site and controlling the site boundaries. Such BMPs may include, but would not be limited, to use of silt fences, sediment traps, and sandbag barriers, street sweeping and vacuuming, and storm drain inlet protection.
- Wind Erosion Control BMPs – consist of applying water to prevent or minimize dust nuisance.
- Tracking Control BMPs – consist of preventing or reducing the tracking of sediment off-site by vehicles leaving the construction area. These BMPs include street sweeping and vacuuming. Project sites are required to maintain a stabilized construction entrance to prevent off-site tracking of sediment and debris.
- Non-Stormwater Management BMPs – also referred to as "good housekeeping practices," involve keeping a clean, orderly construction site.
- Waste Management and Materials Pollution Control BMPs – consist of implementing procedural and structural BMPs for handling, storing, and disposing of wastes generated by a construction project to prevent the release of waste materials into stormwater runoff or discharges through the proper management of construction waste.

The SWRCB adopted a General Permit for Stormwater Discharges from Construction Activities to address most of the industrial facilities and the construction sites within California. The Construction General Permit regulates construction activity, including clearing, grading, and excavation of areas one acre or more in size, and prohibits the discharge of materials other than stormwater, authorized non-stormwater discharges, and all discharges that contain a hazardous substance, unless a separate NPDES permit has been issued for those discharges.

To obtain coverage under the Construction General Permit, a developer is required to file a Notice of Intent (NOI) with the appropriate RWQCB and provide proof of the NOI prior to applying for a grading or building permit from the local jurisdiction, and must prepare a State SWPPP that incorporates the minimum BMPs required under the permit as well as appropriate project-specific BMPs. The SWPPP must be completed and certified by the developer and BMPs must be implemented prior to the commencement of construction, and may require modification during the course of construction as conditions warrant. When project construction is complete, the developer is required to file a Notice of Termination with the RWQCB certifying that all the conditions of the Construction General permit, including conditions necessary for termination, have been met.

The Santa Ana RWQCB has also issued a Municipal Separate Storm Sewer System (MS4) Permit to San Bernardino County and all the incorporated cities within. The San Bernardino County MS4 Permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036)

Operation: San Bernardino County Municipal Stormwater NPDES Program

The County of San Bernardino and the City are two of the Co-Permittees under the San Bernardino County MS4 Permit (Order No. R8-2010-0036, NPDES Permit No. CAS618036). The San Bernardino County MS4 Permit has been determined by the State Water Resources Control Board to be consistent with the requirements of the Clean Water Act and the Porter-Cologne Act for discharges through the public storm drains in San Bernardino County to statutorily-defined waters of the United States (33 United States Code

[USC] §1342(p); 33 CFR Part 328.11). Under the San Bernardino County MS4 Permit, the County and City are both required to implement development planning guidance and control measures that control and mitigate stormwater quality and runoff volume impacts to receiving waters as a result of new development and redevelopment. The County and the City also are required to implement other municipal source detection and elimination programs, as well as maintenance measures.

The San Bernardino County MS4 Permit contains provisions for implementation and enforcement of the Stormwater Quality Management Program. The objective of the Stormwater Quality Management Program is to reduce pollutants in urban stormwater discharges to the "maximum extent practicable," to attain water quality objectives and protect the beneficial uses of receiving waters in San Bernardino County. Under the San Bernardino County MS4 Permit, permittees are required to implement a development planning program to address stormwater pollution. This program requires project applicants for certain types of projects to implement a Low Impact Development (LID) Plan. The purpose of the LID Plan is to reduce the discharge of pollutants in stormwater by outlining BMPs, which must be incorporated into the design of new development and redevelopment, to infiltrate water, filter, or treat stormwater runoff; control peak flow discharge; and reduce the post-project discharge of pollutants into stormwater conveyance systems. These treatment control BMPs must be sufficiently designed and constructed to treat or retain the 85th percentile rain event.

4) *Local*

a) Chino Hills Storm Drain Master Plan

The Storm Drain Master Plan, updated August 2009, identifies current storm drain deficiencies and plans to remedy these deficiencies. To assess deficiencies, the Storm Drain Master Plan divided the City into 12 drainage basins and analyzed each area to determine estimated storm water run-off based on 10-, 25-, and 100-year storm events. Based on this run-off information, a storm drain system improvement plan is provided that identifies preliminary sizing for future storm drains that will be constructed either by development projects or through the City Capital Improvement Program. Most of the planned storm drain facilities are designed to provide capacity for 100-year events.

b) Chino Hills Municipal Code

Title 13, Chapter 13.16, Storm Drain System

The City prohibits all non-permitted discharges to the municipal storm drain system. This prohibition applies to the discharge to municipal storm drains from spills, dumping, or disposal of materials other than storm water. This regulation is intended to reduce pollutants in storm water discharges to the maximum extent practicable and to ensure compliance with NPDES permits.

Title 15, Chapter 15.12, Floodplain Damage Prevention and Floodplain Management

The City adopts floodplain management regulations that require protection against flood damage at the time of construction; restrict alteration of natural floodplains, stream channels, and natural protective barriers; control construction and development activities that may increase flood damage; and control of flood barriers that could unnaturally divert flood waters or increase flood hazards in other areas.

Title 16, Chapter 16.54, Erosion and Sediment Control

The City requires control of all existing and potential conditions of human-induced accelerated erosion within all areas of the city. This chapter sets forth required provisions for project planning, preparation of

erosion control plans, runoff control, land clearing and winter operations and establishes procedures for administering those provisions.

c) Chino Hills General Plan

Goals and policies pertaining to hydrology and water quality contained within the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to hydrology and water quality, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Goal CN-4 Ensure Adequate Water Supply and Delivery.

Policy CN-4.3 Protect Water Quality.

Action CN-4.3.1 Protect water resources from urban runoff and other potential pollution sources through implementation of best management practices and area-wide Urban Storm Water Runoff Programs.

Action CN-4.3.3 Support appropriate ground water contamination investigations and cleanup efforts by the local water agencies, the Regional Water Quality Control Board, and responsible private parties.

Goal S-1 Protect the Community from Geologic Hazards.

Policy S-1.1 Regulate development in high-risk seismic, landslide, and liquefaction hazard areas to avoid exposure to hazards.

Action S-1.1.10 Require new development to minimize peak runoff as required by the Municipal Code.

Goal S-2 Protect the Community from Flooding Hazards.

Policy S-2.1 Restrict development in areas prone to flooding or within dam inundation areas.

Action S-2.1.1 Prohibit development of residential, commercial, industrial, and emergency facilities in the 100-year flood plain and on canyon floors.

Action S-2.1.2 Discourage development of emergency facilities in dam inundation areas.

Action S-2.1.3 Coordinate with the U.S. Army Corps of Engineers and the San Bernardino County Flood Control and Water Conservation District to keep current on Prado Dam Basin conditions and plans.

Action S-2.1.4 Provide accurate and up-to- date maps of areas exposed to 100-year and 500-year flood hazards, based on National Flood Insurance Program criteria.

Policy S-2.2 Maintain adequate flood control facilities.

Action S-2.2.1 Maintain and implement the City Master Drainage Plan.

Action S-2.2.2 Require that the potential environmental drainage impacts of new construction be assessed and mitigated, including impacts that privately owned and operated storm drains adjacent to slopes and canyon areas would have on City and County- maintained drains.

Action S-2.2.3 Review individual project designs to ensure that proposed drainage facilities will be properly linked with community-wide drainage facilities.

Action S-2.2.4 Coordinate the construction of a comprehensive storm drain system with individual projects in the General Plan area to ensure that all new development will be adequately protected from flooding prior to completion of the backbone system.

Action S-2.2.5 Maintain a schedule for funding of all flood control backbone facilities, including phasing

Action S-2.2.6 Require property owners to install and maintain storm drains on their properties as necessary to address drainage related to their property

Action S-2.2.7 Strengthen storm drain maintenance district to prevent local flooding, and to prevent mud and debris flows from overtaxing storm drains during strong storms.

Action S-2.2.8 Require measures to be undertaken to control runoff from construction sites.

Action S-2.2.9 Require prompt revegetation and/or construction of newly graded sites to control erosion.

Action S-2.2.10 Limit grading operations during the rainy season.

Action S-2.2.11 Review individual project designs to ensure the stability of slopes adjacent to flood control facilities, which could be blocked due to slope failures.

Goal S-5 Minimize the Risk from Hazardous Materials

Policy S-5.1 Minimize risk to life and property from production, use, and storage of hazardous materials and waste.

Action S-5.1.1 Continue to enforce fire and building code provisions regarding secondary containment; segregation of chemicals to reduce reactivity during a release; sprinkler and alarm systems; and monitoring, venting, and automatic shut-off systems on all new developments.

Action S-5.1.2 Continue to require businesses that use, store, or generate hazardous materials to annually notify the San Bernardino County Department of Environmental Health Services or appropriate County agency, and to comply with applicable regulations.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to hydrology and water quality. Specifically, the Guidelines state that the proposed project may have an adverse significant hydrology and water quality impact if it would:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality;
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
    i. Result in substantial erosion or siltation on- or off-site,
    ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site,
    iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or
    iv. Impede or redirect flood flows;
d) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation;
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

B. Project Impacts and Mitigation Measures

Impact H-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the City works with the Santa Ana Regional Water Quality Control Board to prevent and minimize water pollution by regulating point and non-point sources that could discharge pollutants into waters of the United States, including as a co-permittee under the Countywide National Pollutant Discharge Elimination Permit for Municipal Separate Storm Sewer Systems. In addition, existing development is subject to periodic inspections to ensure proper water quality management practices are maintained and new development would be required to submit Water Quality Management Plans. As such, the 2015 General Plan EIR determined that the 2015 General Plan would not violate water quality standards or discharge requirements and no impacts would occur.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that new residential development that may occur as a result of 6th Cycle Housing Element policies would require review and approval by the City Public Works

Department to ensure compliance with applicable water quality standards and discharge requirements. Therefore, no impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The City works with SARWQCB to prevent and minimize water pollution by regulating point and non-point sources that could discharge pollutants into waters of the United States. A key program to prevent point sources of water pollution is the City's ongoing maintenance of its local storm drainage system. As a co-permittee under the countywide NPDES Permit for MS4, the City works to prevent illicit storm drain connections, to regularly sweep streets and clean drainage inlets and outlets, and to regulate new sources of runoff that flow into the storm drain network.

Construction of future development would disturb soil, which can result in the degradation of water quality through the release of sediments and contaminants into downstream drainages and waterways. However, development that disturbs one or more acres of land would be subject to the SWRCB's NPDES Construction General Permit, which would require preparation of a SWPPP prior to construction activities. The SWPPP would require each development project to implement BMPs to prevent erosion and pollution through erosion control, sediment control, site management, and materials and waste management during construction. In addition, all development, including "by-right" development not subject to CEQA evaluation, would be subject to Chapter 16.54 of the City's Municipal Code requiring control of erosion and provision of erosion control plans. The City's General Plan also contains actions designed to minimize stormwater and erosion impacts during construction (Action S-2.2.8, Action S-2.2.9, and Action S-2.2.10).[15] Construction requiring dewatering would also be subject to the NPDES Permit, which requires that the discharges shall not cause or contribute to a violation of any applicable water quality objective/criteria for the receiving waters. Compliance with these policies would reduce the risk of water degradation and prevent water quality violations during construction.

[15] *Action S-2.2.8, Action S-2.2.9, and Action S-2.2.10 have been renumbered as Action S-7.2.8, Action S-7.2.9, and Action S-7.2.10 under the GPU.*

With regard to operation, the NPDES Permit and General Plan actions (Action CN-4.3.1 and Action S-1.1.10[16]) would regulate and ensure protection of water quality during operation of future development. Development of land uses pursuant to the GPU would be incremental, based on economic and market factors. As new development applications are received by the City, they are required to submit Water Quality Management Plans and implement LID design features for the retention and treatment of stormwater in compliance with NPDES and Santa Ana RWQCB requirements. These plans address both construction and post-construction runoff controls. Existing development is subject to periodic inspections to ensure that proper water quality management practices are maintained. Consequently, through continued implementation of the local and regional regulatory programs, although development under the GPU would increase the coverage of impervious surfaces within the City and the potential for point discharge of pollutants, NPDES and LID regulations require the implementation and maintenance of site design BMPs for the control and retention of runoff onsite to prevent erosion and conveyance of pollutants offsite in accordance with MS4 requirements.

Compliance with NPDES Permit requirements and the above General Plan actions would be demonstrated during environmental review under CEQA of future development projects as they are proposed. For "by-right" ministerial projects not subject to review under CEQA, compliance would be demonstrated through the City's application submittal requirements, which require that applicants prepare and submit for review and approval a landscape plan identifying stormwater management practices to minimize runoff and increase infiltration in compliance with City and Santa Ana RWQCB requirements. As such, updates to the Housing Element would not substantially degrade surface or groundwater quality.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not substantially degrade surface or groundwater quality as these are development guidelines and will not result in adverse impacts related to hydrology and water quality. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would degrade surface or groundwater quality.

[16] *Action S-1.1.10 has been renumbered as Action S-6.1.10 under the GPU.*

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and no impacts would occur.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not substantially degrade surface or groundwater quality and no impacts would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hydrology and water quality.

Mitigation Measures:

None required.

Impact H-2: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the Optimum Basin Management Plan for the Chino Groundwater Basin ensures that groundwater supplies and quality are continually monitored. The 2015 General Plan EIR also found that future development in the City would have little to no direct effect on the groundwater aquifer; however, Mitigation Measure HWQ-1 was provided to require assessment of groundwater resources for any new development proposed for the Boys Republic Campus and adjacent undeveloped land. The 2015 General Plan EIR determined that impacts would be less than significant with mitigation.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that residential development that may occur pursuant to the 6th Cycle Housing Element would receive water from the City public water system and determined that the City's Urban Water Master Plan found that the City's planned water supply and conveyance capacity could meet the demand of the increased residential development and associated population that may occur as a result of the 6th Cycle Housing Element. Therefore, it was concluded that the 6th Cycle Housing Element would have no impact on groundwater supplies or recharge.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Water supply required for construction and operation of future development within the City would be supplied from municipal water sources and would not be through direct withdrawal of groundwater. Municipal water suppliers and the Chino Basin Watermaster are required by the SGMA to monitor and ensure the sustainable use of groundwater resources and are prevented from allowing overdraft of groundwater basins.[17] The construction of any subterranean levels proposed under future development could result in encountering groundwater during construction, which may require dewatering. However, construction dewatering is typically minimal as the removal of groundwater is temporary and only necessary until subsurface foundations and levels are able to withstand hydrostatic forces at which time dewatering is terminated and groundwater levels are allowed to recharge and stabilize.

With regard to groundwater recharge, as discussed in the Existing Setting, Site 4, Western Hills Golf Course, Site 8, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), do not overlie the Basin and, therefore, are also not an existing source of groundwater recharge to the Basin. Because the remaining sites are largely undeveloped, this analysis considers them to be sources of groundwater recharge to the Basin through percolation of rainfall. Although a portion of Site 9, Canyon Estates (Medium Density), does not overlie the Basin, this analysis conservatively considers the entire site as an existing source of groundwater recharge. Conservatively assuming that these sites would be developed with 100 percent impervious surfaces, future development under the GPU would reduce the area for groundwater recharge within the Basin by 83.5 acres.[18] Such an addition of impervious surfaces/reduction in recharge area associated with future development under the GPU would not substantially interfere with groundwater recharge, as 83.5 acres would be relatively small compared to the total surface area overlaying the Basin (154,000 acres)[19] and the Basin would continue to be recharged through percolation of rainfall on the Basin floor, by infiltration of surface flow, and by underflow of ground water from adjacent basins, as well as from captured stormwater through Percolation Basins operated by Chino Basin Water Conservation District and other agencies. Furthermore, since only a small portion of the Chino Basin extends into lowlands along the eastern periphery of the City, future development in the City would have little or no direct effect on recharge of the groundwater aquifer that comprises the Chino Basin.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance

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[17] *Further discussion of water supply can be found in* ***Section IV.O-1, Utilities and Service Systems-Water****.*

[18] *Calculated as follows: Site 1 (8.0 acres) + Site 2 (1.8 acres) + Site 3 (21.2 acres) + Site 5 (7.3 acres) + Site 6 (5.7 acres) + Site 7 (9.0 acres) + Site 9 (30.5 acres) = 83.5 acres.*

[19] *California Department of Water Resources, California's Groundwater, Bulletin 118, Hydrologic Region South Coast, Upper Santa Ana Valley Groundwater Basin, Chino Subbasin, January 20, 2006.*

for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not deplete groundwater supplies or interfere with groundwater recharge as these are development guidelines and will not result in adverse impacts related to hydrology and water quality. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would decrease groundwater supplies or interfere with groundwater recharge. Furthermore, newly created General Plan Goal S-3 includes policies and actions to reduce water demand and support community water saving measures as part of increasing Citywide climate resilience.

Comparison of Significance to the General Plan EIR 2015

Based on the above, implementation of the GPU would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and impacts to the sustainable management of the Basin would be less than significant. In addition, because the GPU does not identify the Boys Republic Campus and adjacent undeveloped land as a potential housing site, Mitigation Measure HWQ-1 would not be required. As such, the impact under the GPU would be reduced as compared to the 2015 General Plan.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not deplete groundwater supplies or interfere with groundwater recharge and associated impacts would not be significant. In addition, the proposed Objective Design standards will not result in adverse impacts related to hydrology and water quality.

Mitigation Measures:

None required.

Impact H-3: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- *i. Result in substantial erosion or siltation on- or off-site;*
- *ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*
- *iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
- *iv. Impede or redirect flood flows?*

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the 2015 General Plan contains policies to protect, preserve, and discourage development that would eliminate or significantly alter natural drainage courses and would not encourage development patterns or practices that could result in significant alterations to streams that could trigger erosion, siltation, or flooding that could degrade water quality. In addition, the City is committed to funding the improvement of drainage facilities and the 2015 General Plan includes goals, policies, and actions that ensure that the City continues to endeavor to correct existing storm drain deficiencies and avoid deficiencies in areas of new development. As such, the 2015 General Plan EIR determined that the 2015 General Plan would also not create runoff that would exceed the capacity of storm water drainage systems. Impacts were determined to be less than significant. Although not specifically analyzed under this checklist question as it was added subsequent to the publication of the 2015 General Plan EIR, with regard to Impact H-3(iv), the 2015 General Plan EIR included Mitigation Measure HWQ-2 which requires the evaluation of local or private project drainage facilities by the City Engineering Department. As such, flooding impacts of the 2015 General Plan were determined to be less than significant with mitigation.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that new residential development that may occur as a result of 6th Cycle Housing Element policies would require review and approval by the City Public Works Department to ensure compliance with City engineering and development standards for stormwater collection and discharges to the public storm drain system. Therefore, the 2022 Housing Element Update MND found that the 6th Cycle Housing Element would not result in erosion or on- or off-site flooding, exceed the capacity of stormwater drainage systems, substantially increase polluted runoff, or impede flood flows and no impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Future development under the GPU at any of the sites would alter the site drainage patterns as a result of the disturbance of soil during construction and as a result of new structures and impermeable surfaces during operation. However, all future development at the housing sites would be subject to the

requirements of the NPDES Permit Program during both construction and operation. Construction sites of one or more acres would be required by the NPDES Permit to prepare and implement a SWPPP. The SWPPP would require each development project to implement BMPs to prevent erosion and pollution through erosion control, sediment control, site management, and materials and waste management during construction. In addition, all development would be subject to Chapter 16.54 of the City's Municipal Code requiring control of erosion and provision of erosion control plans and existing General Plan policies designed to minimize stormwater and erosion impacts during construction (Action S-2.2.8, Action S-2.2.9, and Action S-2.2.10).[20]

During operation, new development under the GPU would be subject to the requirements of the NPDES Permit Program's MS4 Permit which contains provisions for implementation and enforcement of the Stormwater Quality Management Program and establishes LID requirements for new development and redevelopment within the City in order to reduce pollutants in urban stormwater discharges. Developments would be required to incorporate BMPs to infiltrate water, filter, or treat stormwater runoff; control peak flow discharge; and reduce the post-project discharge of pollutants into stormwater conveyance systems. Compliance with the requirements of the NPDES Permit Program would be ensured through the City's development permit process. Furthermore, existing General Plan Action S-1.1.10[21] limits intrusion of development into natural areas and require new development to minimize peak runoff volume. This action would continue to reduce the volume of sediment-laden runoff discharging from sites within the City under the GPU.

General Plan goals and policies to reduce the volume of runoff and erosion would also reduce the potential for downstream flooding, including of stormdrain infrastructure. Furthermore, development would also be subject to General Plan policies and actions that protect areas from flooding. These include Goal S-2[22] and all associated policies and actions. The policies and actions address flood protection and improve the storm drain system overall, and require the City to maintain adequate flood control facilities, assess and mitigate drainage impacts of new construction, review proposed drainage facilities of individual projects, and coordinate of a comprehensive storm drain system with individual projects. Implementation of these policies would also serve to reduce the volume of runoff generated overall, and therefore, the potential for flooding in the City.

With regard to the impedance or redirection of flood flows, the potential housing sites are not located within flood hazard zones. Any development that would encroach on floodplains, would be subject to permitting and review under NFIP rules and management requirements that prohibit development from increasing flood hazard on other properties (i.e., diversion of flood flow downstream or increase in flood elevations upstream) and design requirements (e.g., elevation of structures above floodplain, floodproofing, and anchoring) for residential structures. In addition, existing General Plan Goal S-2, Policy S-2.1, Action S-2.1.1, Action S-2.2.2, Action S-2.2.3, and Action S-2.2.6[23] promote the preservation of natural drainages, regulate development within floodplains and inundation areas, and require sufficient site and project design for new development to mitigate flood hazards. The principal flood hazard to the developed portions of the City are from undersized storm drain facilities. Accordingly, Mitigation Measure HWQ-2 provided in the 2015 General Plan EIR would apply to future development under the GPU.

[20] *Action S-2.2.8, Action S-2.2.9, and Action S-2.2.10 have been renumbered as Action S-7.2.8, Action S-7.2.9, and Action S-7.2.10 under the GPU.*

[21] *Action S-1.1.10 has been renumbered as Action S-7.1.10 under the GPU.*

[22] *Goal S-2 has been renumbered as S-7 under the GPU.*

[23] *Goal S-2, Policy S-2.1, Action S-2.1.1, Action S-2.2.2, Action S-2.2.3, and Action S-2.2.6 have been renumbered as Goal S-7, Policy S-7.1, Action S-7.1.1, Action S-7.2.2, Action S-7.2.3, and Action S-7.2.6 under the GPU.*

Mitigation Measure HWQ-2 requires that local or private project drainage facilities to be constructed are evaluated on an individual basis by the City Engineering Department.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in erosion or on- or off-site flooding, exceed the capacity of stormwater drainage systems, substantially increase polluted runoff, or impede flood flows as these are development guidelines and will not result in adverse impacts related to hydrology and water quality. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would result in erosion or siltation, flooding on- or off-site, create runoff that would exceed the capacity of the storm drain system or provide additional sources of pollution, or impede or redirect flood flows.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not substantially alter the existing drainage pattern of the housing sites or adjacent areas, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in erosion or siltation, flooding on- or off-site, runoff that would exceed the capacity of the storm drain system, additional sources of pollution, or impede or redirect flood flows. In addition, Mitigation Measure HWQ-2 from the 2015 General Plan EIR would also be implemented to ensure that private drainage associated with future development is evaluated and approved by the City. Therefore, impacts would be less than significant with mitigation.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in erosion or on- or off-site flooding, exceed the capacity of stormwater drainage systems, substantially increase polluted runoff, or impede flood flows and no related impacts would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hydrology and water quality.

Mitigation Measures:

HWQ-2: All local or private project drainage facilities to be constructed shall be evaluated on an individual basis by the City Engineering Department. The Department shall also determine the

amount of responsibility for costs of improvements by the developers for local or private project facilities on private property based upon the impacts on drainage created by the development.

Impact H-4: In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?

General Plan 2015 EIR Impact Conclusions

Although the portion of this CEQA Checklist question pertaining to the release of pollutants was added after the 2015 General Plan EIR was prepared and certified, the 2015 General Plan EIR did analyze the potential for risks associated with flood hazard, tsunami, and seiche zones. The 2015 General Plan EIR found that the primary flooding hazards in the City are related to undersized storm drains facilities and dam inundation. However, the 2015 General Plan EIR found that by restricting development in areas prone to dam inundation, the 2015 General Plan would not expose people or structures to flooding as a result of dam inundation.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that the City is not susceptible to tsunamis and that the housing sites identified in the 6th Cycle Housing Element are not located within flooding or inundation zones. Accordingly, the 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element would not risk the release of pollutants due to inundation and no impact would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Given the distance of the City to the Pacific Ocean (approximately 24 miles at the closest) and the intervening topography and elevation changes, the City is not susceptible to inundation by tsunami. Areas of the City that could be susceptible to seiche are primarily those located proximate to Los Serranos Lake and Arnold Reservoir. However, none of the identified potential housing sites are located adjacent to Los Serranos Lake, Arnold Reservoir, or other large bodies of water. In addition, all of the identified potential housing sites are located in Zone X, outside of floodplains identified by FEMA. Furthermore, as detailed in

response to Impact H-3, all future development within the City that would encroach on floodplains would be subject to permitting and review under NFIP rules and management requirements that require design requirements (e.g., elevation of structures above floodplain, floodproofing, and anchoring) for residential structures within flood zones. In addition, existing General Plan Goal S-2, Policy S-2.1, Action S-2.1.1, Action S-2.2.2, Action S-2.2.3, and Action S-2.2.6[24] promote the preservation of natural drainages, regulate development within floodplains and inundation areas, and require sufficient site and project design for new development to mitigate flood hazards. Furthermore, as detailed in **Section IV.G, Hazards and Hazardous Materials**, the residential development on the housing sites would not be expected to store or use substantial amounts of hazardous materials. The continued implementation of existing General Plan Goal S-5,[25] inclusive of associated policies and actions, would minimize the risks from hazardous materials through their containment and segregation.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not release pollutants as a result of inundation as these are development guidelines and will not result in adverse impacts related to hydrology and water quality. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would be exposed to flooding or inundation or that would release pollutants.

Comparison of Significance to the General Plan EIR 2015

Based on the above, implementation of the GPU would not allow for the development of housing within flood zones and, due to the limited amount of hazardous materials associated with residential land uses, impacts related to the release of pollutants due to project inundation would be less than significant. No evaluation of the potential for release of pollutants as a result of flooding was included in the General Plan 2010 EIR; therefore, no comparison to previous significance conclusions can be made.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not

[24] *Goal S-2, Policy S-2.1, Action S-2.1.1, Action S-2.2.2, Action S-2.2.3, and Action S-2.2.6 have been renumbered as Goal S-7, Policy S-7.1, Action S-7.1.1, Action S-7.2.2, Action S-7.2.3, and Action S-7.2.6 under the GPU.*

[25] *Goal S-5 has been renumbered as Goal S-9 under the GPU.*

release pollutants as a result of inundation and no related impacts would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hydrology and water quality.

Mitigation Measures:

None required.

Impact H-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

General Plan 2015 EIR Impact Conclusions

The General Plan 2010 EIR did not analyze this topic, as it was added to the CEQA Checklist after the General Plan 2010 EIR was prepared and certified.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND identified that new residential development that may occur as a result of 6th Cycle Housing Element policies would require review and approval by the City Public Works Department to ensure compliance with applicable water quality standards and discharge requirements and that the City's planned water supply and conveyance capacity could meet the demand of the increased residential development and associated population that may occur. Therefore, the 2022 Housing Element Update MND found that the 6th Cycle Housing Element would not conflict with water quality control or sustainable groundwater management plans. No impacts would occur.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Because the City overlies the Chino Groundwater Basin, which is not an overdrafted basin, no sustainable groundwater management plans prepared pursuant to the SGMA are applicable to development within the City. However, the City actively participates in the OBMP in order to ensure that water supplies and water quality within the Basin are continually monitored. Furthermore, the City receives its municipal water supply from the MWD and MVWD, which have programs in place to monitor wells to prevent overdrafting. In addition, as detailed in response to Impact H-2, future residential development associated

with the GPU would not significantly impact groundwater supplies or recharge. Therefore, no conflicts with sustainable groundwater plans would occur as a result of the GPU.

As discussed in the regulatory setting above, the City falls within the jurisdiction of the Santa Ana RWQCB's Basin Plan. Future development within the City would involve activities that have the potential to conflict with the water quality goals in the Basin Plan through the spread of contaminants into surface or groundwater supplies. However, as previously detailed, construction activities would be required to prevent the spread of contaminants into surface water through adherence to the U.S. Occupational Safety and Health Administration regulations for the handling and storing of hazardous materials, and the requirements of the General Construction Activity Stormwater Permit, including implementation of a SWPPP, and the MS4 Permit for the prevention of erosion and release of stormwater pollution to surface water during construction. In addition, all development would be subject to General Plan actions designed to minimize stormwater and erosion impacts during construction (Action S-2.2.8, Action S-2.2.9, and Action S-2.2.10).[26] Construction requiring dewatering would also be subject to the NPDES Permit for dewatering, which requires that the discharges shall not cause or contribute to a violation of any applicable water quality objective/criteria for the receiving water. Compliance with these policies would reduce the risk of water degradation and prevent water quality violations during construction.

Furthermore, although implementation of the GPU would increase the residential density in the City, project development is not expected to result in substantial additional sources of polluted runoff since residential uses are not associated with high levels of stormwater pollution. Examples of contaminants associated with these uses include garbage, leaked vehicle fuels, and household products. The NPDES Permit and General Plan Action S-1.1.10[27] would regulate and ensure protection of water quality during operation of future development. Potential pollutants generated by additional residential development would be addressed through the implementation of approved LID BMPs, and compliance with all the above applicable existing regulations regarding the handling, storage, and disposal of hazardous materials would prevent the development from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated.

Compliance with NPDES Permit requirements and the above General Plan actions would be demonstrated during environmental review under CEQA of future development projects as they are proposed. For "by-right" ministerial projects not subject to review under CEQA, compliance would be demonstrated through the City's application submittal requirements, which require that applicants prepare and submit for review and approval a landscape plan identifying stormwater management practices to minimize runoff and increase infiltration in compliance with City and Santa Ana RWQCB requirements.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail,

[26] *Action S-2.2.8, Action S-2.2.9, and Action S-2.2.10 have been renumbered as Action S-7.2.8, Action S-7.2.9, and Action S-7.2.10 under the GPU.*

[27] *Action S-1.1.10 has been renumbered as Action S-6.1.10 under the GPU.*

Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not conflict with or obstruct water quality control plans or groundwater management plans as these are development guidelines and will not result in adverse impacts related to hydrology and water quality. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Comparison of Significance to the General Plan EIR 2015

Based on the above, implementation of the GPU would not conflict with or impede implementation of water quality control plans or sustainable groundwater management plans. Therefore, there would be no impact. No evaluation of the potential for conflict with water quality control plans or sustainable groundwater management plans was included in the General Plan 2010 EIR; therefore, no comparison to previous significance conclusions can be made.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not conflict with or obstruct water quality control plans or groundwater management plans and no related impacts would occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to hydrology and water quality.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2015 EIR Impact Conclusions

The 2015 General Plan EIR found that the existing General Plan contains provisions intended to identify and reduce impacts of polluted runoff, facilitate groundwater availability and recharge, and avoid flood hazards that may threaten the health, safety, and property of the residents living and working in the City and that the 2015 General Plan proposes policies and actions that emphasize water conservation and recycling, development of alternative sources of water, protection of groundwater quality, restricting development in flood-prone areas, and providing sufficient storm drainage infrastructure. In addition, Mitigation measure HWQ-1 will ensure that potentially important groundwater resources within the Chino Groundwater Basin are properly addressed and Mitigation Measure HWQ-2 would support the City's efforts to maintain an adequate local storm drainage system. Accordingly, the 2015 General Plan EIR concluded that cumulative impacts to hydrology and water quality under the 2015 General Plan would be less than significant with mitigation.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. Buildout of the General Plan Update, in combination with all other development that would occur within the watershed, would involve construction activities and new development from which runoff would discharge into waterways. This could result in increases in stormwater runoff from new impervious surfaces, and reduction in groundwater recharge areas. Construction of new development throughout the watershed could result in the erosion of soil, thereby cumulatively degrading water quality within the watershed. In addition, the increase in impermeable surfaces and more intensive land uses within the watershed resulting from future development may also adversely affect water quality by increasing the amount of stormwater runoff and common urban contaminants entering the storm drain system. However, new development would be required to comply with existing regulations regarding construction practices that minimize risks of erosion and runoff. Among the various local, State, and Federal regulations are the applicable provisions of BMPs, appropriate grading permits, and NPDES permits. This would minimize degradation of water quality at individual project construction sites. Compliance by the City with applicable SWRCB and RWQCB regulations would ensure that water quality is maintained to the maximum extent practicable for new development under the GPU. In addition, the continued implementation of existing General Plan goals, policies, and actions related to water quality would help to reduce impacts related to water quality within the watershed. Thus, impacts associated with water quality from implementation of the General Plan Update would be considered less than significant and the GPU would not have a cumulatively considerable contribution to cumulative effects to water quality.

With regard to groundwater, development under the GPU would not interfere with groundwater recharge because, as previously discussed, only a small portion of the Chino Basin extends into lowlands along the eastern periphery of the City and future development in the City would have little or no direct effect on recharge of the groundwater aquifer that comprises the Chino Basin. Furthermore, the Basin is not considered a critically overdrafted basin by the state, and the SGMA requires monitoring to ensure the sustainable use of groundwater resources and are prevented from allowing overdraft of groundwater basins.[28] The potential cumulative impacts to groundwater in the City would be considered less than significant and the GPU's contribution to the impact would not be cumulatively considerable. Mitigation Measure HWQ-1 included in the 2015 General Plan EIR would not be required.

The geographic scope for flooding impacts is the City of Chino Hills, as floodplain areas span across separate portions of the City. Growth within the City's planning area would generally increase the intensity of uses and residential density Citywide, which would generally increase impervious surface area and surface runoff. However, new development would be subject to current regulations derived from the San Bernardino County NPDES MS4 permit (i.e., SUSMP and LID Ordinance), which require detention/retention of surface water such that peak runoff levels do not increase. Compliance with these requirements would minimize impacts to regional surface hydrology and, in instances involving redevelopment of developed sites, peak runoff levels may actually decline. Cumulative development could be located in flood hazard areas; however, new development in these areas would be subject to local flood control requirements, which require that the design of developments avoids flood hazards and does not substantially increase flood risk on other properties. In addition, Mitigation Measure HWQ-2 from the 2015 General Plan EIR would also be implemented to ensure that private drainage associated with future development is evaluated and approved by the City. As such, impacts related to flooding would be less than significant with mitigation.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to hydrology and water quality as these are development guidelines and will not result in development with the potential to result in project-level impacts related to hydrology and water quality. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to hydrology or water quality. Accordingly, no cumulative impacts related to hydrology

[28] *Further discussion of water supply can be found in* ***Section IV.O-1, Utilities and Service Systems-Water****.*

or water quality would occur and updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, although implementation of the GPU would not require Mitigation Measure HWQ-1, the project would still require Mitigation Measure HWQ-2 to prevent stormwater flows from cumulative development from exceeding the capacity of the storm drain system. As such, similar to the 2015 General Plan EIR findings, cumulative impacts resulting from implementation of the GPU would be less than significant with mitigation.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to hydrology and water quality.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU related to hydrology and water quality would be less than significant and no mitigation measures would be required.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to hydrology and water quality would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
I. LAND USE AND PLANNING

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects related to land use and planning from implementation of the proposed project. Data for this section were taken from the Chino Hills Municipal Code, City of Chino Hills General Plan Update (2015), and City of Chino Hills General Plan Update EIR (2015).

A. 2015 General Plan EIR Analysis and Conclusions

The 2015 General Plan EIR determined that the General Plan 2015 would not propose any substantial land use or circulation changes that would physically divide an established community and this impact was determined to be less than significant. The 2015 General Plan EIR determined that the General Plan 2015 would be inconsistent with the SCAG RTP/SCS as the RTP/SCS underestimated the City's growth and, therefore, may underestimate regional transportation system needs based on that growth.

To ensure that SANBAG and SCAG incorporate updated land use projections for population, households, and employment projections, the 2015 General Plan EIR included the following mitigation measure:

> LU-1 City of Chino Hills Community Development Department shall work closely with SANBAG and SCAG to ensure the 2016-2040 RTP/SCS correctly incorporates the City of Chino Hills General Plan Update land use projections for population, households, and employment. This coordination shall occur with each subsequent cycle of updates to the RTP/SCS.

The 2015 General Plan EIR determined that the 2015 General Plan would not conflict with any other adopted applicable plans, regulations, or policies, including local and regional plans.

The 2015 General Plan EIR determined that the General Plan Update would not conflict with any applicable habitat conservation plan or natural community plan, including the Chino Hills State Park General Plan, as the City is not located within an area subject to such plans—or in the case of the Chino Hills State Park, the 2015 General Plan supports the state park.[1]

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, identified a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory identified housing sites that are distributed throughout the City and adjacent to existing residential and commercial properties. The 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would not divide an established community and there would be no impact.

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[1] *Due to changes in Appendix G of the CEQA Guidelines, the threshold related to conflict with applicable plans for biological resources is no longer included in the Land Use thresholds and is discussed in* ***Section C. Biological Resources****.*

The 2022 Housing Element Update MND determined that the Housing Element Update facilitates housing, including affordable housing and upon its adoption it would become an element of the City General Plan. Policies of the Project require the City to update the General Plan and Zoning Map to accommodate 6th Cycle Housing Element provisions. Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) Current Land Use Pattern

The City of Chino Hills is located in the Chino Valley within the County of San Bernardino. Residential uses are the predominant existing General Plan land use, comprising 12,581 acres (46.9%) of the City. Open Space comprises 12,262 acres (45.8%); Commercial and Business Park comprises 1,267 acres (4.8%); and Institutional/Public Facility comprises 643 acres (2.4%).

Long-established neighborhoods, including Sleepy Hollow, Los Serranos, Canon Lane, and the English Road area, have been integrated into the community without losing their unique identity. Small ranches and large-lot residential areas suitable for keeping horses are an important aspect of the City's rural character.

Chino Hills State Park is a 14,102-acre land preserve, 7,325 acres of which are within the City's boundaries. The Park is in a group of hills that includes the Puente Hills to the northwest. The Park has over 90 miles of trails9 (38 miles of trails in Chino Hills) for hiking, biking, and equestrian riding, and facilities for overnight camping.

2) General Plan Land-Use Classifications

The General Plan includes land use classifications for agriculture, residential, commercial, business parks, mixed-use, institutional, commercial recreation, open space, parks and recreation, and public facilities. General Plan land use classifications are described below.

Agriculture/Ranches

The Agriculture/Ranches land use designation permits residential development on very large lots, five acres in size or more. To protect environmental and visual resources, clustering of development is encouraged. This designation also permits agriculture as a primary use subject to a site development permit.

Residential

Rural Residential

The Rural Residential land use designation permits residential development on large lots, with a minimum of one-half acre or larger. To protect environmental and visual resources, clustering of development is encouraged.

Low Density Residential

This land use designation includes areas proposed for development with conventional single-family detached housing. Development at this density requires full urban levels of service and public

improvements. On large parcels, development will be concentrated in more developable areas with large contiguous areas left as open space.

Medium Density Residential

This land use designation includes densities appropriate for single-family attached townhouses, two-story townhouses, condominiums, and low-density apartments. This land use designation is generally applied in areas of relatively flat land with good access to arterial streets and public services. On large parcels, development should be concentrated in more developable areas, with large contiguous areas left as open space. Parcels should be laid out to minimize visual impact of development as well as roads. Residential developments in this land use designation will be designed to create a high-quality living environment, with pleasing architecture and landscaping.

High Density Residential

This land use designation includes higher density condominiums and landscaping.

Very High Density Residential

This land use designation is applied to sites adjacent to shopping and employment areas. It is intended for rental and ownership units. Residential developments in this land use designation will be designed to create a high-quality living environment, with pleasing architecture and landscaping, and to be compatible with surrounding development.

Commercial

Commercial

This land use designation is applied to areas appropriate for concentrated retail use, where shoppers often make a single trip to visit a number of related establishments. Appropriate Commercial uses include, but are not limited to, food, pharmaceuticals, clothing, restaurants, professional offices, medical/ dental offices, hardware and building materials stores, auto and accessories dealers, appliance outlets, theaters, personal services and other retail uses and services In the General Commercial and Freeway Commercial Zones, retail and other tax-generating uses represent the primary permitted use.

Business Park

This land use designation primarily includes small and large-scale businesses involved in research and development, light manufacturing, distribution, or support services, as well as a variety of commercial uses. In general, customers of this land use designation are other businesses, although commercial uses may serve customers from the community or the region. Also allowed are offices and ancillary retail uses. In some cases, retail uses will be on the ground floor with offices above. Retail uses may serve as support to the primary office use, or may be developed as standalone uses.

Commercial Recreation

This land use designation includes public and private golf courses and amusement areas, equestrian centers, tennis clubs, batting cages, and related uses such as pro-shop or restaurant if a part of a recreation complex. It may also be applied to a destination resort hotel developed as part of a golf course or open space-oriented project.

Open Space

Public Park

This land use designation includes City-owned parks. Typical uses within public parks are active recreational areas and passive open space areas, including such uses as sports fields, picnic areas, playgrounds/tot lots, landscaped areas, parking, and other support facilities including structures.

Public Open Space

This land use designation is applied to City-owned public space areas that are intended to remain open space for the use and enjoyment of the community. This classification includes natural open space, conservation areas, and trails. The Chino Hills State Park is designated separately on the General Plan Land Use Map.

Private Open Space

This land use designation is applied to privately owned open space areas that have been required to be set aside as open space within private developments and remain owned by a Homeowners Association or other nonprofit entity. This classification includes natural open space; private recreational facilities and parks; and other open space owned by a private or nonprofit entity.

State Park

The State Park land use designation encompasses properties that are within the City boundaries but are owned and operated by the Chino Hills State Park. Primary use within the State Park is natural open space. Appropriate secondary and accessory uses include trails, visitor facilities, ranger facilities, utilities that do not substantially degrade park use or viewsheds, and roads to serve the park and ancillary facilities.

Institutional/Public Facility

This land use designation includes public and private institutional uses such as City and other government properties, community centers, fire stations, public schools, religious facilities, and Boys Republic. Public facility uses include public utilities and utility rights of way.

Mixed Use

This land use designation is applied to sites appropriate for a mix of multifamily residential development and commercial. Mixed Use development may occur either combined in a single development or located side by side. Mixed Use development is intended to create a diverse, pedestrian-friendly neighborhood, incorporating sustainable land use and design elements. Residential developments in this land use designation will be designed to create a high-quality living environment, with pleasing architecture and landscaping, and to be compatible with surrounding development.

3) Housing Element RHNA Project Sites

The project includes Sites 1 through 11 that would require changes to General Plan land use designations or rezoning to accommodate the City's RHNA allocation. The sites are numbered according to their respective RHNA designation: "lower income" (Sites numbers 1-7); "moderate income" (Sites numbers 8-9); and "above moderate income" (Sites numbers 10-11). The following provides a description of the land uses and zoning for these eleven sites.

Site 1: The Shoppes II

Site 1 is 8 acres in size. The site is partially developed with a surface parking lot accessed from Shoppes Drive and a gravel parking area, with the remainder of the site undeveloped land. Surrounding land uses include the existing Shoppes commercial center to the north, Chino Valley Fire District Station 62 to the south, City Hall and parking structure to the west and Boys Republic to the east. Site 1 has a General Plan designation of High Density Residential, which allows higher density condominiums and landscaping. The site is zoned SP-04-01, which allows retail, restaurants, commercial, office, entertainment, hotels, and high-density residential uses.

Site 2: Community Park Overflow

Site 2 is 1.8 acres and is currently undeveloped. Surrounding land uses include Community Park to the north and west, undeveloped/farm with single-family residence immediately south, with single family residential development further south and to the east. The site is designated as Public Park in the General Plan, which allows for City-owned parks, and is zoned SP-04-01.

Site 3: Los Serranos Golf Course

The approximately 79.9 acres Los Serranos Golf Course site is part of a 9-hole area of an existing 36-hole golf course. Two sites within the 9-hole area are to be designated: Parcel A – 12.6 acres and Parcel B – 8.6 acres for a total of 21.3 acres. The site is surrounded by single-family residential development. Site 3 is designated as Commercial Recreation in the General Plan and zoned as Commercial Recreation (C-R). The Commercial Recreation designation allows for public and private golf courses and amusement areas, equestrian centers, tennis clubs, batting cages, and related uses such as pro-shop or restaurant if a part of a recreation complex. The C-R zoning allows for commercial recreation-oriented uses such as golf courses, equestrian centers, and resort hotels (which may include accessory uses typically associated with a destination resort: restaurants, lounges, gift shops, etc.).

Site 4: Western Hills Golf Course

Site 4 is 8.3 acres in size and is part of an 18-hole golf course. The site is surrounded by single family residential uses. Site 4 has a General Plan designation of Commercial Recreation and zoned as Commercial Recreation (C-R).

Site 5: Wang Property (High Density)

Site 5 is a 7.3-acre undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course to the east. The site also contains a stream along the western portion of the property. The site is designated as Rural Residential and zoned Rural Residential (R-R). The Rural Residential designation provides for residential development on large lots, with a minimum of one-half acre or larger. The R-R zoning allows single-family residential development on very large lots, with a minimum lot size of one-half acres (maximum density two units per gross acre).

Site 6: The Shoppes

Site 6 is developed with an existing 391,863-square foot commercial center surrounded by the Shoppes II site and City Hall to the south, Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. The site is designated as Commercial in the General Plan and zoned as Specific Plan 04-01. The Commercial designation allows for concentrated retail uses.

Site 7: The Commons

Site 7 is developed with an existing 443,272-square foot commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and commercial office zoned vacant land to the north within the City of Chino. The site has a General Plan designation of Commercial and is zoned Specific Plan 06-01, which allows for service and repair facilities, office uses, home improvement/hardware/building materials stores, vehicle/vessel sales and services, appliance outlets, restaurants, theaters and entertainment, alcoholic beverage sales, amusement, athletic club, garden equipment, specialty food store, hotel/motel, major and minor retail anchors, and higher education facility uses.

Site 8: Canyon Estates

Site 8 is a vacant parcel, 13.3 acres in size. The site is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site is designated as Agriculture/Ranches in the General Plan and zoned as Planned Development 19-161 (Single-family residential)), which allows residential development on very large lots, five acres in size or more.

Site 9: Wang Property

Site 9 is a vacant 30.5-acre site. The site is surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. The site also contains a stream along the western portion of the property. The site is designated as Rural Residential and zoned Rural Residential (R-R).

Site 10: Canyon Estates

The 6.9 acre Canyon Estates property is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. City staff worked closely with the property owner and developer to evaluate the site and determine a feasible location to accommodate medium density development. Development of the property would also include key infrastructure as part of the City's circulation element.

Site 11: Los Serranos Golf Course

The Los Serranos Golf Course site is approximately 79.9 acres and part of a 9-hole area of an existing 36-hole golf course, zoned for commercial recreation. The golf course is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. The project would convert the southernmost 6.9 acre, 9-hole area into housing, which is located southeast of Country Club Drive and Pipeline Avenue.

Existing General Plan land use designations and zoning for the Housing Element opportunity sites are shown in **Table IV.I-1, Housing Element Opportunity Sites Existing General Plan and Zoning** below.

Table IV.I-1
Housing Element Sites Existing and Proposed General Plan and Zoning

Map ID	Name	Site Acreage	Current General Plan	Proposed General Plan	Current Zoning	Proposed Zoning
1	Shoppes II	8.0	High Density Residential[a]	Urban High Density Housing - [b]	SP 04-01	SP04-01[c]
2	Park Overflow	1.8	Public Park	Very High Density Housing	SP 04-01	SP04-01[e]
3	Los Serranos Golf Course: (a) (b)	12.6 8.7	Commercial Recreation	Very High Density Housing	C-R	Very High Density Housing[f]
4	Western Hills Golf Course	8.3	Commercial Recreation	Very High Density Housing	CR	Very High Density Housing
5	Wang	7.3	Rural Residential	Very High Density Housing	RR	Very High Density Housing
6	The Shoppes	5.7	Commercial	Mixed Use Housing Overlay	SP 04-01	SP04-01[h]
7	The Commons	6.9	Commercial	Mixed Use Housing	SP -04-01	SP -06-01[h]
8	Canyon Estates	13.3	Agriculture/Ranches	Medium Density Housing	PD 19-161 (R-A)	Medium Density Housing [j]
9	Wang	30.6	Rural Residential	Medium Density Housing	R-R	Medium Density Housing
10	Canyon Estates	31.0	Agriculture/Ranches	Low Density Residential	PD 19-161 (R-A)	Low Density Residential (R-S)[k]
11	Los Serranos Golf Course	6.9	Rural Residential	Commercial Recreation	C-R	Low Density Residential (R-S)

Notes:

a *Shoppes Specific Plan currently permits a maximum of 295 high density units.*

b *Urban High Density Housing designation provides urban high density adjacent to commercial and civic uses.*

c *Shoppes Specific Plan Amendment to Very High Density Housing -1 that allows a minimum density of 30/du units and a maximum of 93 du/ac.*

d *Very High Density Housing is the designation provided to very high density residential sites.*

e *Shoppes Specific Plan Amendment to Very High Density Housing -2 that allows a minimum density of 20/du units and a maximum of 30 du/ac affordable senior housing units.*

f *Very High Density Housing to allow a minimum density of 20/du units and a maximum of 30 du/ac.*

g *Rural Residential zoning district allows a maximum of 2 du/ac*

h *Shoppes Specific Plan Amendment and The Commons Specific Plan Amendment to Mixed Use Housing that allows a minimum density of 30/du units and a maximum of 47 du/ac. Medium Density Housing to allow a minimum density of 9 du/ac and a maximum of 13 du/ac.*

i *Agriculture/Ranches zoning district allows a maximum of 0.5 du/ac*

j *Medium Density Housing allows for a density of 9-13 du/ac.*

k *Low Density Residential zoning district allows for a maximum density of 6 du/ac.*

RR = Rural Residential; up to 2 du/ac
CR = Commercial Recreation
SP = Specific Plan
PD = Planned Development RM 2 = High Density Residential; Up to 25 du/ac
RM-3 = Very High Density Residential; Up to 35 du/ac; Default Density allows min. 20 du/ac
MU = Mixed Use; Up to 35 du/ac when associated with a mixed use project featuring a a minimum of 100,000 sf of commercial uses

Source: City of Chino Hills 2021-2029 Housing Element, Appendix B: Candidate Site Analysis Planning Period 2021-2029, Table B-2 Lower Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA, Units; Table B-3 Lower Income RHNA Allocation Site Detail; Table B-4 Moderate Income Housing Sites by Site No., Name, Units and Acres – 6th Cycle RHNA; City of Chino Hills General Plan Map and Zoning Map.

B. Regulatory Setting

Regulatory Setting

Federal

No existing federal regulations pertain to the land uses within the project area.

State

State Planning Law

State planning law (California Government Code Section 65300) requires every city in California to adopt a comprehensive, long-term general plan for physical development of the city and its sphere of influence. Per state law, a general plan should consist of an integrated and internally consistent set of goals and policies that are grouped by topic into a set of elements and are guided by a citywide vision. State law requires that a general plan address seven elements or topics (land use, circulation, housing, conservation, open space, noise, and safety), but allows some discretion on the arrangement and content. The City should review each of the specific and applicable requirements in state planning law to determine if there are environmental issues within the community that the general plan should address, including but not limited to hazards and flooding.

Additionally, on September 30, 2008, Assembly Bill 1358 (AB 1358), the California Complete Streets Act, was signed into law, becoming effective January 1, 2011. AB 1358 places the planning, designing, and building of complete streets into the larger planning framework of the general plan by requiring jurisdictions to amend their circulation elements to plan for multimodal transportation networks.

Regional

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. The SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. The SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region's MPO, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives. The City of Chino Hills is within the San Bernardino Council of Governments (COG) subregion of SCAG.

Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS. On October 30, 2020, the California Air Resources Board (CARB) accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with

economic, environmental, and public health goals. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern, including land use strategies that focus on urban infill growth and walkable, mixed-use communities in existing urbanized and opportunity areas. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family homes, as well as more compact commercial buildings types. Furthermore, the 2020-2045 RTP/SCS includes transportation investments and land use strategies that encourage carpooling, increased transit use, active transportation opportunities, and promoting more walkable and mixed-use communities which would potentially help to offset passenger vehicle miles travelled (VMT). The 2020-2045 RTP/SCS supersedes the 2008 RTP that was analyzed in the 2015 General Plan EIR. Additionally, SCAG Compass Growth Vision has been replaced by the 2020-2045 RTP/SCS and is no longer relevant.

Local

a) City of Chino Hills Municipal Code

Title 16 of the Municipal Code translates the land use designations provided in the Land Use Element into detailed descriptions of permitted uses, development standards, and other regulations intended to implement the General Plan.

Zoning defines development standards for various types of land use districts, such as allowed uses, lot sizes, building height, lot coverage, building intensity (dwelling units per acre and floor area ratio) parking, signs, and lighting. The Zoning Map identifies the spatial distribution of the various zoning districts.

The Zoning Code includes seven overlay districts including Biotic Resources, Geologic Hazard, Agricultural Preserve, Fire Hazards, Small Lot, Scenic Resources, Flood Areas, Agricultural Preserve, Planned Development, and Equestrian and Large Animal Overlay.

b) Specific Plans

A Specific Plan typically serves as a zoning document for a particular area, providing more focused guidance and regulation. A Specific Plan generally includes a land use plan, a circulation plan, an infrastructure plan, development standards, design guidelines, a phasing plan, a financing plan, and an implementation plan.

The City currently has two Specific Plans: The Shoppes at Chino Hills, which covers retail, mixed use, civic center, residential, community park, and community center uses; and The Commons, which covers a retail center.

c) Subdivision Ordinance

The City of Chino Hills Municipal Code includes a Subdivision Ordinance ensures that all subdivisions within the City are designed with the infrastructure necessary to support the proposed development, including road access, drainage, parks, school sites, utilities and related easements, and lot size and configuration.

d) Measure U

Measure U (Ordinance No. 123) was adopted on November 23, 1999, as a result of the approval by a sufficient number of affirmative votes of the Save Our Canyon Initiative at a Special Municipal Election

held on November 2, 1999. Pursuant to the Ordinance, its text is incorporated into the existing Land Use Element as follows:

> The maximum density of any land designated for residential density shall not exceed the density established by the Chino Hills Specific Plan, the Chino Hills General Plan, the Zoning Map, or any finalized development agreements in place prior to the passage of the Initiative. Any increase in density greater than that specified above must be approved by a majority vote of the electorate of the City. However, the City Council of the City of Chino Hills may reduce the density of any land designated for residential use. Notwithstanding the foregoing, the City Council may increase residential density as necessary to meet the City's minimum mandated Housing Element requirements as set forth in California Government Code §65580, et seq., as amended from time to time, including, without limitation, the City's share of regional housing needs.
>
> Any land within the City designated for a non-residential use shall not be converted to a residential use without a majority vote of the electorate of the City. Notwithstanding the foregoing, the City Council may increase residential density as necessary to meet the City's minimum mandated Housing Element requirements as set forth in California Government Code §65580, et seq., as amended, from time to time without limitation, the City's share of regional housing needs. The City Council may also redesignate non-residential property to residential property as part of a simultaneous transfer of zoning designations between residential and non-residential properties provided that the net effect of the transfer does not increase the total number of residential units allowed on the properties in the transfer. Additionally, while transfers of land use designations within a planned development shall be permitted in accordance with the transfer standards contained in this paragraph, planned development zoning cannot be transferred to any other property in the City.

e) Chino Hills 2015 General Plan

Goals and policies pertaining to land use and planning contained within the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to land use and planning, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below. **Goal LU-1: Protect Chino Hills' Natural Environment**

Policy LU-1.1: Preserve Chino Hills' Rural Character by Limiting Intrusion of Development into Natural Open Spaces.

Action LU-1.1.1: Continue to monitor, enforce, and update as required the adopted City hillside development standards.

Action LU-1.1.2: Discourage new development from obstructing public views of extremely prominent ridgelines, prominent ridgelines, knolls, significant open spaces, or important visual resources as identified in the Municipal Code.

Action LU-1.1.3: Ensure that new development conforms to the unique natural setting of each area and site, retaining the character of existing landforms and preserving significant native vegetation.

Action LU-1.1.4: Continue to require ridgelines and natural slopes to be dedicated and maintained as open space as required by the Municipal Code.

Action LU-1.1.5: Maintain open space requirements for new development based on the slope of the land as required by the Municipal Code; and require that a percentage of required open space be left in its natural state.

Action LU-1.1.6: Cluster development where appropriate to minimize grading, and roadway and driveway intrusions into sensitive habitat areas, open spaces, and Chino Hills State Park. Prohibit development in areas adjacent to Chino Hills State Park (for example, ridgelines), which would result in urban runoff to the watershed of the Park.

Action LU-1.1.7: Discourage development on slopes over 30%.

Action LU-1.1.8: Strongly discourage development on slopes over 40%.

Action LU-1.1.9: Promote preservation of natural features such as streams, rock outcroppings, and unique vegetative clusters.

Action LU-1.1.10: Use dedicated open space, as opposed to built barriers, as a buffer between development areas, wherever possible.

Action LU-1.1.11: Require contour grading and encourage grading techniques that simulate the varied gradients and rounded contours of natural landforms.

Action LU-1.1.12: Design roads and driveways for hillside residential development that conforms to existing topography and that minimizes grading and retaining walls.

Action LU-1.1.13: In areas adjacent to Chino Hills State Park, require substantial open space buffers between the proposed development and the Park.

Action LU-1.1.14: Discourage development intrusions on biological resources.

Action LU-1.1.15: Retain natural drainage courses in all cases where an independent hydrologic review of a specific development project finds that such preservation of natural drainage is physically feasible and where preservation of the natural feature will not render the subject project economically unviable.

Action LU-1.1.16: Use designated fuel modification zones to buffer natural areas and new residential development.

Action LU-1.1.17: For the southeastern portion of the City designated with an asterisk as "*40 ac. min. lot size" in the City's Zoning Map dated January 14, 2013, as shown in Figure 3-2 of the General Plan Update EIR, retain the City's General Plan policies and statements adopted and in effect prior to this General Plan Update. The existing designations for this southeastern portion remain unchanged by this General Plan Update and the Zoning Map Amendment. Research the City's original intent regarding the density for this southeastern portion of the City and

work with the property owners and community to clarify the area's density.

Policy LU-1.2: Preserve and enhance the aesthetics resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources.

Action LU-1.2.1: Continue to protect City designated extremely prominent ridgelines, prominent ridgelines, and knolls from intrusion by development.

Action LU-1.2.2: Require buildings to be designed and to utilize materials and colors to blend with the natural terrain in hillside areas and adjacent to public open spaces, extremely prominent ridgelines, prominent ridgelines, knolls, or important visual resources as identified in the Municipal Code.

Action LU-1.2.3: In conjunction with project development, contour disturbed areas that are to be retained as open space to blend with natural slopes, and revegetate the open space with native plants.

Action LU-1.2.4: Minimize the visual bulk of new development through implementation of the City residential and non-residential design guidelines.

Action LU-1.2.5: Develop new development in such a way that it is not visible from the visitor center, the campgrounds, the parking areas, the trails, and the floors of Aliso, Telegraph and tributary canyons within the Chino Hills State Park. Prohibit housing and other development on ridgelines visible to Chino Hills State Park.

Action LU-1.2.6: Dedicate and maintain landscaped areas as required by the City.

Goal LU-2: Balance Residential with Commercial, Business, and Public Land Uses

Policy LU-2.1: Ensure that development of commercial and business uses are balanced with the predominantly residential character of Chino Hills.

Action LU-2.1.1: Ensure that new commercial and business development is consistent and compatible with the existing character of the community and meets City development standards.

Action LU-2.1.2: Continue to review, and amend as necessary, the Municipal Code to ensure that land uses and development standards reflect current market trends, community needs, and state requirements.

Action LU-2.1.3: For new developments, provide appropriate buffers between traffic intensive land uses and roadways and residential uses.

Policy LU-2.2: Ensure balanced residential development.

Action LU-2.2.1: To protect environmental and visual resources within Agriculture/ Ranches and Rural Residential properties, residential lots may be clustered and minimum lot size reduced provided the overall residential density of the property is not increased.

Action LU-2.2.2: Continue to identify appropriate sites to meet the City's RHNA allocation.

Policy LU-2.3: Ensure public land uses and utilities blend with surrounding development.

Action LU-2.3.1: Require underground utilities for all new development.

Action LU-2.3.2: Locate and design public facilities to ensure visual and functional compatibility with adjacent residential and commercial land uses.

Action LU-2.3.3: Require all utilities to be designed and installed in a manner that minimizes visual and environmental impacts.

Policy LU-2.4: Manage land use plans to ensure balanced and cohesive development.

Action LU-2.4.1: Track setback and other development standards for residential properties within former Planned Development (PD) areas, and continue to allow development within these areas to proceed in accordance with approved PD standards.

Action LU-2.4.2: Process applications for residential clustering in the Agriculture/ Ranches and Rural Residential areas through the site plan review process.

Action LU-2.4.3: Establish minimum lot sizes for clustering in the Agriculture/Ranches and Rural Residential areas through subsequent Municipal Code amendments.

Action LU-2.4.4: Require development of the Tres Hermanos area to be planned through the Specific Plan or other master planning process acceptable to the City.

Action LU-2.4.5: Coordinate with the City of Diamond Bar, where appropriate, regarding plans for the future development of Tres Hermanos.

Policy LU-2.5: Promote land use patterns that support a regional jobs/housing balance.

Action LU-2.5.1: Achieve a balance of commercial uses that provides for the retail, business, professional, and other service needs of City residents, and that will attract customers from the surrounding region.

Action LU-2.5.2: Create a broad range of employment opportunities for Chino Hills' residents that are compatible with the community's residential character and the skills and education of Chino Hills' work force.

Action LU-2.5.3: Concentrate major business park and commercial uses that represent a potential employment base near the Chino Valley Freeway corridor and along major arterials.

Action LU-2.5.4: Continue to review, and amend as necessary, the Municipal Code to ensure that a wide range of commercial and employment is available.

Action LU-2.5.5: Encourage the revitalization of existing commercial areas.

Goal LU-3: Maintain the Integrity of City Neighborhoods

Policy LU-3.1: Maintain the character and quality of existing neighborhoods.

Action LU-3.1.1: Establish programs to maintain and enhance the City's older areas, including Los Serranos, Sleepy Hollow, Canon Lane, and English Road.

Action LU-3.1.2: Maintain programs to balance the keeping of horses and large animals with contemporary land use and environmental requirements.

Action LU-3.1.3: To protect the character of low density residential neighborhoods, discourage nonresidential uses that are of a size or scale substantially larger than a typical single-family house.

Policy LU-3.2: Minimize traffic, noise, and other nuisance intrusions in residential neighborhoods.

Action LU-3.2.1: Locate assembly and other neighborhood serving facilities on the perimeter of residential neighborhoods with access to a collector street.

Action LU-3.2.2: Provide sidewalks along all streets in residential neighborhoods; and where possible, provide sidewalks in internal green belts.

Goal LU-4: Provide for Excellence in Urban Design

Policy LU-4.1: Promote high quality development.

Action LU-4.1.1: Continually monitor and amend, as necessary, the design guidelines for all types of development.

Action LU-4.1.2: Encourage rehabilitation or upgrade of aging residential, commercial, and business-related areas and structures.

Action LU-4.1.3: Screen negative views through site planning, architectural, and landscape devices.

Action LU-4.1.4: Discourage commercial signage that creates visual clutter and obstructs public views into the establishment.

Action LU-4.1.5: Ensure that all development within a recognized residential tract is of comparable or superior exterior design and materials and in accordance with City residential design guidelines to prevent partially completed residential tracts from being completed in a manner that is not aesthetically compatible with existing portions of the tract.

Action LU-4.1.6: Implement policies that require residential development to be designed at a scale that is in harmony with surrounding uses and the environment.

Policy LU- 4.2: Utilize extensive landscaping to beautify Chino Hills' urbanized areas.

Action LU-4.2.1: Continually monitor and upgrade the City Landscape Standards.

Action LU-4.2.2: Require landscaping to be continuously maintained in good condition.

Action LU-4.2.3: Promote landscape materials that consist of drought-resistant plant varieties complementary to the area.

Policy LU-4.3: Promote high-quality public spaces.

Action LU-4.3.1: Maintain high-quality streetscape design for major corridors into and through the City.

Action LU-4.3.2: Maintain enhanced signage and landscape treatments at major entrances to the City.

Goal LU-5: Plan for Sustainable Land Uses

Policy LU-5.1: Promote infill, mixed use, and higher density development.

Action LU-5.1.1: Identify sites suitable for mixed use development within an existing urban service area and establish appropriate site-specific standards to accommodate the mixed uses.

Action LU-5.1.2: Identify mixed use development standards that support sustainable development.

Action LU-5.1.3: Coordinate land use patterns with transportation plans to improve and protect air quality, and reduce vehicular trips.

Action LU-5.1.4: Plan for high density residential and mixed use development near commercial areas, major roadways, and transit facilities.

Action LU-5.1.5: Encourage development to incorporate pedestrian and bicycle trails, fitness areas, and/or other facilities that promote healthy living.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts related to land use. Specifically, the Guidelines state that the proposed project may have an adverse significant land use impact if it would:

a) Physically divide an established community; or
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect.

Due to changes in Appendix G of the CEQA Guidelines, the threshold related to conflict with applicable plans for biological resources is no longer included in the Land Use thresholds and is discussed in **Section C. Biological Resources**.

Project Impacts and Mitigation Measures

Impact I-1: Would the project physically divide an established community?

2015 General Plan EIR Impact Conclusions

The 2015 General Plan EIR determined that the General Plan 2015 would not propose any substantial land use or circulation changes. Therefore, the General Plan 2015 would physically divide an established community and this impact was determined to be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, identified a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory identified housing sites that are distributed throughout the City and adjacent to existing residential and commercial properties. The 2022 Housing Element Update MND concluded that the 6th Cycle Housing Element Update would not divide an established community and there would be no impact.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Conservation, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the General Plan Update or "GPU").

RHNA Housing Opportunity Sites

Updates to the Housing Element also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing four new land use categories: Medium Density Housing (130acres), Very High Density Housing (60 acres), Urban High Density Housing (8 acres) and Mixed Use Housing (36acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing RHNA Housing Opportunity Sites.

The project also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents.

All development on the housing opportunity sites would be subject to existing Municipal Code regulations and General Plan policies, including LU-2.1 (Actions LU-2.1 through LU-2.1.3), LU-2.2 (Action LU-2.2.1 and LU-2.2.2), LU-2.3 (Actions LU-2.3.1 through LU-2.3.3), LU-2.4 (Actions LU-2.4.1, LU-2.4.2), LU-3.1 (Action

LU-3.1.1), LU-3.2 (Actions: LU-3.2.1, LU-3.2.2), LU-4.1 (Actions LU-4.1.1 through LU-4.1.6), and LU-5.1 (Actions LU-5.1.1 through LU-5.5). These policies and actions would encourage balanced, cluster development and functional compatibility with adjacent land uses. The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans).

As all projects proposed on the housing opportunity sites including "by-right" would be subject to the Municipal Code, General Plan policies, impacts to land use would be prevented. Therefore, updates as proposed would not create a land use impact.

Site 1: The Shoppes II

Site 1 is partially developed with a surface parking lot accessed from Shoppes Drive and a gravel parking area, with the remainder of the site undeveloped land. Site 1 has a General Plan designation of High Density Residential, which allows higher density condominiums and landscaping. The site is zoned SP-04-01, which allows retail, restaurants, commercial, office, entertainment, hotels, and high-density residential uses. The project would amend the General Plan designation to Urban High Density Housing. No zoning changes are proposed. Although high-density housing and retail, restaurants, commercial, office, entertainment, and hotels would potentially be developed under the project, none of these uses would create development at such a large scale or construct roadways that would divide an established community. Any new development would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 2: Community Park Overflow

Site 2 is undeveloped. The site is designated as Public Park in the General Plan, which allows for City-owned parks, and is zoned SP-04-01. The project would amend the General Plan designation to Very High Density Housing. No zoning changes are proposed. Although high-density housing and retail, restaurants, commercial, office, entertainment, and hotels would potentially be developed under the project, none of these uses would create development at such a large scale or construct roadways that would divide an established community. Any new development would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 3: Los Serranos Golf Course

Site 3 is part of an existing 36-hole golf course and surrounded by single-family residential development. Site 3 is designated as Commercial Recreation in the General Plan and zoned as Commercial Recreation (C-R). The Commercial Recreation designation allows for public and private golf courses and amusement areas, equestrian centers, tennis clubs, batting cages, and related uses such as pro-shop or restaurant if a part of a recreation complex. The C-R zoning allows for commercial recreation-oriented uses such as golf courses, equestrian centers, and resort hotels (which may include accessory uses typically associated with a destination resort: restaurants, lounges, gift shops, etc.). The project would amend the General Plan designation to Very High Density Housing and rezone the site to Very High Density Housing. Although high density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course. The site is surrounded by single family residential uses. Site 4 has a General Plan designation of Commercial Recreation and zoned as Commercial Recreation (C-R). The Commercial Recreation designation allows for public and private golf courses and amusement areas, equestrian centers, tennis clubs, batting cages, and related uses such as pro-shop or restaurant if a part of a recreation complex. The C-R zoning allows for commercial recreation-oriented uses such as golf courses, equestrian centers, and resort hotels (which may include accessory uses typically associated with a destination resort: restaurants, lounges, gift shops, etc.). Similar to Site 3, the project would amend the General Plan designation to Very High Density Housing and rezone the site to Very High Density Housing. The owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The project includes development of 187 units on 8.79 acres with 405 parking spaces (see **Appendix B** for specific site plans). Although high density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 5: Wang Property

Site 5 is undeveloped. The site is designated as Rural Residential and zoned Rural Residential (R-R). The Rural Residential designation provides for residential development on large lots, with a minimum of one-half acre or larger. The R-R zoning allows single-family residential development on very large lots, with a minimum lot size of one-half acres (maximum density two units per gross acre). Similar to Sites 3 and 4, the project would amend the General Plan designation to Very High Density Housing and rezone the site to Very High Density Housing. The site is already designated and zoned for residential uses and the project would only increase the density allowed on the site. Although high density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 6: The Shoppes

Site 6 is developed with an existing 391,863-square foot commercial center. The site is designated as Commercial in the General Plan and zoned as Specific Plan 04-01. The Commercial designation allows for concentrated retail uses and the zoning allows retail, restaurants, commercial, office, entertainment, hotels, and high-density residential uses. The project would amend the General Plan designation to Mixed Use Housing. No zoning changes are proposed. Although high density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 7: The Commons

Site 7 is developed with an existing 443,272-square foot commercial center. The site has a General Plan designation of Commercial and is zoned Specific Plan 06-01, which allows for service and repair facilities, office uses, home improvement/hardware/building materials stores, vehicle/vessel sales and services, appliance outlets, restaurants, theaters and entertainment, alcoholic beverage sales, amusement, athletic club, garden equipment, specialty food store, hotel/motel, major and minor retail anchors, and higher education facility uses. The project would amend the General Plan designation to Mixed Use Housing. No zoning changes are proposed. Although high density residential uses would potentially be constructed,

these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 8: Canyon Estates

Site 8 is a vacant parcel. The site is designated as Agriculture/Ranches in the General Plan and zoned as Planned Development 19-161 (Single-family residential)) which allows residential development on very large lots, five acres in size or more. The project would amend a portion of the General Plan designation to Medium Density Housing and rezone a portion of the site to Medium Density Housing or equivalent. Although medium density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 9: Wang Property

Site 9 is undeveloped and designated as Rural Residential and zoned Rural Residential (R-R). The Rural Residential designation provides for residential development on large lots, with a minimum of one-half acre or larger. The R-R zoning allows single-family residential development on very large lots, with a minimum lot size of one-half acres (maximum density two units per gross acre). The project would amend the General Plan designation to Medium Density Housing and rezone the site to Medium Density Housing or equivalent. The project would allow for higher density residential construction on the site. These uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 10: Canyon Estates

Site10 is a vacant parcel. The site is designated as Agriculture/Ranches in the General Plan and zoned as Planned Development 19-161 (Single-family residential)which allows residential development on very large lots, five acres in size or more. The project would amend a portion of the General Plan designation to Low Density Residential and rezone a portion of the site to Low Density Residential or equivalent. Although low density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Site 11: Los Serranos Golf Course

Site 11 is undeveloped and designated as Rural Residential and zoned Commercial Recreation (C-R). The Rural Residential designation provides for residential development on large lots, with a minimum of one-half acre or larger. The C-R zoning allows for commercial recreation-oriented uses such as golf courses, equestrian centers, and resort hotels (which may include accessory uses typically associated with a destination resort: restaurants, lounges, gift shops, etc.).The project would amend the General Plan designation to Commercial Recreation and rezone the site to Low Density Residential. Although low density residential uses would potentially be constructed, these uses would not divide the existing community and would be connected to existing roadways near the project site, as appropriate. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

In addition to the Land Use Map changes, the Land Use Element of the General Plan would be updated to reflect four new land use categories (Medium-Plus Density Housing, Very High Density Housing, Urban

Very High Density Housing, and Mixed Use Housing), to revise and update some General Plan policies, and minor corrections associated with upgrades to the City's GIS system, allowing for a more accurate accounting of acres and units.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. The purpose of the Housing Priority Zoning Districts is to implement the goals and policies of the General Plan Housing Element by facilitating development of housing at appropriate densities to accommodate extremely low-, very low-, low-, and moderate-income households consistent with Government Code Section 65583. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Opportunity Sites.

The GPU also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all applicable building permit requirements, zoning code requirements, and other planning related documents. The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units.

To comply with Senate Bill (SB) 379, Assembly Bill (AB) 2140, and SB 1241, the project updates the Safety Element to include new goals and policies for wildland and urban fire hazards, flood hazards, and climate change adaptation and resiliency strategies. In 2022, the City recently adopted Transportation Study Guidelines for Vehicle Miles Traveled. These Guidelines would be incorporated into the General Plan Circulation Element as part of the project.

In 2019, the City Parks and Recreation Commission approved a new Parks and Recreation Master Plan that would be incorporated into the Parks, Recreation and Open Space Element. One component of the Parks, Recreation and Open Space Master Plan is the Trails Element or Trails Master Plan, which serves as a tool to guide the planning, development, maintenance and use of the City's trails network.

The project also includes updates to the remaining General Plan Chapters: Conservation; Noise and Economic Development. Updates of these chapters address changed conditions and updated City plans and policies. Minor updates to this element are based on current City Water and Wastewater Master Plan, and technical studies for the General Plan update including biological resources, cultural resources, air quality, and greenhouse gas emission reports. Minor updates to this element are based on the General Plan update noise study. Minor updates to the Economic Development Element are based on current and expected future economic conditions. Lastly, to ensure consistency, the project also includes a Zoning Map amendment to incorporate the changes promulgated by the proposed General Plan Land Use Map.

None of the Element updates or the Zoning Code/Map (including new Objective Design Standards) and Specific Plan Amendments include changes to land uses, roadways, or structures with the potential to divide an established community. The Trails Master Plan which serves as a tool to guide the planning,

development, maintenance and use of the City's trails network includes trails that are part of the City's parks and trail system. These trails would be within currently used park and open space areas and would not create new divisions of existing land uses in the City.

Comparison of Significance to the 2015 General Plan EIR

Similar to the 2015 General Plan EIR findings, and for the reasons discussed above, updates to the Land Use; Safety; Parks, Recreation and Open Space; Conservation; Noise; and Economic Development Elements would not physically divide an established community, and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in physically dividing an established community and impacts would be less than significant.

Mitigation Measures:

None required.

Impact I-2: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect?

2015 General Plan EIR Impact Conclusions

The 2015 General Plan EIR determined that the General Plan 2015 would be inconsistent with the SCAG RTP/SCS as the RTP/SCS underestimated the City's growth and, therefore, may underestimate regional transportation system needs based on that growth. To ensure that SANBAG and SCAG incorporate updated land use projections for population, households, and employment projections, the 2015 General Plan EIR included the following mitigation measure:

LU-1 City of Chino Hills Community Development Department shall work closely with SANBAG and SCAG to ensure the 2016-2040 RTP/SCS correctly incorporates the City of Chino Hills General Plan Update land use projections for population, households, and employment. This coordination shall occur with each subsequent cycle of updates to the RTP/SCS.

The 2015 General Plan EIR determined that the 2015 General Plan would not conflict with any other adopted applicable plans, regulations, or policies, including local and regional plans.

2022 Housing Element Update MND Conclusions

The 2022 Housing Element Update MND determined that the Housing Element Update facilitates housing, including affordable housing and upon its adoption it would become an element of the City General Plan. Policies of the Project require the City to update the General Plan and Zoning Map to accommodate 6th Cycle Housing Element provisions. Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation.

GPU Impact

State Planning Law and California Complete Streets Act Consistency

The General Plan amendments were prepared in accordance with state planning law in California Government Code Section 65300 *et seq*. This update is meant to be a framework for guiding planning and development in Chino Hills and serves as the blueprint for the City's growth and development to accommodate the adopted 2021-2029 Housing Element. The amendments to the General Plan land use map and new goal and policies strive to preserve and ensure land-use compatibility throughout the City.

The General Plan 2015 contains policies that would remain with the GPU and would help the City implement AB 1358, the California Complete Streets Act, which helps the City increase the number of trips made by alternative modes of travel (e.g., transit, bicycling, and walking), correspondingly reducing the number of vehicle trips and associated greenhouse gas emissions. The proposed policies would not conflict with these goals and policies of the General Plan 2015. An increase in transit trips, bicycling, and walking would thus help the City meet the transportation needs of all residents, workers, and visitors while reducing traffic congestion and helping meet the greenhouse gas reduction goals of AB 32, The Global Warming Solutions Act, and SB 375, which are implemented through SCAG's Connect SoCal 2020–2045 RTP/SCS.

Housing Opportunity Sites

Redeveloping Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 6, The Shoppes, and Site 7, The Commons, with higher density residential uses would locate housing close to commercial uses, which potentially assist with reducing vehicle trips. Site 1, The Shoppes II, and Site 6, The Shoppes, are served by Route 88 bus service. All of the sites are also located in areas with existing pedestrian and bicycle facilities and would not conflict with state policies intended to promote alternative modes of travel or multimodal transportation networks.

Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, Site 5, Wang (High Density), and Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), are undeveloped or developed with golf course uses. These sites are all located within the City limits and near other residential land uses. The sites are in areas served by roadways and development on the project sites would include pedestrian and bicycle facilities, where appropriate, and would not conflict with state policies intended to promote alternative modes of travel or multimodal transportation networks.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The project also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all

applicable building permit requirements, zoning code requirements, and other planning related documents.

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units. Therefore, the changes to the land use and zoning designations on the housing sites and Zoning Code/Map and Shoppes Specific Plan Amendments would be consistent with the relevant state goals.

SCAG 2020-2045 RTP/SCS Consistency

The 2015 General Plan EIR determined that the General Plan 2015 would be inconsistent with the SCAG 2012-2035 RTP/SCS as the 2012-2035 RTP/SCS underestimated the City's growth and, therefore, may underestimate regional transportation system needs based on that growth.

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS, which supersedes the 2012-2035 RTP/SCS. On October 30, 2020, California Air Resources Board (CARB) accepted SCAG's determination that the SCS would achieve GHG emission reduction targets.

SCAG's Demographics and Growth Forecast projected that the City's 2016 housing inventory of 23,800 housing units will grow to 28,000 housing units in 2045. This represents a 17.6 percent increase in the City's housing stock, or an increase of 4,200 housing units over the 29-year period. The City's 2022 existing housing unit inventory of 26,105 housing units, provided by DOF, does not exceed SCAG projections of up to 28,000 housing units by 2045. Therefore, unlike the findings of the 2015 General Plan EIR, the project would not be inconsistent with the SCAG 2020-2045 RTP/SCS.

The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern, including land use strategies that focus on urban infill growth and walkable, mixed-use communities in existing urbanized and opportunity areas. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family homes.

Furthermore, the 2020-2045 RTP/SCS includes transportation investments and land use strategies that encourage carpooling, increased transit use, active transportation opportunities, and promoting more walkable and mixed-use communities which would potentially help to offset passenger VMT. **Table IV.I - 2, SCAG Connect SoCal Consistency Analysis** analyzes whether the project would create a conflict with Connect SoCal 2020–2045 RTP/SCS goals.

Table IV.I-2
SCAG Connect SoCal Consistency Analysis

Goal	Analysis
Goal #1: Encourage regional economic prosperity and global competitiveness	**No Conflict.** All components of the GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) would encourage development of housing in the City, which would encourage regional economic prosperity by providing housing at various price points throughout the City,

Table IV.I-2
SCAG Connect SoCal Consistency Analysis

Goal	Analysis
	which is part of the greater Los Angeles Basin, an area with many employment opportunities.
Goal #2: Improve mobility, accessibility, reliability and travel safety for people and goods	**No Conflict.** All components of the GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendment) would allow development of housing on infill sites, which are accessible from public roadways and sidewalks. Additionally, Site 1, The Shoppes II, and Site 6, The Shoppes, are served by Route 88 bus service. Development of housing on infill sites served by sidewalks and roadways would improve travel safety for City residents.
Goal #3: Enhance the preservation, security, and resilience of the regional transportation system	**Not Applicable.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element do not propose any uses that would affect the preservation, security, and resilience of the regional transportation system.
Goal #4: Increase person and goods movement and travel choices within the transportation system	**No Conflict.** Site 1, The Shoppes II, and Site 6, The Shoppes, are served by Route 88 bus service providing additional travel choices. The project would not restrict personal or goods movement.
Goal #5: Reduce greenhouse gas emissions and improve air quality	**No Conflict.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element proposes development of residential uses considered strategic growth, that are sited to preserve existing neighborhoods and would target new development to infill areas that are vacant or underutilized. Development on the project sites would accommodate a higher proportion of growth in newer, and more energy-efficient housing types like townhomes and apartments. Additionally, the project would allow for development of urban infill growth to create a more walkable, mixed-use community in the existing urbanized areas of the City near commercial and institutional uses.
Goal #6: Support healthy and equitable communities	**No Conflict.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element would encourage development of diverse housing types in the City, allowing the City to meet its "fair share" of existing and future housing needs for all income groups, as determined by SCAG.
Goal #7: Adapt to a changing climate and support an integrated regional development pattern and transportation network	**No Conflict.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element proposes development of residential uses considered strategic growth, that are sited to preserve existing neighborhoods and would target new development to infill areas that are vacant or

Table IV.I-2
SCAG Connect SoCal Consistency Analysis

Goal	Analysis
	underutilized. Infill development in the City would support an integrated regional development pattern and would not result in scattered development of lands in outlying open space areas. The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element would provide for development of urban infill growth to create a more walkable, mixed-use community in the existing urbanized and opportunity areas of the City. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes and apartments.
Goal #8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel	**Not Applicable.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element does not propose any new transportation technologies.
Goal #9: Encourage development of diverse housing types in areas that are supported by multiple transportation options	**No Conflict.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element would encourage development of diverse housing type. Site 1, The Shoppes II, and Site 6, The Shoppes, are served by Route 88 bus service providing additional travel choices.
Goal #10: Promote conservation of natural and agricultural lands and restoration of habitats	**No Conflict.** The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element would accommodate development of residential uses in infill areas that are previously developed or underutilized, thereby preserving and maintaining open space lands in the City. The GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element would not develop agricultural lands.
Source: EcoTierra Consulting, 2022.	

Similar to the 2012-2035 RTP/SCS, the Connect SoCal 2020–2045 RTP/SCS goals are directed toward transit, transportation and mobility, and protection of the environment and health of residents.

The four new residential land use designations—Medium Density Housing Overlay (43.9 acres and consisting of Site 8, Canyon Estates (Medium Density) and Site 9, Canyon Estates (Medium Density)), Urban High Density Housing (8.0 acres and consisting of Site 1, The Shoppes II), Very High Density Housing (38.7 acres and consisting of Site 2, Community Park Overflow, Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 5, Wang (High Density)), and Mixed Use Housing- (13.1 acres and consisting of Site 6, The Shoppes, and Site 7, The Commons), would encourage infill development, which could help preserve and maintain open space lands in the City. Site 1, The Shoppes II, and Site 6, The Shoppes, are served by Route 88 bus service, which would provide additional travel choices. In 2019, the

City Parks and Recreation Commission approved a new Parks and Recreation Master Plan that would be incorporated into the Parks, Recreation and Open Space Element. One component of the Parks, Recreation and Open Space Master Plan is the Trails Element or Trails Master Plan, which serves as a tool to guide the planning, development, maintenance and use of the City's trails network. Lastly, the City recently adopted a Transportation Study Guidelines for Vehicle Miles Traveled. These Guidelines would be incorporated into the General Plan Circulation Element as part of the project. Therefore, implementation of the proposed project would not conflict with 2016-2040 RTP/SCS goals.

General Plan Consistency

In addition to consistency with all other state, regional, and local applicable plans and policies, per Gov. Code § 65300 et. seq., a General Plan is required to be internally consistent and all elements of a General Plan are prohibited from conflicting with others. The updates to the Safety Element to include new goals and policies for wildland and urban fire hazards, flood hazards, and climate change adaptation and resiliency strategies would make the General Plan compliant with Senate Bill (SB) 379, Assembly Bill (AB) 2140, and SB 1241. Incorporating the recently adopted Transportation Study Guidelines for Vehicle Miles Traveled into the General Plan Circulation Element would be consistent with General Plan policies related to transportation.

In 2019, the City Parks and Recreation Commission approved a new Parks and Recreation Master Plan that would be incorporated into the Parks, Recreation and Open Space Element. One component of the Parks, Recreation and Open Space Master Plan is the Trails Element or Trails Master Plan, which serves as a tool to guide the planning, development, maintenance and use of the City's trails network.

The GPU also includes updates to the remaining General Plan Chapters: Conservation; Noise and Economic Development. Updates of these chapters address changed conditions and updated City plans and policies. Minor updates to this element are based on current City Water and Wastewater Master Plan, and technical studies for the General Plan update including biological resources, cultural resources, air quality, and greenhouse gas emission reports. Minor updates to this element are based on the General Plan update noise study. Minor updates to the Economic Development Element are based on current and expected future economic conditions. Lastly, to ensure consistency, the project also includes a Zoning Code/Map and Shoppes Specific Plan amendments to incorporate the changes promulgated by the proposed General Plan Land Use Map.

None of these element updates would be inconsistent with the existing General Plan policies. The General Plan land use designation changes would be followed by corresponding Zoning Ordinance (including the new Objective Design Standards), Zoning Map and Shoppes Specific Plan changes to provide consistency between the regulatory documents. Therefore, impacts resulting from a conflict with land use plans, policies and regulations would be less than significant.

Comparison of Significance to the 2015 General Plan EIR

The 2015 General Plan EIR determined that the General Plan 2015 would be inconsistent with the SCAG 2012-2035 RTP/SCS as the 2012-2035 RTP/SCS underestimated the City's growth and, therefore, may underestimate regional transportation system needs based on that growth.

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS, which supersedes the 2012-2035 RTP/SCS. SCAG's Demographics and Growth Forecast projected that the City's 2016 housing inventory of 23,800 housing units will grow to 28,000 housing units in 2045. This represents a 17.6 percent increase in the City's housing stock, or an increase of 4,200 housing units over the 29-year

period. The City's 2022 existing housing unit inventory of 26,105 housing units, provided by DOF, does not exceed SCAG projections of up to 28,000 housing units by 2045.

Therefore, unlike the findings of the 2015 General Plan EIR, the GPU (including Element Updates, Zoning Code/Map and Shoppes Specific Plan Amendments) and implementation of the Housing Element would not be inconsistent with the SCAG 2020-2045 RTP/SCS and impacts from the project would be less than the impacts found in the 2015 General Plan EIR.

Comparison of Significance to the 2022 Housing Element Update MND

The 2022 Housing Element Update MND determined that the Housing Element Update facilitates housing, including affordable housing and upon its adoption it would become an element of the City General Plan. Policies of the Project require the City to update the General Plan and Zoning Map to accommodate 6th Cycle Housing Element provisions. Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation including SCAG 2020-2045 RTP/SCS.

Mitigation Measures:

None required.

3. CUMULATIVE IMPACTS

2015 General Plan EIR Impact Conclusions

The 2015 General Plan EIR determined that cumulative impacts related to land use and planning issues would be those that cumulatively divide an established community, or cumulatively conflict with applicable land use plans or conservation plans. The 2015 General Plan EIR found that the General Plan Update would not result in physical divisions of an established community. The 2015 General Plan EIR found that with the incorporation of Mitigation Measure LU-1, which called for incorporating long-term growth forecasts associated with the updated plan into the next updates of the SCAG and SANBAG regional plans and programs; the General Plan Update would not result in a significant cumulative impact involving consistency with local or regional plans.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

Housing Opportunity Sites

The project would allow for higher density residential infill construction on the sites but would not construct major roadways or land uses that would divide existing land uses in those areas. These uses would be connected to existing roadways near the project site, as appropriate. Therefore, no impacts would result and the potential for cumulative impacts would be less than significant.

The four new residential land use designations—Medium-Plus Density Housing (43.9 acres and consisting of Site 8, Canyon Estates (Medium Density) and Site 9, Canyon Estates (Medium Density)), Urban High

Density Housing (8.0 acres and consisting of Site 1, The Shoppes II), Very High Density Housing (38.7 acres and consisting of Site 2, Community Park Overflow, through Site 5, Wang (High Density)), and Mixed Use Housing (13.1 acres and consisting of Site 6, The Shoppes and Site 7, The Commons), would encourage infill development, which could help preserve and maintain open space lands in the City. Therefore, impacts resulting from a conflict with land use plans, policies and regulations from development on the proposed housing sites would be less than significant and the potential for cumulative impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

The General Plan amendments were prepared in accordance with state planning law in California Government Code Section 65300 *et seq*. This update is meant to be a framework for guiding planning and development in Chino Hills and serves as the blueprint for the City's growth and development to accommodate the adopted 2021-2029 Housing Element. The amendments to the General Plan land use map and new goal and policies strive to preserve and ensure land-use compatibility throughout the City.

The General Plan 2015 contains policies that would remain with the GPU and would help the City implement AB 1358, the California Complete Streets Act, which helps the City increase the number of trips made by alternative modes of travel (e.g., transit, bicycling, and walking), correspondingly reducing the number of vehicle trips and associated greenhouse gas emissions. The proposed policies would not conflict with these goals and policies of the General Plan 2015. An increase in transit trips, bicycling, and walking would thus help the City meet the transportation needs of all residents, workers, and visitors while reducing traffic congestion and helping meet the greenhouse gas reduction goals of AB 32, The Global Warming Solutions Act, and SB 375, which are implemented through SCAG's Connect SoCal 2020–2045 RTP/SCS.

Site 1, The Shoppes II, and Site 6, The Shoppes, are served by Route 88 bus service, which would provide additional travel choices. In 2019, the City Parks and Recreation Commission approved a new Parks and Recreation Master Plan that would be incorporated into the Parks, Recreation and Open Space Element. One component of the Parks, Recreation and Open Space Master Plan is the Trails Element or Trails Master Plan, which serves as a tool to guide the planning, development, maintenance and use of the City's trails network. Lastly, the City recently adopted a Transportation Study Guidelines for Vehicle Miles Traveled. These Guidelines would be incorporated into the General Plan Circulation Element as part of the project. Therefore, updating the General Plan elements would not conflict with any state or 2016-2040 RTP/SCS goals.

Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU also includes adoption of Objective Design Standards. The purpose of the Objective Design Standards (ODS) would be to give the community, developers, staff, and decision makers more certainty about what future multi-family residential and mixed-use development would look like as the City moves forward with streamlined processes to meet the State's goals in addressing the housing crisis and the objectives of the City's Housing Element. The design standards are minimum standards. The ODS document would be organized as a checklist that is to be used by developers, designers, and city staff to review and approve multifamily development. Additionally, projects would be required to comply with all

applicable building permit requirements, zoning code requirements, and other planning related documents.

The Shoppes Specific Plan amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site (referenced as Shoppes Mixed Use originally), and the overflow parking for Community Park. As previously mentioned, these three sites will encompass a total of 1,061 multi-family units.

None of the element updates, as well as the Zoning Code/Map (including the Objective Design Standards) and Shoppes Specific Plan Amendments would be inconsistent with the existing General Plan policies. The General Plan land use designation changes would be followed by corresponding Zoning Ordinance and Zoning Map and Shoppes Specific Plan Amendments changes to provide consistency between the regulatory documents. Therefore, impacts resulting from a conflict with land use plans, policies and regulations would be less than significant and the potential for cumulative impacts would be less than significant.

Comparison of Significance to the 2015 General Plan EIR

Similar to the findings of the 2015 General Plan EIR, the project would not result in cumulative impacts from dividing an established community. The project would not be inconsistent with the SCAG 2020-2045 RTP/SCS; therefore, cumulative impacts from the project would be less than significant and less than the cumulative impact found in the 2015 General Plan EIR.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code (including the Objective Design Standards), Specific Plan Amendments and corresponding General Plan Elements would not result in cumulative impacts related to related to land use and planning.

4. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU (including all Element Updates, Zoning Code/Map (including the Objective Design Standards) and Shoppes Specific Plan Amendments) related to land use and planning would be less than significant and no mitigation measures would be required.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to land use and planning would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code (including the Objective Design Standards), Shoppes Specific Plan Amendments and corresponding General Plan Elements; no mitigation measures would be required

IV. ENVIRONMENTAL IMPACT ANALYSIS
J. NOISE

1. INTRODUCTION

This section of the Draft SPEIR evaluates the impacts of the General Plan Update associated with noise within the City of Chino Hills. This section describes the existing noise environment within and around the City and the potential for significant increases in noise and groundborne vibration levels due to implementation of the General Plan Update. This section is based on information provided in **Appendix M**, which includes *Chino Hills General Plan Update Technical Noise and Vibration Study (Noise Study), City of Chino Hills, CA, prepared by MD Acoustics, LLC, on August 6, 2024.*

A. 2015 General Plan EIR Analysis and Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan Update would not create a new roadway noise impact in those areas where projected noise levels are above the levels considered compatible for the existing land uses. At several locations projected future roadway noise levels would increase to more than 65 dB at existing residential properties, or above the upper value of the "Normally Compatible" category for other types of existing land uses. At these locations, the impact of the traffic noise at existing land uses could be significant. The General Plan EIR 2015 determined that with implementation of Policy N-2.1, with Action N-2.1.6, noise impacts on nearby existing sensitive receptors will be minimized as part of the design of new transportation facilities. As such, it was determined that implementation of the General Plan Update would have a less than significant impact because it would not create a new roadway noise impact.

The General Plan EIR 2015 determined that implementation of the General Plan Update would reduce potential interior noise exposure impacts for existing land uses associated with long-term roadway noise by implementing six Noise Element Actions. Policy N-1.1 of the General Plan Update establishes policies for managing existing noise problems and includes six action statements that would mitigate these potential impacts to a less-than-significant level. With full implementation of these policies, the amount of noise reduction that will be achieved at any specific property will be the difference between the interior level to which the property is currently exposed and 45 dB. This noise reduction would reduce long-term interior roadway noise impacts affecting existing land uses to less than significant to less than significant.

The General Plan EIR 2015 states that the Land Use Element of the General Plan Update designates several areas for new development located adjacent to arterial roadways, which could result in roadway noise exposure significant impacts. As determined in the General Plan 2015, Policies N-1.1 and N-2.1 address land use/noise compatibility issues and include several action statements that would mitigate these potential impacts to a less-than-significant level.

The General Plan EIR 2015 determined that implementation of the General Plan Update might result in new commercial/industrial developments located adjacent to noise-sensitive properties such as residential areas. As determined in the General Plan 2015, Policies N-1.1 and N-2.1 of the General Plan Update address these adjacent land use/noise compatibility issues and include several action statements that would mitigate these potential impacts to a less-than-significant level.

The General Plan EIR 2015 determined that implementation of the General Plan Update would increase roadway noise levels by more than 3 dB CNEL at properties adjacent to Pomona Rincon Road, which is considered to be a substantial permanent increase in ambient noise levels. The General Plan EIR 2015

determined that implementation of Policy N-1.1 of the General Plan Update addresses noise problems and includes six action statements that would mitigate these potential impacts to a less-than-significant level.

The General Plan EIR 2015 determined that implementation of the General Plan Update with continued adherence to the City's CEQA procedures, including assessment and mitigation of construction noise impacts, will reduce potential temporary and periodic noise impacts to less than significant.

The General Plan EIR 2015 states that there are no standards in place as part of the City's Building Code to regulate vibration from construction activities, and there are no policies or actions in the Noise Element that address vibration problems. The General Plan EIR 2015 determined that implementation of the General Plan Update would have some potential for significant groundborne noise or vibration impacts. The General Plan EIR 2015 determined that with implementation of Mitigation Measure N-1, which establishes a formal City review procedure to ensure that potential vibration-related impacts associated with construction activities are assessed prior to construction and mitigated during construction, impacts would be less than significant with mitigation.

The General Plan EIR 2015 stated activities at the airport will generate a future CNEL that is less than 55 dB at all locations within the City. The General Plan EIR 2015 determined that is well below the City's noise compatibility guide-lines for all land uses; therefore, the impact would not be significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined construction of new residential development that may occur as a result of 6th Cycle Housing Element policies would generate temporary noise. These construction activities would be required to comply with CHMC 8.08.020, and based on their temporary nature, would be considered less than significant. Operational noise associated with future residential uses that may occur as a result of 6th Cycle Housing Element policies would include noise from vehicles, people speaking, motorized gardening tools, HVAC equipment, pool equipment, and indoor/outdoor sound systems. These types of operational noises are typical of those that currently occur within Chino Hills various residential neighbors. Operational noises from future residential development would be required to comply with the City General Plan Noise Element and CHMC 16.48.020. As such, the 2022 Housing Element Update MND determined that impacts related exposure of persons to noise levels in excess of local standards established would be less than significant.

The MND determined that construction of new residential development that may occur as a result of 6th Cycle Housing Element policies would generate temporary vibration impacts. These construction activities would be required to comply with CHMC 8.08.020 and 16.48.030, and based on their temporary nature, would be considered less than significant.

The MND determined that the nearest public airport to the project area is the Chino Airport located approximately five miles east of the City. The City is outside airport land use plans or safety hazard areas of the Chino Airport. No private air strips are located within or adjacent to the City of Chino Hills. As such, the 2022 Housing Element Update MND determined that there would be no impacts related to exposure to excessive noise levels associated with airport operations.

2. ENVIRONMENTAL SETTING

A. Fundamentals of Noise

1/ Sound, Noise, and Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic, or stationary noise, the medium of concern is air. Noise is defined as sound that is loud, unpleasant, unexpected, or unwanted.

2/ Frequency and Hertz

A continuous sound is described by its frequency (pitch) and its amplitude (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

3/ Sound Pressure Levels and Decibels

The amplitude of a sound determines it loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measure in units of micro-Newton per square inch meter (N/m2), also called micro-Pascal (µPa). One µPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or Lp) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels abbreviated dB. **Table IV.J-1, Decibel Scale and Common Noise Sources,** illustrates references sound levels for different noise sources.

Table IV.J-1
Decibel Scale and Common Noise Sources

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	—110—	Rock Band
Jet Fly-over at 100 feet		
	—100—	
Gas Lawnmower at 3 feet		
	—90—	
		Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	—80—	Garbage Disposal at 3 feet
Noisy Urban Area during Daytime		
Gas Lawnmower at 100 feet	—70—	Vacuum Cleaner at 10 feet
Commercial Area		Normal Speech at 3 feet
Heavy Traffic at 300 feet	—60—	
		Large Business Office
Quiet Urban Area during Daytime	—50—	Dishwasher in Next Room
Quiet Urban Area during Nighttime	—40—	Theater, Large Conference Room (background)
Quiet Suburban Area during Nighttime		
	—30—	Library
Quiet Rural Area during Nighttime		Bedroom at Night, Concert Hall (background)

Table IV.J-1
Decibel Scale and Common Noise Sources

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	—20—	
		Broadcast/Recording Studio
	—10—	
Lowest Threshold of Human Hearing	—0—	Lowest Threshold of Human Hearing

Note: Colors are for illustrative purposes only.
Source: Caltrans, Technical Noise Supplement, Page 2-20, September 2013.

4/ Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

5/ Human Response to Changes in Noise Levels

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). As shown in **Table IV.J-2, Loudness Perception Levels**, typically, the human ear can barely perceive the change in noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

Table IV.J-2
Loudness Perception Levels

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly perceptible
10	Twice (or half) as loud

Source: U.S. Department of Transportation, Federal Highway Administration, Noise, website: https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm. Accessed March 2024.

6/ Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency

components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90 and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

7/ Traffic Noise Prediction

Noise levels associated with traffic depends on a variety of factors: (1) volume of traffic, (2) speed of traffic, (3) auto, medium truck (2–3 axle) and heavy truck percentage (4 axle and greater), and sound propagation. The greater the volume of traffic, higher speeds and truck percentages equate to a louder volume in noise. A doubling of the Average Daily Traffic (ADT) along a roadway will increase noise levels by approximately 3 dB; reasons for this are discussed above.

8/ Sound Propagation

As sound propagates from a source it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity and turbulence can further impact have far sound can travel.

B. Ground-Borne Vibration Fundamentals

1/ Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude.

PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.

RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude

VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

2/ Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

C. Existing Setting

1/ Existing Noise Environment

20 short-term (20-minute) and six (6) long-term (24 to 72-hour) ambient noise measurements were conducted around the City for the 2040 General Plan Update on May 4, 2022. The measurements measured the L_{eq}, L_{min}, L_{max} and other statistical data (e.g. L2, L8). The noise measurements were taken to determine the existing baseline noise conditions.

a) Short-Term Noise Measurement Results

The results of the short-term noise data are presented in **Table IV.J-3, Short-Term Noise Measurements Data**.

Table IV.J-3
Short-Term Noise Measurements Data (dBA)[a]

Noise Monitoring Location	Time	L_{eq}	L_{min}	L_{max}
1 - 2427 Scenic Ridge Dr	7:31-7:52 AM	60.3	54.4	75.9
2 - 13104 Glen Ct	8:05-8:26 AM	52.8	43.5	76.0
3 - Rolling Village Dr	8:42-9:03 AM	62.6	45.8	78.8
6 - Ridgefield Dr	9:39-10:00 AM	48.2	39.0	66.2
7 - 2936 Sunny Brook Ln	10:12-10:33 AM	54.0	40.4	79.7
8 - 14100 Heathervale Dr	10:45-11:06 AM	62.1	36.9	80.6
9 - Willow Wood Ln	11:20-11:41 AM	69.3	40.6	80.3
10 - Moon Rise Ln	1:47-2:08 PM	68.7	47.6	82.5
11 - 14514 Foxglove Dr	2:20-2:41 PM	63.4	48.0	75.3
13 - 4488 Village Dr	2:54-3:15 PM	59.5	48.5	75.8
14 - 3384 Gabriel Dr	3:32-3:53 PM	64.9	39.3	89.6
16 - 5022 Pomona Rincon Rd	4:35-4:56 PM	55.2	49.7	72.0
17 - 15461 Timberidge Ln	11:06-11:27 AM	70.3	55.8	83.9
18 - 16860 Oak Way Ln	10:16-10:37 AM	70.2	44.3	89.1
20 - Rosebud Ct	8:53-9:14 AM	61.9	54.2	67.7
22 - 3280 Eucalyptus Ave	4:04-4:25 PM	64.2	47.4	79.5
23 - Chino Hills Parkway	3:07-3:28 PM	66.3	55.9	84.3
24 - 16333 Fairfield Ranch Rd	5:46-6:07 PM	73.7	66.3	86.3
25 - Pine Ave	2:18-2:39 PM	65.4	54.6	89.3
26 - Butterfield Ranch Rd	1:48-2:09 PM	62.1	49.7	83.5

*a Measurements were taken over a twenty-minute interval. Measurement locations are indicated in **Figure IV.J-1**.*

Short-term noise data indicates the ambient noise levels ranged between 48.2 to 73.7 dBA L_{eq}. The measured noise levels and field notes indicate that traffic noise is the main source of noise impacting the project site.

Locations 1-21, 25, and 26 are residential areas. Location 22 is a park. Location 23 is commercial. Location 24 is a sports complex. Locations 3, 8, 9, 10, 11, 14, 17, 18, and 20 exceed the maximum permitted exterior sound pressure levels given in Table 16.48-1 of the Chino Hills Municipal Code (CHMC).

b) Long-Term Noise Measurement Results

The results of the long-term noise data are presented in **Table IV.J-4, Long-Term Noise Measurements Data**. These measurements were taken from May 4, 2022 to May 6, 2022. Long-term noise data indicates the ambient noise levels ranged between 65.9 to 74.8 dBA CNEL. The measured noise levels and field notes indicate that traffic noise is the main source of noise impacting the project site.

Table IV.J-4
Long-Term Noise Measurements Data (dBA)[a]

Noise Monitoring Location	CNEL	Highest 1-hour L_{eq}	Hour	Lowest 1-hour L_{eq}	Hour
4 - 3059 Galaxy Pl	69.8	67.9	7:28-8:28 AM	57.1	1:28-2:28 AM
5 - 3238 Skyview Ridge	80.5	76.7	6:06-7:06 AM	69.2	1:06-2:06 AM
12 - 3456 Whirlaway Ln	74.8	76.4	2:55-3:55 PM	56.7	1:55-2:55 AM
15 - 15567 Sandlewood Ln	68.0	68.3	1:29-2:29 PM	52.2	2:29-3:29 AM
19 - 4597 St Andrews Dr	67.2	70.3	5:00-6:00 PM	46.7	2:00-3:00 AM
21 - 17957 Lariat Dr	86.0	82.6	6:00-7:00 AM	71.0	3:00-4:00 PM

*a Measurements were taken over 24-hour interval. Measurement locations are indicated in **Figure IV.J-1**.*

Locations 4, 5, 12, 15, 19, and 21 exceed the single-family residential limit of 60 dBA L_{eq} from the municipal code and the 65 dBA CNEL exterior noise compatibility limit for residential uses.

c) Airport/Aircraft Noise

There are no airports located within the area. The closest airport to the project site is the Chino Airport located approximately two (2) miles east. The City limits are outside of the 2028 55 dBA CNEL contours of the Chino Airport per the Chino Airport Master Plan (Feb 2006).

2/ Housing Element RHNA Project Sites

The Housing Element identified 19 RHNA sites to meet the City's "lower income," "moderate income," and "above moderate income" RHNA allocation. Of those sites, 11 require a General Plan Land Use Map change accomplished through the General Plan Update process. The following provides a description of the noise setting for these sites with emphasis on location of nearby sensitive receptors.

Site 1: The Shoppes II

Site 1 is situated between the existing Shoppes commercial center to the north, Chino Valley Fire District administration building to the south, City Hall and parking structure to the west, and Boys Republic Drive to the east. The nearest sensitive receptors to Site 1 include: a single-family residence located east of Boys Republic Drive, approximately 272 feet to the east, a single-family residential neighborhood located west of Peyton Drive, approximately 0.18-mile to the west, and the Ruben S. Ayala High School, approximately 0.10-mile to the south.

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and is located southeast of Chino Hills Community Park, and single-family residential development is located to the east and south. The nearest sensitive receptors to Site 2 include: a single-family residential neighborhood located east of Peyton Drive, approximately 377 feet to the east, the Ruben S. Ayala High School, approximately 0.13-mile to the north, the Gerald F. Litel Elementary School, approximately 0.15-mile to the northeast, and a single-family residential neighborhood located south of Forest Meadow Drive, approximately 0.10-mile to the south.

Site 3: Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The nearest sensitive receptors to Site 3 include a single-family residential neighborhood located north of Country Club Drive, approximately 129 feet to the north.

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The golf course is located within Carbon Canyon and is surrounded by single-family residential development. The nearest sensitive receptors to Site 4 include a single-family residential neighborhood located south of Carbon Canyon Road, approximately 161 feet to the south, and a single-family residential neighborhood located north of the Western Hills Country Club, approximately 0.17-mile to the north.

Site 5: Wang (High Density)

Site 5 is a vacant undeveloped parcel and surrounded by single-family residential to the north and southeast, vacant property to the south and Los Serranos Golf Course to the east. The nearest sensitive receptors to Site 5 include a single-family residential neighborhood located north of Woodview Road, approximately 154 feet to the north, and a single-family residential neighborhood located south of the Western Hills Country Club, approximately 0.17-mile to the southeast.

Site 6: The Shoppes

Site 6 consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic Drive to the east, commercial center and single-family residential to the west and commercial center to the north. The nearest sensitive receptors to Site 6 include: a single-family residential neighborhood located west of Peyton Drive, approximately 0.20-mile to the west, and the Ruben S. Ayala High School, approximately 0.27-mile to the south.

Site 7: The Commons

Site 7 consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west and southwest, an existing commercial center and vacant land (zoned for commercial office use) to the north, and is situated north of SR-71 (Chino Valley Freeway). The nearest sensitive receptors to Site 7 include: a mobile home park located approximately 171 feet to the east.

Site 8: Canyon Estates

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The nearest sensitive receptors to Site 8 include: a single-family residential neighborhood located approximately 0.06-mile to the east.

Site 9: Wang

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. The nearest sensitive receptors to Site 9 include a single-family residential neighborhood located north of Woodview Road, approximately 154 feet to the

north, and a single-family residential neighborhood located south of the Western Hills Country Club, approximately 0.42-mile to the southeast.

Site 10: Canyon Estates

Site 10 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The nearest sensitive receptors to Site 10 include: a single-family residential neighborhood located approximately 0.30-mile to the east.

Site 11: Los Serranos Golf Course

Site 11 is comprised of 6.9 acres of a 36-hole golf course that is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. The nearest sensitive receptors to Site 11 include a single-family residential neighborhood located west of Pipeline Avenue, approximately 170 feet to the north and a single-family residential neighborhood located approximately 0.06-mile to the south.

D. Regulatory Framework

1/ Federal

a) Noise Control Act of 1972

The Federal Office of Noise Abatement and Control (ONAC) originally was tasked with implementing the Noise Control Act. However, it was eventually eliminated leaving other federal agencies and committees to develop noise policies and programs. Some examples of these agencies are as follows:

- The Department of Transportation (DOT) assumed a significant role in noise control through its various agencies.
- The Federal Aviation Agency (FAA) is responsible to regulate noise from aircraft and airports.
- The Federal Highway Administration (FHWA) is responsible to regulate noise from the interstate highway system.
- The Occupational Safety and Health Administration (OSHA) is responsible for the prohibition of excessive noise exposure to workers.

The federal government advocates that local jurisdiction use their land use regulatory authority to arrange new development in such a way that "noise sensitive" uses are either prohibited from being constructed adjacent to a highway or that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by the transportation source, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement Codes and land use planning.

The intent of a General Plan Noise Element is to set goals to limit and reduce the effects of noise intrusion and to set acceptable noise levels for varying types of land uses. To this end, the City has the authority to set land use noise standards and place restrictions on private activities that generate excessive or intrusive noise. However, it should be recognized that the City does not have the authority to regulate all sources

of noise within the City and various other agencies may supersede City authority. The following is a summary of some federal agency requirements that apply to noise within the Study Area.

b) Federal Transit Administration

Federal Highway Administration State routes and freeways that run through the City are subject to Federal funding and, as such, are under the purview of the Federal Highway Administration (FHWA). The FHWA has developed noise standards that are typically used for Federally funded roadway projects or projects that require either Federal or Caltrans review. These noise standards are based on Leq and L10 values and are included in **Table IV.J-5, FHWA Design Noise Levels**.

Table IV.J-5
FHWA Design Noise Levels

Activity Category	Description of Category	Design Noise Levels	
		Leq (dBA)	L10 (dBA)
A	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose. Examples include natural parks or wildlife habitats.	57 (exterior)	60 (exterior)
B	Picnic areas, recreation areas, playgrounds, active sports areas, parks, residences, motels, hotels, schools, churches, libraries, and hospitals.	67 (exterior)	70 (exterior)
C	Developed lands, properties, or activities not included in Categories A or B, above.	72 (exterior)	75 (exterior)
D	Undeveloped lands.		
E	Residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospitals, and auditoriums.	52 (interior)	55 (interior)

Source: FHWA Noise Standard. 23 Code of Federal Regulations 772.
Notes: Either Leq or L10 (but not both) design noise levels may be used on a project.

i) U.S. Department of Housing and Urban Development

The Department of Housing and Urban Development (HUD) issues formal requirements related specifically to standards for exterior noise levels along with policies for approving HUD-supported or assisted housing projects in high noise areas. In general, these requirements established three zones. These include:

- 65 dBA Ldn or less - an acceptable zone where all projects could be approved,
- Exceeding 65 dBA Ldn but not exceeding 75 dBA Ldn - a normally unacceptable zone where mitigation measures would be required, and each project would have to be individually evaluated for approval or denial. These measures must provide 5 dBA of attenuation above the attenuation provided by standard construction required in a 65 to 70 dBA Ldn area and 10 dBA of attenuation in a 70 to 75 dBA Ldn area, and
- Exceeding 75 dBA Ldn - an unacceptable zone in which projects would not, as a rule, be approved.

c) The Federal Interagency Committee on Noise

The Federal Interagency Committee on Noise (FICON) developed guidance for the assessment of project-generated increases in noise levels that consider the ambient noise level. The FICON recommendations

are based on studies of the percentage of persons highly annoyed by aircraft noise. These recommendations are often used for different types of environmental noise such as traffic noise. A readily perceptible 5 dBA or greater project-related noise level increase is considered a significant impact when the noise criteria for a given land use is exceeded. In areas where the existing noise levels range from 60 to 65 dBA Ldn, a 3 dBA barely perceptible noise level increase is considered significant. When the existing noise levels already exceed 65 dBA Ldn, any increase in community noise louder than 1.5 dBA or greater is considered a significant impact since it likely contributes to an existing noise exposure exceedance.

2/ State

a) California Department of Health Services

The California Department of Health Services (DHS) Office of Noise Control studied the correlation of noise levels and their effects on various land uses. As a result, the DHS established four categories for judging the severity of noise intrusion on specified land uses. These categories are presented in the State Land Use Compatibility for Community Noise Exposure table. As part of the 2040 General Plan update the City has adopted a slightly modified version of this table to use as a planning tool. Refer to **Table IV.J-8, Chino Hills Land Use/Noise Compatibility Matrix**.

b) Title 24 of the California Building Code

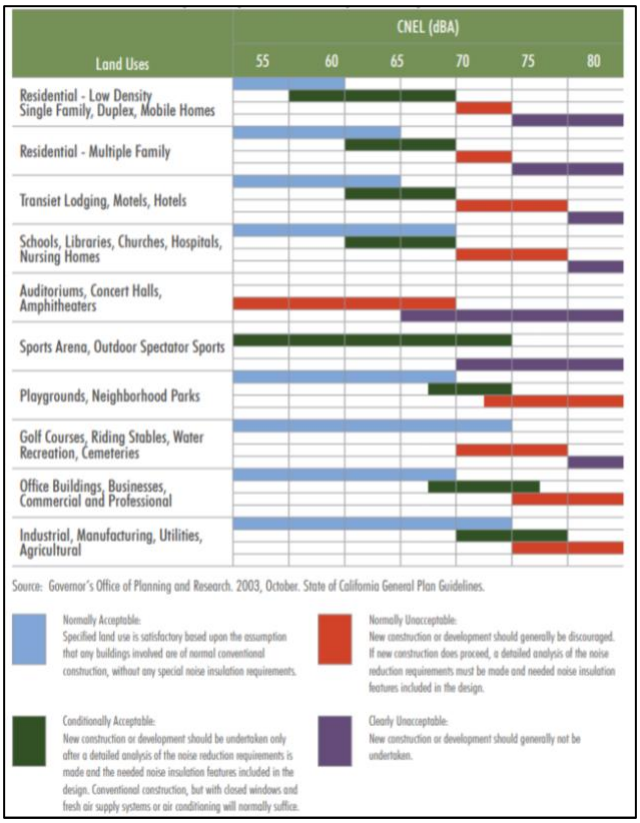
Section 1206.4 of the California Building Code (2019), Title 24, Part 2, Chapter 12 (Interior Environment), establishes an interior noise criterion of 45 dBA CNEL for "dwelling units". Per California Building Code, Title 24, Part 2, Chapter 2 (Definitions), a residential dwelling unit is intended to be used as a residence that is primarily long-term in nature. Residential dwelling units do not include transient lodging, inpatient medical care, licensed long-term care, and detention or correctional facilities.

California Building Code (2019), Title 24, Part 2, Chapter 5 (Nonresidential Mandatory Measures), applies to all proposed buildings that people may occupy but are not residential dwelling units, with the exception of factories, stadiums, storage, enclosed parking structures, and utility buildings. Section 5.507.4.1 requires wall and roof-ceiling assemblies exposed to the noise source making up the building, or addition envelope or altered envelope, shall meet a composite Sound Transmission Class (STC) rating of at least 50 or a composite Outdoor to Indoor Transmission Class (OITC) rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30.

c) Governor's Office of Planning and Research

The Governor's Office of Planning and Research (OPR) outlines that a noise element is required in each city's and county's general plan. The plan must include guidelines for noise-compatible land uses. The guidelines typically rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable as illustrated in **Table IV.J-6, OPR Land Use Compatibility Guidelines**. Those charts identify "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable" exterior noise levels for various land uses. A "conditionally acceptable" designation implies new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use is made and needed noise insulation features are incorporated in the design. By comparison, a "normally acceptable" designation indicates that standard construction can occur with no special noise reduction requirements. The OPR suggestions also include suggested adjustments for certain conditions such as seasonal corrections, corrections for outdoor residual noise levels, corrections for previous exposure and community attitudes, and corrections for pure tone or impulse noises.

Table IV.J-6
OPR Land Use Compatibility Guidelines



3/ Local

a) Chino Hills Municipal Code

The City Noise Ordinance is designed to protect people from non-transportation noise sources such as construction activity; commercial, industrial, and agricultural operations; machinery and pumps; and air conditioners. Enforcement of the ordinance ensures that adjacent properties are not exposed to excessive noise from stationary sources. Enforcing the ordinance includes requiring proposed development projects to show compliance with the ordinance, including operating in accordance with noise levels and hours of operations limits placed on the project site. The City also requires construction activity to comply with established work schedule limits. The ordinance is reviewed periodically for adequacy and amended as needed to address community needs and development patterns. The following City codes are related to noise.

i) 6.04.040 - Noisy or At Large Animals—Public Nuisance

A. Any animal, animals, or fowl which molest passersby or passing vehicles, attack other animals, trespass on school grounds, is repeatedly at large, damages and/or trespasses on private or public property, barks, whines, howls, honks, squeals, screeches, or otherwise makes or creates excessive, continuous, or untimely noise shall be considered and deemed a nuisance.

B. Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or leasing the property or premises of

another and who maintains, permits, or allows a public nuisance as described above to exist on such property, after reasonable notice in writing from the City or agents of the City has been served upon such person to cease such nuisance, is guilty of a misdemeanor and subject to punishment in accordance with state law and Section 1.36.010 et seq. of this Code. The existence of such nuisance for each and every day after the service of such notice shall be deemed a separate and distinct offense.

ii) 8.08.020 - Regulation of Construction and Property Maintenance Noise

A. Except when necessary for the immediate preservation of life, health, or property, no person shall construct, repair, remodel, demolish, or grade any real property or structures thereon at any time other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays, excluding federal holidays. Notwithstanding the foregoing, an individual residential property owner or tenant in addition to the above permissible hours of construction may also construct, repair, or remodel his or her real property or any structure on such property during the hours of 7:00 p.m. and 10:00 p.m. on weekdays and between 6:00 p.m. and 10:00 p.m. on Saturdays, and between the hours of 8:00 a.m. and 10:00 p.m. on Sundays and federal holidays provided that the noise or sounds associated with such activities cannot be heard by a reasonable person beyond the boundary lines of the property.

B. No property owner, tenant, or contractor thereof shall operate or allow the operation of mobile, outdoor mechanical or electrical equipment (e.g., lawn mowers, leaf blowers, hedge trimmers, etc.) that generates noise or sounds that can be heard by a reasonable person beyond the boundary lines of the property at any time other than between the hours of 7:00 a.m. and 8:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on Saturdays, Sundays, and federal holidays. This provision shall not apply to the operation of a fixed noise source (e.g., air conditioning units, pool equipment, etc.) that conforms to the noise standards pursuant to Section 16.48.020.

C. Any person violating this section, shall be guilty of an infraction and subject to punishment in accordance with Section 1.36.030 of this Code.

D. Any violation of this section is deemed and declared to be a public nuisance and subject to punishment and abatement as provided in this Code and state law.

iii) 13.20.170 - Trucks—Noise

To protect the public health, safety, and quiet enjoyment of the residents of the City, the noise level for the collection vehicles during the stationary compaction process shall not exceed seventy-five (75) decibels at a distance of twenty-five (25) feet from the collection vehicle and at an elevation of five (5) feet from the horizontal base place of such vehicles.

iv) 16.09.100 - Commercial Outdoor Patio Guidelines

A. The hours of operation for the outdoor patio shall be between 7:00 a.m. and 10:00 p.m. everyday or as modified by the Planning Commission based on compatibility of the neighboring residential uses and the results of the acoustical analysis findings.

B. The noise levels of the outdoor patio shall be in compliance with the City's noise standards.

C. If the outdoor patio is located adjacent to a residential use, an acoustical analysis shall be required to demonstrate the proposed outdoor patio will comply with the City's noise standards (CHMC 16.48.020).

v) 16.12.070 - Entertainment Establishments Providing Dancing, Music, and Similar Activities

A. Noise levels shall not exceed the standards set forth in Chapter 16.48 of this Development Code, when measured at the nearest residential property line.

C. Dancing, music, and similar entertainment uses shall not be permitted between the hours of 2:00 a.m. and 10:00 a.m.

D. The City may apply additional requirements or limitations to ensure compatibility with surrounding land uses where the use in question relies upon a Conditional Use Permit, Temporary Use Permit, or other discretionary permit.

vi) 16.48.020 – Noise

Part A outlines definitions for this section.

Part B outlines exemptions to the chapter including occasional outdoor gatherings, public school-sponsored activities, typical park or playground activities, temporary emergency noise, necessary warning devices, construction noise in accordance with 8.08.020, preempted activities, and animal noise in accordance with 6.04.040.

Part C defines the requirements for noise level measurements.

Part D outlines that vibration may not be perceptible (0.05 in/sec) on any affected property adjoining the property of the vibration source.

Part E presents the City's exterior sound level limits as outlined in **Table IV.J-7, Chino Hills Exterior Noise Standards for Receiving Land Uses**.

These levels are adjusted if less than 30 minutes in an hour or for impulse noises, tonal noises, and noises consisting of speech of music.

Part F presents the residential interior limits of 45 dBA from 10 PM to 7 AM and 55 dBA from 7 AM to 10PM. Adjacent multifamily units may not produce noise that results in a perceptible increase in sound level above the ambient in another unit between 10 PM and 7 AM.

Part G outlines prima facie violations in residential areas of audible noise producing machines at night and sound amplifiers at any time.

Table IV.J-7
Chino Hills Exterior Noise Standards for Receiving Land Uses

Zone	Land Uses of Receiving Property	Maximum Permitted Exterior Sound Pressure Level, Leq (dBA)	
		7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
I	Single-Family Residential	60	45
II	Multi-Family Residential, Mobile Home Parks	65	45
III	Commercial Property and Institutional Property	70	60
IV	Residential Portion of Mixed Use	65	45
V	Manufacturing and Industrial, Other Uses	75	70

Source: City of Chino Hills Municipal Code 16.48.020.
Notes:
1. *The city's noise element includes a noise compatibility matrix with community noise equivalent level (CNEL) and is intended to apply to long term ambient noise levels that are produced by sources such as traffic and evaluated over twenty-four (24) hours. Table 1 includes noise standards levels in terms of Leq. These levels are applicable to sounds that have shorter durations than twenty-four (24) hours.*
2. *If the ambient noise level exceeds the maximum permitted sound level indicated in the table, the applicable maximum permitted sound level pressure shall be three (3) dB above the ambient noise level.*
3. *Measurements for compliance are made on the affected property pursuant to the details in section C. noise level measurements, 2. exterior noise level measurements.*

b) Chino Hills General Plan

i) Noise/Land Use Compatibility

Table IV.J-8, Chino Hills Land Use/Noise Compatibility Matrix, presents the existing land use compatibility chart for Chino Hills. Typically these charts are derived from the table presented in **Table IV.J-6, OPR Land Use Compatibility Guidelines**. The 2015 Chino Hills General Plan instead presents a single interior and exterior CNEL limit for each land use category as applicable.

Table IV.J-8
Chino Hills Land Use/Noise Compatibility Matrix

Land Use Categories		CNEL	
Categories	**Compatible Uses**	**Interior[1]**	**Exterior[2]**
Residential	Single-Family, Duplex, Multiple-Family	45[3]	65[5]
	Mobile Homes	--	65[4]
Commercial	Hotel, Motel, Transient Lodging	45[3]	65
	Commercial, Retail, Bank, Restaurant, Health Clubs	55	--
	Office Buildings, Research and Development, Professional Offices	50	--
	Amphitheater, Concert Hall, Auditorium, Meeting Hall, Movie Theater	45	--
	Gymnasium (multi-purpose)	50	--
	Manufacturing, Warehousing, Wholesale, Utilities	65	--
Open Space	Parks	--	65
Institutional/Public Facility	Hospital, Schools, Classrooms	45[3]	65
	Churches, Libraries	45[3]	--

1. *Interior environment excludes bathrooms, toilets, closets, and corridors.*
2. *Outdoor environment limited to private yard of single-family or multi-family residential private patio that is accessory by a means of exit from inside the unit; mobile home park; hospital patio; park picnic area; school playground; and hotel and motel recreation area.*
3. *Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided pursuant to UBC requirements.*
4. *Exterior noise level shall be such that interior noise level will not exceed 45 dB CNEL.*
5. *Multi-family developments with balconies that do not meet the 65 dB CNEL standard are required to provide occupancy disclosure notices to all future tenants regarding potential noise impacts.*

ii) General Plan Policies and Actions

The 2015 General Plan Noise Element includes the following goals, policies, and actions that are intended to avoid or reduce noise impacts related to transportation, stationary, and construction related noise sources. These goals, policies, and actions would remain in the GPU. The GPU proposes no additional goals and policies related to noise and excessive noise levels, nor changes to those existing.

Goal N-1 Manage Existing Noise Sources.

Policy N-1.1 Protect public health and welfare by eliminating or minimizing the effects of existing noise problems.

Action N-1.1.1 Control noise conditions in Chino Hills through the active, ongoing efforts of the City in coordination with other government agencies.

Action N-1.1.2 Increase public input on environmental noise issues, and establish a program for the monitoring and abatement of local noise sources.

Action N-1.1.3 Prohibit large commercial truck traffic in noise-sensitive areas, such as school sites, located in Chino Hills.

Action N-1.1.4 Restrict truck traffic to roadways that are located away from sensitive land uses.

Action N-1.1.5 Minimize through vehicular traffic in the City's residential areas.

Action N-1.1.6 Enforce state motor vehicle noise standards for cars, trucks, and motorcycles.

Action N-1.1.7 Incorporate sound attenuation measures in residential developments to achieve the City's standards. Such sound attenuation measures may include noise barriers, replacing existing windows and doors with sound-rated assemblies, insulating exterior walls and attics, and/or installing forced air ventilation.

Action N-1.1.8 Incorporate sound attenuation measures in commercial and industrial developments to ensure that mechanical equipment does not generate excessive noise levels.

Policy N-1.2 Where complaints are received by residents with regard to non-transportation noise sources (e.g., commercial/retail equipment or activities, fans, air conditioners), the City will protect the public health and welfare by implementing the following Action statement as necessary to ensure that the non-transportation noise source does not exceed the noise standards identified in Titles 6, 8 and 16 of the City of Chino Hills Municipal Code.

Action N-1.2.1 Ensure that equipment, machinery, fan, and air conditioning noise does not exceed specified levels, established in the City's Noise Ordinance.

Goal N-2 Limit New Noise Conflicts.

Policy N-2.1 Minimize increases in noise levels due to new land use and transportation facility decisions.

Action N-2.1.1 Enforce the standards of Table 7-1 – Land Use/Noise Compatibility Matrix (**Table IV.J-6, Chino Hills Land Use/Noise Compatibility Matrix**), which specify acceptable exterior and interior noise limits for various land uses throughout the City.

Action N-2.1.2 Continue to assess projects through the subdivision, site plan, conditional use permit, and other development review processes and incorporate conditions of approval and mitigation measures that ensure noise compatibility where appropriate.

Action N-2.1.3 Require a noise study to be performed and appropriate noise attenuation to be incorporated to reduce interior noise levels to 45 dB CNEL or less prior to approving any multifamily or mixed-use residential development in an area with a CNEL of 65 dB or greater.

Action N-2.1.4 Incorporate ambient noise level considerations into land use decisions involving schools, hospitals, and similar noise sensitive uses.

Action N-2.1.5 Ensure all new developments provide adequate sound insulation or other protection from existing and projected noise sources.

Action N-2.1.6 Design new transportation facilities to minimize noise impacts on nearby sensitive sources.

Action N-2.1.7 Ensure that all new hotels, motels, multifamily and single-family dwellings to be developed within an area where the outdoor CNEL exceeds 60 dB are designed to achieve an indoor CNEL of 45 dB or less.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Study Method and Procedure

The following section describes the noise modeling procedures and assumptions used for this assessment.

1/ Noise Measurement Procedure and Criteria

Noise measurements were taken for the proposed General Plan update at 26 locations. Six (6) 24-Hour long-term noise measurement and 20 (twenty) 20-minute short-term noise measurements were taken throughout the City. Appendix A of the Noise Study (**Appendix M**) includes the measured noise data. **Figure IV.J-1**, illustrates the location of the measurements.

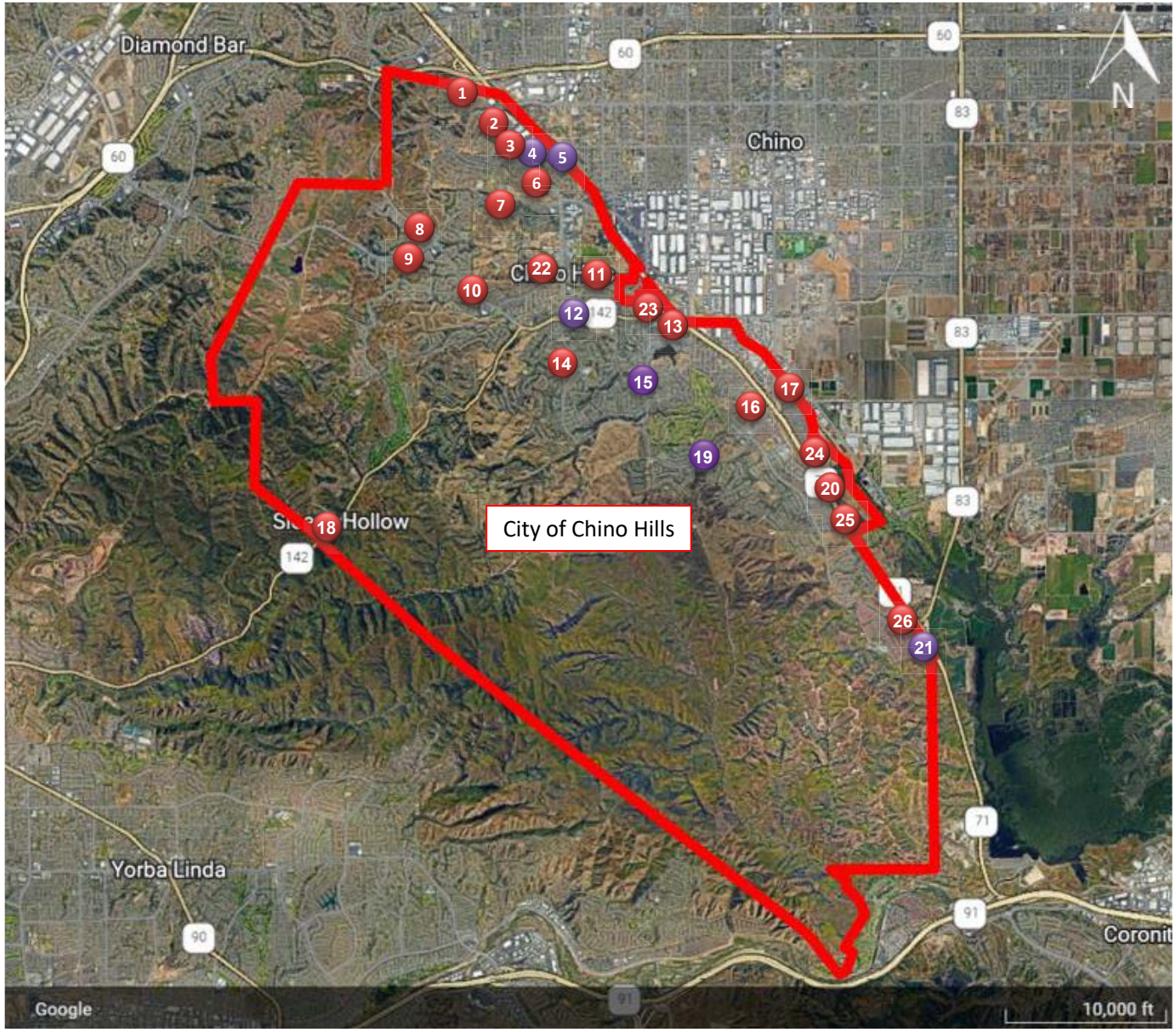


FIGURE IV.J-1
NOISE MEASUREMENT LOCATION MAP

Source: MD Acoustics, 2024.

2/ FHWA Traffic Noise Prediction Model

Existing, Future, and Future plus Plan traffic noise from vehicular traffic was projected using a computer program that replicates the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL).

Traffic information from the general plan traffic data was utilized for modeling purposes. Inputs for the model including road classification, speed, land distance, and vehicle mix were taken from the noise modeling for the 2015 General Plan Draft EIR appendix. Data input is provided in Appendix B of the Noise Study (**Appendix M**).

The Traffic Study (**Appendix N**) analyzed future conditions in the Year 2029 and Year 2040, with 2023 as the base year. The Traffic Study included known development projects (cumulative projects) in the vicinity, including the City of Chino Hills and the City of Chino, which research revealed 20 cumulative projects in Chino Hills and 19 cumulative projects in the City of Chino. Further, the Traffic Study applied a two percent ambient growth factor to capture development in projects outside of the study area (City of Chino) in other jurisdictions. The known cumulative projects with the ambient growth factor are accounted for in the near-term horizon Year 2029 and long-term horizon Year 2040. The General Plan Update (the project) trip generation was added to the cumulative Year 2029 and cumulative Year 2040 analysis. The noise analysis is based on the existing and future cumulative traffic growth.

B. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to noise. Specifically, the Guidelines state that the proposed project may have an adverse significant noise impact if it would result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
b) Generation of excessive groundborne vibration or groundborne noise levels;
c) For a project located within the vicinity of a private airstrip or airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

C. Project Impacts and Mitigation Measures

Impact J-1: Would the project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan Update would not create a new roadway noise impact in those areas where projected noise levels are above the levels considered compatible for the existing land uses. At several locations projected future roadway noise levels would increase to more than 65 dB at existing residential properties, or above the upper value of the "Normally Compatible" category for other types of existing land uses. At these locations, the impact of the traffic

noise at existing land uses could be significant. The General Plan EIR 2015 determined that with implementation of Policy N-2.1, with Action N-2.1.6, noise impacts on nearby existing sensitive receptors will be minimized as part of the design of new transportation facilities. As such, it was determined that implementation of the General Plan Update would have a less than significant impact because it would not create a new roadway noise impact.

The General Plan EIR 2015 determined that implementation of the General Plan Update would reduce potential interior noise exposure impacts for existing land uses associated with long-term roadway noise by implementing six Noise Element Actions. Policy N-1.1 of the General Plan Update establishes policies for managing existing noise problems and includes six action statements that would mitigate these potential impacts to a less-than-significant level. With full implementation of these policies, the amount of noise reduction that will be achieved at any specific property will be the difference between the interior level to which the property is currently exposed and 45 dB. This noise reduction would reduce long-term interior roadway noise impacts affecting existing land uses to less than significant to less than significant.

The General Plan EIR 2015 states that the Land Use Element of the General Plan Update designates several areas for new development located adjacent to arterial roadways, which could result in roadway noise exposure significant impacts. As determined in the General Plan 2015, Policies N-1.1 and N-2.1 address land use/noise compatibility issues and include several action statements that would mitigate these potential impacts to a less-than-significant level.

The General Plan EIR 2015 determined that implementation of the General Plan Update might result in new commercial/industrial developments located adjacent to noise-sensitive properties such as residential areas. As determined in the General Plan 2015, Policies N-1.1 and N-2.1 of the General Plan Update address these adjacent land use/noise compatibility issues and include several action statements that would mitigate these potential impacts to a less-than-significant level.

The General Plan EIR 2015 determined that implementation of the General Plan Update would increase roadway noise levels by more than 3 dB CNEL at properties adjacent to Pomona Rincon Road, which is considered to be a substantial permanent increase in ambient noise levels. The General Plan EIR 2015 determined that implementation of Policy N-1.1 of the General Plan Update addresses noise problems and includes six action statements that would mitigate these potential impacts to a less-than-significant level.

The General Plan EIR 2015 determined that implementation of the General Plan Update with continued adherence to the City's CEQA procedures, including assessment and mitigation of construction noise impacts, will reduce potential temporary and periodic noise impacts to less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined construction of new residential development that may occur as a result of 6th Cycle Housing Element policies would generate temporary noise. These construction activities would be required to comply with CHMC 8.08.020, and based on their temporary nature, would be considered less than significant. Operational noise associated with future residential uses that may occur as a result of 6th Cycle Housing Element policies would include noise from vehicles, people speaking, motorized gardening tools, HVAC equipment, pool equipment, and indoor/outdoor sound systems. These types of operational noises are typical of those that currently occur within Chino Hills various residential neighbors. Operational noises from future residential development would be required to comply with the City General Plan Noise Element and CHMC 16.48.020. As such, the 2022 Housing Element Update MND

determined that impacts related exposure of persons to noise levels in excess of local standards established would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Off-Site Traffic Noise Impacts

The potential off-site noise impacts caused by the increase in vehicular traffic as a result of the project were calculated at a distance of 50 feet. Roadways wider than 100 ft., SR-71 and Pomona Freeway, were calculated at a distance of 100 feet. The distance to the 55, 60, 65, and 70 dBA CNEL noise contours are also provided for reference. The noise level at 50 feet is representative of approximate distances to existing land uses along the subject roadway. The noise contours were calculated for the following scenarios and conditions:

- Year 2023 Condition: This scenario refers to the existing 2023 traffic noise condition.
- Year 2040 Condition: This scenario refers to the 2040 traffic noise condition without the General Plan buildout.
- Year 2040 Plus Project Condition: This scenario refers to the 2040 plus General Plan buildout traffic noise condition.

Without Project Scenario: Traffic noise increases without the project from 2023 to 2040 would be up to 2.5 dBA CNEL (see Table 6 of the Noise Study [**Appendix M**]). There are no segments that would increase greater than 3 dB, which is a perceptible change in noise level. The impact is, therefore, less than significant.

With Project Scenario: Traffic noise increases with the project, including by-right projects not subject to CEQA evaluation, from 2023 to 2040 would be up to 2.7 dBA CNEL (see Table 7 of the Noise Study [**Appendix M**]). There are no segments that would increase greater than 3 dB, which is a perceptible change in noise level. The impact is, therefore, less than significant.

On-Site Traffic Noise Impacts

Year 2040 with Project traffic noise contours are presented in **Table IV.J-9, Future Traffic Noise Contours**. These contours can be utilized to evaluate the project's compatibility with the future noise environment. By-right development, which is not subject to CEQA evaluation, must complete the City's Objective Design Standards (ODS) checklist, adhere to all building permit requirements, zoning codes, and related planning documents. Consequently, noise modeling for the GPU has already accounted for by-right development.

Stationary Noise Sources

Stationary noise impacts would be considered significant if they result in exceedances of Chapter 16.48 of the municipal code.

Implementation of the General Plan Update may result in stationary noise impacts related to HVAC Systems, Generators, Fans, Air Compressors, and Transformers. This list is not intended to be exclusive. Implementation of good land use planning and policies and actions will minimize noise impacts related to these sources by avoiding the placement of noise generating equipment near noise-sensitive land uses and where unavoidable, include design measures to the degree practicable to avoid violating Chapter 16.48 of the municipal code. Individual projects, including by-right development not subject to CEQA, are required to follow these regulations. Therefore, stationary noise impacts will be less than significant.

Construction Noise

Construction noise is exempt from the City's noise limits between the hours of 7 AM and 7 PM Monday through Friday and 8 AM to 6 PM on Saturdays. Construction noise is not exempt on Sundays or federal holidays, as specified in Section 8.08.020 of the Chino Hills Municipal Code. Two types of short-term noise impacts could occur during construction activities, on-site and off-site.

Table IV.J-9
Future Traffic Noise Contours (dBA, CNEL)

Roadway	Segment	Daily Traffic Volumes	Noise Level at 50 Ft.	Distance to Noise Contour			
				70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Grand Ave.	Peyton Dr. to SR-71	36,752	76.4	133	287	618	1331
	Chino Hills Pkwy. to Peyton Dr.	27,100	72.7	75	162	350	754
Boys Republic Dr.	South of Shoppes Dr.	20,130	68.5	40	85	183	395
Peyton Dr.	North of Chino Ave.	27,900	75.2	111	239	514	1108
	Chino Ave. to Grand Ave.	24,800	74.0	93	200	431	929
	Grand Ave. to Eucalyptus Ave.	23,100	73.7	89	191	411	886
	Eucalyptus Ave. to Chino Hills Pkwy.	27,817	72.8	77	165	356	767
	Chino Hills Pkwy to Woodview Rd.	7,839	67.5	34	74	159	342
Carbon Canyon Dr.	South of Chino Hills Pkwy.	35,699	74.0	93	200	431	929
	South of Feldspar Dr.	30,400	73.3	83	180	387	834
Chino Hills Pkwy.	Eucalyptus Ave to Carbon Canyon Rd.	22,100	72.0	68	147	317	682
	Carbon Canyon Rd. to Peyton Dr.	43,947	76.1	127	273	588	1267
	Peyton Dr. to SR-71	38,301	74.2	95	205	441	949
Woodview Rd.	East of Peyton Dr.	6,128	62.9	17	36	78	169
Pipeline Ave.	Woodview Rd. to Pebble Beach Ln.	11,256	66.9	31	67	144	311
	Pebble Beach Ln. to Soquel Canyon Pkwy.	9,836	66.3	28	61	132	284
SR-71	City Limits to Grand Ave.	127,801	79.7	443	955	2058	4433
	Grand Ave to Chino Hills Pkwy.	159,301	79.9	459	989	2131	4592
	Chino Hills Pkwy. to City Limits	135,501	79.2	412	888	1913	4122
Pomona Freeway	City Limits	309,101	84.2	891	1919	4135	8909
Chino Ave.	Chino Hills Pkwy. to Peyton Dr.	11,000	68.8	41	89	192	413
	Peyton Dr. to SR-71	16,400	72.0	68	147	317	683
Eucalyptus Ave.	Peyton Dr. to SR-71	16,100	69.7	48	103	222	478
	Chino Hills Pkwy. to Peyton Dr.	14,100	69.0	43	93	201	432
Soquel Canyon Pkwy.	Pipeline Ave to Elinvar Dr	13,700	73.6	87	188	404	871
	Elinvar Dr to Butterfield Ranch Rd.	19,000	73.8	90	194	417	899
	Butterfield Rance Rd to SR-71	28,200	76.7	141	304	654	1409

Typical construction equipment noise levels are presented in **Table IV.J-10, Typical Construction Equipment Noise Levels**.

Construction crew commute, and the transport of construction equipment and materials to the site for the project would incrementally increase noise levels on access roads leading to sites. Truck traffic associated with project construction, which includes by-right development not subject to CEQA evaluation, should be limited to within the permitted construction hours, as listed in the City's Municipal Code. Although there would be a relatively high single-event noise exposure potential at a maximum of

87 dBA Lmax at 50 feet from passing trucks, causing possible short-term intermittent annoyances, the effect on ambient noise levels would be less than 1 dBA when averaged over one hour or 24 hours. In other words, the changes in noise levels over 1 hour or 24 hours attributable to passing trucks would not be perceptible to the normal human ear. Therefore, short-term construction-related impacts associated with worker commute and equipment transport on local streets leading to project sites would result in less than significant impacts on noise-sensitive receptors along the access routes.

Table IV.J-10
Typical Construction Equipment Noise Levels

Equipment	Typical Noise Level (dBA at 50 feet)	Equipment	Typical Noise Level (dBA at 50 feet)
Air Compressor	80	Paver	85
Backhoe	80	Pile-Driver (Impact)	101
Ballast Equalizer	82	Pile-Driver (Sonic)	95
Compactor	82	Pump	77
Concrete Mixer	85	Rail Saw	90
Concrete Pump	82	Rock Drill	95
Concrete Vibrator	76	Roller	85
Crane, Derrick	88	Saw	76
Crane, Mobile	83	Scarifer	83
Dozer	85	Scraper	85
Generator	82	Shovel	82
Grader	85	Spike Drive	77
Impact Wrench	85	Tie Cutter	84
Jack Hammer	88	Tie Inserter	85
Loader	80	Truck	84
Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, 2018.			

The site preparation phase of on-site construction activities, which includes grading and paving, tends to generate the highest noise levels since the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backhoes, bulldozers, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings. Site-specific construction activities associated with future development is expected to require the use of scrapers, bulldozers, motor graders, and water and pickup trucks.

The loudest expected piece of equipment for the GPU is 85 dBA at 50 feet (concrete mixer, dozer, grader, paver, etc.). Given a usage factor of 50 percent per the Federal Highway Road Noise Construction Model, the maximum L_{eq} level for one piece of equipment is 82 dBA at 50 feet. In the likely scenario that two pieces of equipment are operating simultaneously 50 feet from the same point on a property line, the overall level would be 85 dBA, L_{eq}.

To minimize construction noise at adjacent land uses, the following noise reduction mitigation measures should be taken when construction occurs within 500 feet of sensitive receptors:

NOI-1 Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers.

NOI-2 Restrict haul routes and construction-related traffic.

NOI-3 Place stock piling and/or vehicle-staging areas as far as practical from residential uses.

NOI-4 Reduce nonessential idling of construction equipment.

NOI-5 Consider the installation of temporary sound barriers for construction activities that are adjacent to occupied noise-sensitive structures, depending on length of construction, type of equipment used, and proximity to noise-sensitive uses.

NOI-6 Secure loads to reduce rattling and banging.

Mitigation Measure NOI-5 should be considered when construction activity with multiple pieces of equipment occurs within 50 feet of a sensitive property line. Barriers should block the line-of-site to noise-sensitive structures.

With the noise reduction mitigation measures **NOI-1** through **NOI-6**, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not induce substantial unplanned population growth directly or indirectly as these are development guidelines and will not result in adverse impacts on population and housing. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development and would not have the potential to increase ambient levels within the City. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects and would not have the potential to increase ambient levels within the City. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

The updates to the General Plan Elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not result in additional development beyond that discussed above under *RHNA Housing Opportunity Sites.* Impacts of these updates would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Similar to the General Plan EIR 2015 findings, impacts would be less than significant with respect to transportation noise levels and stationary noise sources. Based on the above, unlike the General Plan EIR 2015 less than significant findings, implementation of the GPU would have less than significant construction impacts with implementation of mitigation measures **NOI-1** through **NOI-6**.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to substantial temporary or permanent increase in noise and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on substantial temporary or permanent increase in noise.

Mitigation Measures:

NOI-1 Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers.

NOI-2 Restrict haul routes and construction-related traffic.

NOI-3 Place stock piling and/or vehicle-staging areas as far as practical from residential uses.

NOI-4 Reduce nonessential idling of construction equipment.

NOI-5 Consider the installation of temporary sound barriers for construction activities that are adjacent to occupied noise-sensitive structures, depending on length of construction, type of equipment used, and proximity to noise-sensitive uses.

NOI-6 Secure loads to reduce rattling and banging.

Impact J-2: Would the project generate excessive groundborne vibration or groundborne noise levels?

General Plan 2015 EIR Impact Conclusions

General Plan Update would have some potential for significant groundborne noise or vibration impacts. The General Plan EIR 2015 determined that with implementation of Mitigation Measure N-1, which establishes a formal City review procedure to ensure that potential vibration-related impacts associated with construction activities are assessed prior to construction and mitigated during construction, impacts would be less than significant with mitigation.

2022 Housing Element Update MND Impact Conclusions

The MND determined that construction of new residential development that may occur as a result of 6th Cycle Housing Element policies would generate temporary vibration impacts. These construction activities would be required to comply with CHMC 8.08.020 and 16.48.030, and based on their temporary nature, would be considered less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Construction Vibration

Construction activities can produce vibration that may be felt by adjacent land uses. The construction of any development that occurs pursuant to the GPU and the implementation of the Housing Element would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage.

The fundamental equation used to calculate vibration propagation through average soil conditions and distance is as follows:

$$PPV_{equipment} = PPV_{ref} (25/D_{rec})^n$$

Where: PPV_{ref} = reference PPV at 25 ft.
D_{rec} = distance from equipment to receiver in ft.
n = 1.5 (the value related to the attenuation rate through ground)

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual in **Table IV.J-11, Guideline Vibration Damage Potential Criteria,** provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

Table IV.J-11
Guideline Vibration Damage Potential Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile Buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5
Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013. *Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.*		

Table IV.J-12, Vibration Source Levels for Construction Equipment, gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

To avoid structural damage, bulldozers should not come within 15 feet of fragile buildings or within 8 feet of older residential structures and historic buildings. Daytime residential annoyance, defined by the FTA as 78 VdB, would occur at 50 feet from a bulldozer.

Construction activity is not anticipated to be vibration-intensive including the use of blasting, pile driving, and vibratory rollers within 200 feet of sensitive receptors. Construction activity is not expected to fall within the limits of structural damage and therefore the impact is less than significant.

Table IV.J-12
Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile drive (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil	66
	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013.
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development and would not have the potential to increase groundborne vibration or groundborne noise levels within the City. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects and would not have the potential to increase groundborne vibration or groundborne noise levels within the City. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

The updates to the General Plan Elements (including the Objective Design Standards and Specific Plan Amendments) would not result in additional development beyond that discussed above under *RHNA Housing Opportunity Sites.* Impacts of these updates would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, unlike the General Plan EIR 2015 less than significant with mitigation findings, implementation of the GPU would not potentially expose people to excessive groundborne vibration during construction activities and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not potentially expose people to excessive groundborne vibration during construction activities and impacts would be less than significant. In addition, the proposed Objective Design standards would not potentially expose people to excessive groundborne vibration during construction activities.

Mitigation Measures:

None required.

Impact J-3: For a project located within the vicinity of a private airstrip or airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 stated activities at the airport will generate a future CNEL that is less than 55 dB at all locations within the City. The General Plan EIR 2015 determined that is well below the City's noise compatibility guide-lines for all land uses; therefore, the impact would not be significant.

2022 Housing Element Update MND Conclusions

The MND determined that the nearest public airport to the project area is the Chino Airport located approximately five miles east of the City. The City is outside airport land use plans or safety hazard areas of the Chino Airport. No private air strips are located within or adjacent to the City of Chino Hills. As such, the 2022 Housing Element Update MND determined that there would be no impacts related to exposure to excessive noise levels associated with airport operations.

GPU Impact

RHNA Housing Opportunity Sites

There are no airports located within the Study Area. The closest airport to the project area is the Chino Airport located approximately two miles east. The City limits are outside of the 2028 55 dBA CNEL contours of the Chino Airport per the Chino Airport Master Plan (Feb 2006). Therefore, development under the GPU would have no impact with regard to airport noise.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at

the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies (including the Objective Design Standards and Specific Plan Amendments) would not affect any operations associated with commercial or private airports/airstrips, as no such facilities existing within the City, nor does any area of the City fall within an airport land use plan. As such, the GPU would not expose people residing or working within the City to excessive noise levels, and would thus have no impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, unlike the General Plan EIR 2015 findings of less than significance, implementation of the GPU would have no impact in regard to exposing people residing or working within the City to excessive noise levels related to airport and airstrip facilities.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would have no impact in regard to exposing people residing or working within the City to excessive noise levels related to airport and airstrip facilities. In addition, the proposed Objective Design standards would not expose people residing or working within the City to excessive noise levels related to airport and airstrip facilities.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2015 EIR Impact Conclusions

The General Plan EIR 2015 determined that due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, and despite the application of mitigation measures, impacts from construction noise and vibration would be significant and unavoidable.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies RHNA Housing Opportunity Sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND

concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold as the project would not contribute under these thresholds.

The geographic context for the analysis of cumulative noise impacts depends on the impact being analyzed. For construction impacts, only the immediate area around a project site (in this case the City of Chino Hills or adjacent area, where applicable) would be included in the cumulative context. For operational/roadway related impacts, the context is existing and future development in the City of Chino Hills. This cumulative impact analysis considers development of a project, in conjunction with ambient growth and other development within the vicinity of the City of Chino Hills. Noise is, by definition, a localized phenomenon, and significantly reduces in magnitude as distance from the source increases. Consequently, only projects and growth due to occur in the City of Chino Hills would be considered cumulatively considerable with regard to noise impacts. Traffic related noise increases are cumulative in nature, since both project-generated and regional traffic levels are analyzed.

Construction Noise

Increases in noise levels at sensitive uses would occur as a result of construction carried out under any development that occurs pursuant to the GPU and the implementation of the Housing Element along with other construction in the vicinity. Construction activities associated with implementation of a project, although temporary, could expose nearby sensitive receptors to noise levels above noise standards established by the City of Chino Hills. Other construction that may occur in the vicinity of a particular site would contribute noise levels similar to those generated for a project, which could result in multiple projects being constructed within Chino Hills and adjacent areas concurrently. Where this development adjoins and overlaps construction activities associated with a project, the combined construction noise levels could have a cumulative effect on nearby sensitive uses. Noise is not strictly additive, and a doubling of noise sources would not cause a doubling of noise levels, but rather result in a 3 dBA increase over a single source. Cumulative construction noise levels could create high noise levels that could affect sensitive receptors.

Accordingly, implementation of the General Plan Update in conjunction with other construction activities in the immediate vicinity of an opportunity site could create cumulative impacts and impacts would be significant and unavoidable.

Operational Noise

Operation under the General Plan Update could include special events or temporary activities, which would cause an increase in ambient noise levels. However, these events currently occur under existing conditions and would not increase in number or frequency with adoption of the General Plan Update. Therefore, there would be no temporary or periodic noise impacts to on- or off-site receptors due to operation of any development that occurs pursuant to the GPU and the implementation of the Housing Element, and the cumulative impact would be less than significant.

Traffic Noise

Noise levels resulting from cumulative traffic associated with the buildout of General Plan 2015 and the General Plan Update would continue to exceed the City's standards along major roadways. As these effects would occur with or without the General Plan Update, as discussed above, the General Plan Update would not contribute to a cumulatively considerable impact and cumulative impacts would be less than significant.

Groundborne Vibration

The construction of future development projects considered by the GPU would produce temporary vibration impacts. However, the construction-related vibration impact would be significant and unavoidable. Cumulative development in the City of Chino Hills is not considered likely to result in the exposure of on-site or off-site receptors to excessive groundborne vibration, due to the localized nature of vibration impacts and the fact that all construction would not occur at the same time and at the same location. Only receptors located in close proximity to each construction site would be potentially affected by each activity. There is a potential for sensitive uses in the City to be exposed to groundborne vibration from different development sites. However, for the combined vibration impact from multiple projects to reach cumulatively significant levels, intense construction from both projects would have to occur simultaneously within 50 feet of a particular receptor. As individual development projects under the GPU may be constructed concurrently with each other or other related projects, it is possible that intense construction from two or more projects would simultaneously occur at distances of 50 feet or less from existing nearby receptors. Therefore, for future development projects, one project could potentially combine with the construction vibration of the proposed project to result in a potentially significant cumulative impact. Therefore, the cumulative impact of the GPU would be significant and unavoidable.

Groundborne vibration could conceivably be generated by operation of individual projects in the City. Since uses contemplated in the GPU, which are residential, would not include uses that would generate substantial sources of groundborne vibration, no vibration impacts would occur during operation of any development that occurs pursuant to the GPU and the implementation of the Housing Element. Consequently, there would be no cumulative operational groundborne vibration impacts to any on-site or off-site receptors. This impact would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to air quality.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to

the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to noise. Accordingly, updates to the General Plan elements (including the Objective Design Standards and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Similar to the findings of the General Plan EIR 2015, cumulative impacts from transportation noise levels and stationary noise sources would be less than significant. Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU goals and policies and application of all local, state, and federal regulations pertaining to noise, cumulative impacts from construction noise and vibration would be significant and unavoidable.

Comparison of Significance to the 2022 Housing Element Update MND

Similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, cumulative impacts from transportation noise levels and stationary noise sources would be less than significant. Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements and application of all local, state, and federal regulations pertaining to noise, cumulative impacts from construction noise and vibration would be less than significant. In addition, the proposed Objective Design standards would not result in cumulative impacts pertaining to noise disturbance.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND, impacts from transportation noise levels and stationary noise sources would be less than significant. Unlike the General Plan EIR 2015 and the 2022 Housing Element Update MND less than significant findings, implementation of the GPU would have less than significant construction impacts with implementation of **MMs NOI-1** through **NOI-6.** Unlike the General Plan EIR 2015 less than significant with mitigation findings, but similar to the and the 2022 Housing Element Update MND less than significant findings, implementation of the GPU would not potentially expose people to excessive groundborne vibration during construction activities and impacts would be less than significant. Furthermore, unlike the General Plan EIR 2015 less than significant impact findings, but similar to the and the 2022 Housing Element Update MND no impact findings implementation of the GPU would result in no impacts in regards to exposing people residing or working within the City to excessive noise levels related to airport and airstrip facilities.

IV. ENVIRONMENTAL IMPACT ANALYSIS
K. POPULATION AND HOUSING

1. INTRODUCTION

This section of the SPEIR analyzes the potential environmental effects related to population and housing from implementation of the project. Information in this section is based in part on data and projections from the United States Census,[1] the Department of Finance (DOF),[2] and the Southern California Association of Governments (SCAG).[3]

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would directly result in housing, population, and employment growth in the City. There would be a shift between commercial and residential densities, however, the City's jobs-to- housing ratio is expected to remain stable under the General Plan Update. Consequently, the land use changes that would occur under the General Plan 2015 respond to requirements of state Housing Element law and would not induce substantial population growth. As such, the General Plan EIR 2015 found that growth that would occur under implementation of the General Plan 2015 would have less than significant impacts.

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would convert the land use designation on three properties from a residential to a non-residential category. Each of these three properties were already developed with an institutional use, and the land use changes were proposed to recognize the institutional nature of these sites and to transfer the units to other currently non-residential sites. However, existing uses within the City would be allowed to remain. Accordingly, implementation of the General Plan 2015 did not require demolition of existing residential units or the displacement of substantial numbers of existing people. As such, the General Plan EIR 2015 determined that impacts related to displacement would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined that future development of the RHNA Housing Opportunity Sites would occur consistent with State housing growth mandates and population growth induced by the Project would comply with State mandates. As such, the 2022 Housing Element Update MND determined that impacts related to growth would be less than significant.

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1 *U.S. Census 2000 and 2020; and U.S. Census, American Community Survey, Table IDs: S1101, DP02-DP05, and DP1, Profile of General Demographic Characteristics: 2020 for Chino Hills.*

2 *Department of Finance, Table E-5: Population and Housing Estimates for Cities, Counties, and the State, 2020-2024.*

3 *Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Demographics and Growth Forecast, 2020; and Southern California Association of Governments, Local Profile Dataset 2021, Profile of the City of Chino Hills, May 2019.*

The land inventory that is a focus of the 6th Cycle Housing Element identified RHNA Housing Opportunity Sites that are on vacant or underutilized properties. As such, the 2022 Housing Element Update MND determined that impacts related to displacement of people would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The City's demographics are examined in the context of existing and projected population for the San Bernardino County region and the City of Chino Hills. Information on population, housing, and employment for the planning area is available from several sources:

California Department of Finance. The Department of Finance (DOF) prepares and administers California's annual budget. Other duties include estimating population demographics and enrollment projections. DOF's "Table E-5: City/County Population and Housing Estimates," reports on population and housing estimates for the state, counties, and cities. Tables E-4 (Population Estimates) and E-8 (Historical Population) also provide historical population and housing estimates for cities, counties, and the State.

Southern California Association of Governments/Center for Demographic Research. Policies and programs adopted by SCAG to achieve regional objectives are expressed in its 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS). The 2020-2045 RTP/SCS forecasts represent the likely growth scenario for the Southern California region in the future, accounting for recent and past trends, reasonable key technical assumptions, and local or regional growth policies. Growth projections are prepared for populations, households, and employment for county, regional, local jurisdictional areas, and transportation analysis zones (TAZs), which is a geographic unit for inventorying demographic data.

US Census. The official United States Census is described in Article I, Section 2 of the Constitution of the United States. It calls for an actual enumeration of the people every 10 years, to be used for apportionment among the states of seats in the House of Representatives. The United States Census Bureau publishes population and household data gathered in the decennial census. This information provides a record of historical growth rates in San Bernardino County and the City of Chino Hills.

American Community Survey. The American Community Survey is facilitated by the U.S. Census Bureau and provides estimates of population, housing, household, economic, and transportation trends between decennial censuses.

1) *Population*

The most recent United States Census was published in 2020. Four years have passed since the census data was collected. To allow for meaningful analysis, updated estimates from DOF and SCAG were used as a supplement. DOF provides annually updated estimates regarding population, housing, and employment. The most current population estimates are from January 1, 2024, collected by DOF. In 2020, as part of its mandated planning functions, SCAG developed and published population, household, and employment growth projections for each jurisdiction in the region. The most current available SCAG projections were incorporated into the agency's 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS contains projections for each 5-year increment between 2020 and 2045. The numbers projected by SCAG may vary when compared to 2024 DOF estimates of population, households, and employment for the City of Chino Hills. The 2020-2045 RTP/SCS was used for purposes of future projection, while DOF estimates are used to provide a 2024 baseline for analysis.

a) United States Census 2020

The U.S. Census is taken and published every ten years and includes population and housing data for the entire United States. Census data is the baseline from which most demographic projections are calculated. The City of Chino Hills was incorporated in 1979 and census data is not available for years prior to 1990. Therefore, a review of census data collected since 1990 shows that, over the past thirty-four years, Chino Hills has experienced a steady increase in the level of growth. In the 2020 U.S. Census, the population of Chino Hills was approximately 78,411 persons, a 508 percent increase from the 1980 population[4] of 12,889 persons.

b) California Department of Finance (DOF)

The City of Chino Hills is located in San Bernardino County between the eastern border of Los Angeles County and the western border of Riverside County. The neighboring cities of Diamond Bar and Pomona are located in Los Angeles County, while Chino is located in San Bernardino County, and Brea is located in Orange County. The neighboring cities of Chino, Diamond Bar, Pomona, and Brea are used for a comparative analysis alongside the General Plan EIR 2015, providing a clearer basis for comparison.

Table IV.K-1, Changes in Total Population, 2000–2024, provides the City's population as shown in the decennial censuses over the last twenty-four years and compares its population changes with those of neighboring cities located in Los Angeles County, Orange County and Riverside County.

Table IV.K-1
Changes in Total Population, 2000–2024

Jurisdiction	2000 (Census)	2020 (Census)	% Change 2000-2020	2024 (DOF)	% Change 2020-2024
San Bernardino County					
Chino Hills	*66,787*	*78,411*	*17.4%*	*76,414*	*-2.5%*
Chino	67,168	91,403	36.1%	92,585	-1.3%
San Bernardino County Total	***1,709,434***	***2,181,654***	***27.6%***	***2,181,433***	***-0.01%***
Los Angeles County					
Diamond Bar	56,287	55,072	-2.2%	53,335	-3.2%
Pomona	149,473	151,713	1.5%	152,166	-0.3%
Los Angeles County Total	***9,519,338***	***10,014,009***	***5.2%***	***9,824,091***	***-1.9%***
Orange County					
Brea	35,410	47,325	33.6%	47,725	-0.8%
Orange County Total	***2,846,289***	***3,186,989***	***12.0%***	***3,150,835***	***-1.1%***
Source: U.S. Census 2000 and 2020; Dept of Finance 2024 Population and Housing Estimates.					

DOF provides annually updated population and housing estimates for cities and counties within California.[5] In January 2024, the DOF estimated that the population of Chino Hills was 76,414 persons, a

[4] *City of Chino Hills 1994 General Plan.*

[5] *The Housing Unit Method (HUM) is used to estimate total and occupied housing units, household size, household population, and group quarters population. American Community Survey (ACS) data were used to distribute 2010 census housing units into the standard housing types. Housing units are estimated by adding new construction*

2.5 percent decrease from the 2020 Census baseline population of 78,411 persons. As shown in Table IV.K-1, Changes in Total Population, 2000–2024, during this same time period San Bernardino County's population decreased 0.01 percent, Los Angeles County's population decreased 1.9 percent, and Orange County's population decreased 1.1 percent from the 2020 Census baseline. In 2024, the population of Chino Hills constituted less than 3.5 percent of the total population of San Bernardino County.

c) Southern California Association of Governments (SCAG)

SCAG is the federally designated metropolitan planning organization for the Southern California region, which covers six counties, including Los Angeles, Imperial, Orange, Riverside, San Bernardino, and Ventura. Chino Hills is located within San Bernardino County, in the San Bernardino County Transportation Authority (SBCTA)/San Bernardino Council of Governments (SBCOG) Subregion. In 2020 SCAG developed and published population, household and employment projections for each jurisdiction within the region in 5-year increments, beginning in 2020 and extending to 2045, using the 2020 US Census data as the baseline. This information is presented in the 2020-2045 RTP/SCS. To determine the regional growth totals, SCAG analyzes historical population, housing and economic trends, and incorporates the future demographic rates and employment shift-share assumptions.[6] SCAG's growth forecast projects a 16.4 percent growth in the population of Chino Hills by 2045, an increase of 13,100 people between 2016 and 2045. As a matter of comparison, the 2024 DOF population estimate, 76,414 people, is lower than the population SCAG projected for the year 2020, 81,960 people. This number is based on the interpolation of the SCAG 2020 Growth Forecast population estimates for the City in 2016 to 2045 (refer to **Table IV.K-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045**).

2) *Household Type*

According to the 2020 US Census, the City of Chino Hills was home to 25,874 households. Of this number 21,525 households or 83 percent of all households were comprised of families. Households considered "non-family" accounted for 4,349 households or 17 percent of all households. Non-family households are unrelated people residing in the same dwelling unit or a single person household.[7] Family relationships are determined by the relationship to the householder. Refer to **Table IV.K-2, Household Type, 2000 and 2020**, for a detailed breakdown of housing types.

and annexations and subtracting demolitions, and adjusting for units lost or gained by conversions. Annual housing unit change data are supplied by local jurisdictions and the U.S. Census Bureau. Occupied housing units are estimated by applying a derived civilian vacancy rate to the estimated civilian housing units. Vacancy rates are based on 2010 Census benchmark data, adjusted to incorporate the directional changes described by the latest available ACS data.

[6] *Southern California Association of Governments website: https://scag.ca.gov/regional-forecasting, accessed August 2024.*

[7] *U.S. Census, American Community Survey, Table IDs: S1101, DP02-DP05, 2020: ACS 5-Year Estimates Data Profiles for Chino Hills and DP1, Profile of General Demographic Characteristics: 2020 for Chino Hills.*

Table IV.K-2
Household Type, 2000 and 2020

Household Type	2000		2020		Percent Change
	Households	Percent	Units	Percent	
Families	17,016	85%	21,525	83%	26%
With children	10,779	54%	8,651	33%	-20%
With no children	6,237	31%	12,874	50%	106%
Singles	2,972	15%	4,349	17%	46%
Total Households	***19,988***	***100%***	***25,874***	***100%***	***29%***
Average Household Size	3.33		3.20		-4%
Average Family Size	3.61		3.52		-2%

Source: U.S. Census 2000 and 2020.

The City had an average household size of 3.20 people per household (pph) in 2020, and an average family size of 3.52. This figure represents a slight decrease from 2000 levels, but it is lower than the average households for San Bernardino County, which is estimated at 3.30 pph, but slightly higher than Los Angeles County, which is estimated at 2.96 pph and Orange County, which is estimated at 3.01 pph. According to the DOF 2024 estimates, the average household size in Chino Hills is 3.01 pph which is consistent with the DOF estimates of San Bernardino County (3.12 pph), Los Angeles County (2.73 pph), and in Orange County (2.81 pph).[8]

3) *Housing Growth*

According to DOF, the City's 2024 housing inventory is estimated to be comprised of 20,170 single-family housing units, 5,370 multi-family housing units, and 602 mobile homes for a total of 26,142 housing units. The existing General Plan allowed for the development of up to 28,461 housing units. As such, Chino Hills has not reached maximum permitted residential build-out under the General Plan 2015 and could permit the development of up to 2,319 additional housing units under the General Plan 2015. It should be noted that the SCAG Growth Forecasts are based on maximum build out permitted under each City and County General Plans.

a) United States Census 2020

In 2020, the City of Chino Hills had a housing stock of 27,187 units, a 33.3 percent increase from the 2000 housing stock of 20,389 units. In contrast during this same period of time, the housing stock in San Bernardino County grew by 20 percent, Los Angeles County grew by 8.3 percent, and Orange County grew by 16.5 percent. While housing growth in the neighboring City of Chino (51.2 percent) was higher than that in San Bernardino County, both Diamond Bar and Pomona, located in Los Angeles County, experienced growth of levels of under 10 percent consistent with Los Angeles County. And Brea experienced a higher housing growth (34.7 percent) than Orange County, where it is located.

[8] *State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2024.*

b) Department of Finance

As shown in **Table IV.K-3, Housing Stock Growth**, Chino Hills' housing stock has increased at a rate of 0.28 percent from 2020 to 2024. The DOF estimates that as of January 1, 2024, there are 26,142 housing units in the City, a slight increase of 74 housing units from the 2020 housing inventory of 26,068. San Bernardino County in this same time experienced a slight increase in levels of new housing construction and an increase in residential growth (3.00 percent), as did Los Angeles County (2.91 percent), and Orange County (2.45 percent).

Table IV.K-3
Housing Stock Growth

Jurisdiction	2000 (Census)	2020 (Census)	% Change 2000-2020	2020 (DOF)	2024 (DOF)	% Change 2020-2024 (DOF)
San Bernardino County						
Chino Hills	*20,389*	*27,187*	*33.3%*	*26,068*	*26,142*	*0.28%*
Chino	18,007	27,224	51.2%	27,224	28,888	6.11%
San Bernardino County Total	***601,369***	***721,376***	***20.0%***	***731,899***	***753,826***	***3.00%***
Los Angeles County						
Diamond Bar	17,958	18,819	4.8%	18,819	18,873	0.29%
Pomona	39,620	43,352	9.4%	43,352	44,503	2.66%
Los Angeles County Total	***3,270,906***	***3,542,800***	***8.3%***	***3,591,981***	***3,696,408***	***2.91%***
Orange County						
Brea	13,274	17,881	34.7%	17,881	18,711	4.64%
Orange County Total	***969,484***	***1,129,785***	***16.5%***	***1,129,785***	***1,157,425***	***2.45%***
Source: U.S. Census 2000 and 2020; Dept of Finance 2020 and 2024 Population and Housing Estimates.						

c) Southern California Association of Governments Projections

SCAG's Demographics and Growth Forecast projects that the City's 2016 housing inventory of 23,800 housing units will grow to 28,000 housing units in 2045. This represents a 17.6 percent increase in the City's housing stock, or an increase of 4,200 housing units over the 29-year period. The City's 2024 existing housing unit inventory of 26,142 housing units, provided by DOF, does not exceed SCAG projections of up to 28,000 housing units by 2045.

4) *Regional Housing Need*

State law requires all regional councils of governments, including SCAG, to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction within the SCAG region. This is known as the "Regional Housing Needs Assessment" (RHNA) process. As defined by the RHNA, Chino Hills new construction need for the period of 2021-2029 has been established at 3,729 new housing units, distributed among the five income categories; extremely low, very low, low, moderate, and above moderate. As stated in the City's Housing Element, the City will continue to provide sites for a mix of single family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability to accommodate its RHNA and contribute its share towards addressing the growing demand for housing in Southern California.

Since its incorporation in 1991, Chino Hills has maintained an excellent record planning housing within quality neighborhoods. This successful record includes development of housing of varied sizes, types, and price ranges, and meeting or exceeding each of the previous RHNA allocations. For the 6th Cycle Housing

Element, the City builds upon these successes and identifies additional opportunities and creative solutions to support housing development in the community by including a plan for zoning additional sites to meet Chino Hills' RHNA assignment by affordability level.

5) *Jobs-Household Ratio*

The jobs-household ratio in a jurisdiction is an overall indicator of job availability within an area, providing residents with an opportunity to work locally. Total employment in the City in 2020 was estimated to be 16,659; this number is based on the interpolation of the SCAG 2020 Growth Forecast employment estimates for the City in 2016 to 2045 (refer to **Table IV.K-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045**). Based on the 2020 employment estimate of 16,659 jobs and the estimated housing inventory of 24,524 housing units, the City's jobs to household ratio is 0.68 jobs per household.

Table IV.K-4
SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045

Jurisdiction	2016	2045	Change 2016 to 2045	Avg. Annual Growth
City of Chino Hills				
Population	79,700	92,800	13,100	16.4%
Households	23,800	28,000	4,200	17.6%
Employment	16,400	17,900	1,500	9.1%
Jobs/Household Ratio	0.69	0.64	-	-
San Bernardino County				
Population	2,141,000	2,815,000	674,000	31.5%
Households	630,000	875,000	245,000	38.9%
Employment	791,000	1,064,000	273,000	34.5%
Jobs/Household Ratio	1.26	1.22	-	-
SCAG Region				
Population	18,832,000	22,504,000	3,672,000	19.5%
Households	6,012,000	7,633,000	1,621,000	27.0%
Employment	8,389,000	10,049,000	1,660,000	19.8%
Jobs/Household Ratio	1.40	1.32	-	-

Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Demographics and Growth Forecast, 2020.

6) *Projections*

SCAG undertakes comprehensive regional planning with an emphasis on transportation, forecasting the likely growth scenario for the Southern California region in the future, and accounting for recent and past trends, reasonable key technical assumptions, and local or regional growth policies. The 2020 RTP/SCS provides projections of population, households, and total employment for both the City of Chino Hills and San Bernardino County from 2016 through 2045. Population forecasts for the City of Chino Hills, San Bernardino County, and the SCAG region as a whole are listed in **Table IV.K-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045**.

As shown in **Table IV.K-4**, based on its share of California's and the region's employment growth, migration and immigration trends, and birth rates, SCAG projects that population, housing, and employment in San Bernardino County will outpace Chino Hills. The population of the City is forecast to

increase to 92,800 by 2045; an increase of 16.4 percent over SCAG's 2016 baseline of 79,700. By comparison, the population of San Bernardino County is forecast to increase by 31.5 percent during the same period. The 2020-2045 RTP/SCS forecasts that households in the City are projected to increase to 28,000 by 2045; an increase of 17.6 percent over SCAG's 2016 baseline of 23,800. By comparison, households in San Bernardino County are forecast to increase by 38.9 percent during the same period. Employment in the City is forecast to increase to 17,900 by 2045; an increase of 9.1 percent over SCAG's 2016 baseline of 16,400. By comparison, employment within San Bernardino County is forecast to increase by 34.5 percent during the same period. Chino Hills is expected to experience growth at a slower rate than the SCAG region, which is forecast to experience a 19.5 percent increase in population, a 27 percent increase in households, and a 19.8 percent increase in employment during the same period. San Bernardino County is expected to experience growth at a faster rate than the SCAG region.

7) *Housing Element RHNA Project Sites*

The Housing Element identified 19 RHNA sites to meet the City's "lower income," "moderate income," and "above moderate income" RHNA allocation. Of those sites, 11 require a General Plan Land Use Map change accomplished through the General Plan Update process. These 11 sites also require a rezoning or specific plan amendment to ensure consistency with the changed General Plan Land Use Map designations. Therefore, the project is needed to update land use and zoning consistency with the City's adopted 2021-2029 Housing Element.

Site 1: The Shoppes II

Site 1 is undeveloped.

Site 2: Community Park Overflow

Site 2 is undeveloped.

Site 3: Los Serranos Golf Course

Site 3 is developed with a golf course.

Site 4: Western Hills Golf Course

Site 4 is developed with a golf course.

Site 5: Wang (High Density)

Site 5 undeveloped.

Site 6: The Shoppes

Site 6 is developed with commercial uses.

Site 7: The Commons

Site 7 is developed with commercial uses.

Site 8: Canyon Estates (Medium Density)

Site 8 is undeveloped.

Site 9: Canyon Estates (Medium Density)

Site 9 is undeveloped.

Site 10: Canyon Estates (Low Density)

Site 10 is undeveloped.

Site 11: Los Serranos (Low Density)

Site 11 is developed with a golf course.

B. Regulatory Setting

1) *Federal*

There are no federal regulations that apply to population, housing, and employment.

2) *State*

a) Housing Element Law: California Government Code Section 65583 and 65584(a)(1) (AB-2158)

Section 65583 of the California Government Code requires cities and counties to prepare a housing element, as one of seven state-mandated elements of the General Plan, with specific direction on its content. Pursuant to Section 65584(a)(1), the California Department of Housing and Community Development (HCD) is responsible for determining the regional housing needs assessment (segmented by income levels) for each region's planning body known as a "council of governments" (COG), the Southern California Association of Governments (SCAG) being the COG serving the Southern California area. HCD prepares an initial housing needs assessment and then coordinates with each COG in order to arrive at the final regional housing needs assessment. To date, there have been five previous housing element update "cycles." California is now in its sixth "housing-element update cycle." The SCAG Regional Housing Needs Assessment (RHNA) and the City's General Plan Housing Element are discussed further below.

b) The Sustainable Communities and Climate Protection Act of 2008 (SB 375, Steinberg)

Senate Bill (SB) 375 focuses on aligning transportation, housing, and other land uses to achieve regional greenhouse gas (GHG) emission reduction targets established under the California Global Warming Solutions Act, also known as Assembly Bill (AB) 32. SB 375 requires Metropolitan Planning Organizations (MPO) to develop a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP), with the purpose of identifying policies and strategies to reduce per capita passenger vehicle-generated GHG emissions. As set forth in SB 375, the SCS must: (1) identify the general location of land uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need; (4) identify a transportation network to service the regional transportation needs; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; (6) consider the state housing goals; (7) establish the land use development pattern for the region that, when integrated with the transportation network and other transportation measures and policies, will reduce GHG emissions from automobiles and light-duty

trucks to achieve GHG emission reduction targets set by the California Air Resources Board (CARB), if there is a feasible way to do so; and (8) comply with air quality requirements established under the Clean Air Act.

Existing law requires local governments to adopt a housing element as part of their general plan and update the housing element as frequently as needed and no less than every eight years. Under SB 375, the housing element period begins no less than 18 months after adoption of the RTP, to encourage closer coordination between housing and transportation planning. SB 375 requires this schedule of actions to occur during the eight-year housing element planning period, and requires that each action have a timetable for implementation. SB 375 also requires that the schedules for the regional transportation plan (RTP) and RHNA processes be synchronized and requires the RHNA to allocate housing units within the region in a manner consistent with the development pattern adopted by the SCS.

As discussed further below, on September 3, 2020, SCAG adopted its Connect SoCal: 2020-2045 RTP/SCS, which is an update to the previous 2016-2040 RTP/SCS.[9] Using growth forecasts and economic trends, the RTP/SCS provides a vision for transportation throughout the region for the next 25 years that achieves the statewide reduction targets; and in so doing identifies the amount and location of growth expected to occur within the region.

c) Senate Bill 166

SB 166 (2017) requires a city or county to ensure that its Housing Element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits a city or county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was utilized by HCD for certification of the Housing Element, unless the City or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element. In such cases, any remaining sites identified in the Housing Element must be adequate to accommodate the jurisdiction's share of the regional housing need. A city or county may reduce the residential density for a parcel only if it identifies sufficient sites remaining within the Housing Element, or identifies replacement sites, so that there is no net loss of residential unit capacity.

d) California Relocation Assistance Act

The California Relocation Assistance Act (Government Code §7260 et seq.) establishes uniform policies to provide for the fair and equitable treatment of people displaced from their homes or businesses as a direct result of state and/or local government projects or programs. The California Relocation Assistance Act requires that comparable replacement housing be made available to displaced persons within a reasonable period of time prior to the displacement. Displaced persons or businesses are assured payment for their acquired property at fair market value. Relocation assistance in the form of advisory assistance and financial benefits would be provided at the local level. This includes aid in finding a new home location, payments to help cover moving costs, and additional payments for certain other costs.

[9] *Southern California Association of Governments, 2020-2045 RTP/SCS, available at: https://scag.ca.gov/connect-socal, accessed September 2024.*

e) Fair Employment and Housing Act (FEHA)

The FEHA of 1959 (Government Code Section 12900 et seq.) prohibits housing discrimination on the basis of race, color, religion, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

f) Unruh Civil Rights Act

The Unruh Civil Rights Act of 1959 (Civ. Code Section 51) prohibits discrimination in "all business establishments of every kind whatsoever." The provision has been interpreted to include businesses and persons engaged in the sale or rental of housing accommodations.

3) *Regional*

a) Southern California Association of Governments

The City of Chino Hills is located within the jurisdiction of SCAG, a Joint Powers Agency established under California Government Code Section 6502 et seq. Pursuant to federal and state law, as discussed above, SCAG serves as a Council of Governments, a Regional Transportation Planning Agency, and the MPO for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties. SCAG's mandated responsibilities include developing plans and policies with respect to the region's population growth, transportation programs, air quality, housing, and economic development. Specifically, SCAG is responsible for preparing the RTP/SCS and RHNA, in coordination with other State and local agencies. These documents include population, employment, and housing projections for the region and its 15 subregions. The City of Chino Hills is located within the SBCTA/ SBCOG Subregion.

SCAG is tasked with providing demographic projections for use by local agencies and public service and utility agencies in determining future service demands. Projections in the SCAG RTP/SCS serve as the basis for demographic estimates in this analysis of project consistency with growth projections. The findings regarding growth in the region are consistent with the methodologies prescribed by SCAG and reflect SCAG goals and procedures.

The SCAG data is periodically updated to reflect changes in development activity and actions of local jurisdictions (e.g. zoning changes). Through these updates, public agencies have advance information regarding changes in growth that must be addressed in planning for their provision of services. Changes in the growth rates are reflected in the new projections for service and utilities planning through the long-term time horizon.

Regional Transportation Plan/Sustainable Communities Strategy

Pursuant to Government Code Section 65080(b)(2)(B), SCAG must prepare a RTP/SCS which (1) identifies the general location of uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Government Code Section 65584; (4) identify a transportation network to service the transportation needs of the region; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; and (6) consider the state housing goals specified in Sections 65580 and 65581, (7) set forth a forecasted development pattern for the region, which, when integrated with the

transportation network, and other transportation measures and policies, will reduce the GHG emissions from automobiles and light trucks to achieve the GHG reduction targets approved by the state board, and (8) allow the RTP to comply with air quality conformity requirements under the federal Clean Air Act.

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS. On October 30, 2020, CARB accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS contains baseline socioeconomic projections that serve as the basis for SCAG's transportation planning. It includes projections of population, households, and employment forecasted for the years 2020, 2030, 2035, and 2045 at the regional, county, and local jurisdictional levels, and Traffic Analysis Zones (TAZ) that provide small area data for transportation modeling.[10] However, TAZ-level projections are utilized by SCAG for regional modeling purposes and are not adopted as part of Connect SoCal nor included as part of the Forecasted Regional Development Pattern.[11]

Regional Housing Needs Assessment

SCAG prepares the RHNA mandated by state law so that local jurisdictions can use this information during their periodic update of the General Plan Housing Element. The RHNA identifies the housing needs for very low income, low income, moderate income, and above moderate-income groups, and allocates these targets among the local jurisdictions that comprise SCAG. The RHNA addresses existing and future housing needs. The existing need for housing is determined using data from the most recent U.S. Census. The future need for housing is determined using data on forecasted household growth, historical growth patterns, job creation, household formation rates, and other factors. The need for new housing is distributed among income groups so that each community moves closer to the regional average income distribution. Local jurisdictions are required by state law to update their General Plan Housing Elements based on the most recently adopted RHNA allocation. The 2021-2029 Housing Element has been prepared as part of the General Plan Update (GPU), and demonstrates the City's capacity to accommodate the allocated housing units.

As stated in the City's Housing Element, the City will continue to provide sites for a mix of single-family, multi-family, and mixed-use housing, supported by a variety of programs to enhance affordability to accommodate its RHNA and contribute towards addressing its share of the growing demand for housing in Southern California. A variety of resources are required to ensure an adequate supply of housing and ample sites to satisfy the City's RHNA allocation. These resources include use of default density and residential site inventory. In particular, density requirements under State law allow jurisdictions to zone for sites that are suitable and qualify as affordable sites for lower income. Therefore, to ensure consistency, the project also includes a Zoning Map amendment and amendments to Specific Plans SP04-01 and SP06-01 to incorporate the changes promulgated by the Housing Element and proposed General Plan Land Use Map. Chino Hills has used this default density strategy in its previous Housing Elements to successfully meet its RHNA requirements for lower income housing. Refer to **Table III-1, Proposed General**

[10] *Southern California Association of Governments, 2020-2045 RTP/SCS, Demographics & Growth Forecast Appendix, available at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf, accessed September 2024.*

[11] *Southern California Association of Governments, 2020-2045 RTP/SCS, Demographics & Growth Forecast Appendix, page 27, available at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf, accessed September 2024.*

Plan Amendment and Rezone Sites, in **Section III, Project Description**, of this SPEIR, which lists the 11 RHNA project sites, and associated acreage, existing and proposed land use and zoning for the sites, proposed site density, and allocated Housing Element unit counts.

The 6th Cycle Housing Element contains an analysis of land that is available for the development of housing within the planning period including land that is currently entitled for housing which has not yet been built, vacant land, and redevelopment sites. Because the City does not have sufficient zoned sites to accommodate its full 207-unit "Above Moderate" income allocation, its 435-unit "Moderate" income allocation, and its full 2,207 "Lower" income allocation, there is a shortfall requiring a program to rezone additional sites. The City has identified, as part of an inventory, sites within its boundaries that could have the potential for new residential development within the eight-year timeframe of this planning period. Types of sites considered in the inventory include: vacant sites zoned for residential use; vacant sites zoned for nonresidential use that allow residential development; residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites); sites owned or leased by a city; and sites zoned for nonresidential use that can be redeveloped for residential use with a program that is included to rezone the site to permanent residential use. Projects that are pending and have yet to receive entitlement or building permits, are considered, and where appropriate, credited toward meeting the RHNA allocation.

4) *Local*

a) Chino Hills General Plan

Goals and policies pertaining to population and housing contained within the currently adopted General Plan are listed below These goals and policies r would remain as part of the GPU. The GPU proposes no additional goals and policies related to population and housing, nor changes to those existing.

Goal H-1: Provide a range of housing types to meet the needs of existing and future residents

Policy H-1.1: Maintain sufficient land designated and appropriately zoned for housing to accommodate Chino Hills' Regional Housing Needs Assessment (RHNA).

Action H-1.1.1: Amend the General Plan and Zoning Map as required to implement the Housing Plan of this Housing Element, within the required 36 months of Housing Element adoption, and involve the public in this process through outreach programs such as workshops and surveys.

Action H-1.1.2: Consult with developers early in the planning process to ensure that proposed development densities are consistent with the RHNA requirements.

Action H-1.1.3: Coordinate with property owners and developers to encourage mixed-use development opportunities on underutilized commercial sites, while ensuring that the addition of housing does not conflict with the function or viability of the other on-site uses.

Action H-1.1.4: Continue to work with residential developers and property owners to provide opportunities for housing at varied density, tenures, and unit types throughout the community.

Action H-1.1.5: Continue to review the City Land Use Plan and available vacant and underutilized land to achieve a mix of single-family and multi-family development to satisfy diverse household needs.

Action H-1.1.6: Continue to apply objective residential design standards to provide high quality housing that is compatible with existing residential neighborhoods.

Policy H-1.2: Provide appropriate zoning and monitoring tools to facilitate development of affordable housing.

Action H-1.2.1: Amend the Zoning Code to establish a minimum development density for the multifamily residential zones, and to allow for owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

Action H-1.2.2: Amend the current Zoning Code to comply with current Government Code requirements, including State Density Bonus Law (Government Code Section 65915), Permanent Supportive Housing (Article 11 of the California Government Code), and Low Barrier Navigation Centers (Article 12 of the California Government Code).

Action H-1.2.3: Provide procedures for streamlined residential development processing consistent with State law, including SB 35, and make the streamlined procedures readily available to developers and the public including posting on the City website.

Action H-1.2.4: Establish a monitoring system to tabulate residential development, by number of units, density and affordability, and review annually against the RHNA objections of this Housing Element to ensure compliance with state's no net loss requirements.

Action H-1.2.5: Accommodate residential development that will increase affordable housing opportunities on sites owned by a religious institution consistent with state law.

Action H-1.2.6: Facilitate the development of affordable housing by offering developers incentives such as density bonuses and flexibility in zoning and development standards, as established by state law.

Action H-1.2.7: Amend the Zoning Code to define group homes for employees consistent with the Employee Housing Act.

Action H-1.2.8: Ensure compliance with AB1483, posting all codified standards and fees on the City website, including zoning, development standards, fees and applications including those related to residential development are posted on the City Community Development Department's website.

Policy H-1.3: Facilitate housing options for extremely low and very low income households.

Action H-1.3.1: Seek grant and partnership opportunities with HUD, the State and County and other housing providers to support opportunities for group homes, including congregate, semi-congregate and SRO housing options that can provide affordable housing options to households at extremely low income levels and in poverty.

Action H-1.3.2: Expand the Housing Coordinator functions within the Community Development Department to include seeking grant opportunities to focus on the extremely and very low income household need, including the implementation and administration of those programs. The City will also continue to seek creative ways to utilize the City Housing In-Lieu Fee fund to facilitate, encourage and expand affordable housing for the City's lowest income households.

Policy H-1.4: Encourage the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) through incentivizing and streamlining development.

Action H-1.4.1: Develop an ADU page on the City website to provide ADU planning and building information in a user-friendly format.

Action H-1.4.2: Designate a staff member to serve as the ADU coordinator, acting as the primary point of contact for ADU inquiries and prioritizing the efficient and timely review of ADU projects.

Action H-1.4.3: Establish methods to incentivize and promote the construction of Accessory Dwelling Units, especially those that may be leased at affordable rates.

Action H-1.4.4: Implement permit-ready standard plans to facilitate new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.

Action H-1.4.5: Develop and maintain an ADU Monitoring Program to track ADU and JADU creation and affordability levels throughout the planning period, with a biennial preparation of an analysis comparing ADU permitting by number and affordability to the projections in this Housing Element. If this biennial analysis determines that the City's ADU permitting is significantly underperforming the projection in this Housing Element, the City will, within 6 months, update its projection and/or amend applicable zoning standards to facilitate increased ADU development.

Action H-1.4.6: Continue to review and update City ADU policies to ensure consistency with state law, as required.

Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods

Policy H-2.1: Continue to pursue existing County and State financing programs to augment rehabilitation efforts in the City's target neighborhood of Los Serranos.

Action H-2.1.1: Continue the installation of infrastructure improvements in the Los Serranos neighborhood, utilizing CDBG funds and other grant funding sources.

Policy H-2.2: Continue to offer a home improvement assistance to low income households.

Action H-2.2.1: Continue to use available grant funds, including CDBG, to administer a minor home repair program for qualified lower income residents.

Policy H-2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Chino Hills.

Policy H-2.4: Pursue options for maintaining affordability of existing designated lower, median and other affordable housing stock.

Action H-2.4.1: Require that any conversion of rental housing to condominiums complies with the City's Condominium Conversion Ordinance.

Action H-2.4.2: Continue to conserve mobile home parks that are in an economic and physical viable condition.

Action H-2.4.3: Continue to monitor existing affordable units within the City and seek opportunities to expand their affordability terms through use of grants and or partnership with affordable housing providers.

Action H-2.4.4: Ensure that all government assisted affordable housing at risk of conversion to market rate comply with required noticing requirements, including coordination with qualified entities to purchase properties and provide education and support to tenants.

Goal H-3: Develop housing that is sensitive to environmental issues

Policy H-3.1: Protect the City's hills and ridgelines, by planning medium and high density housing on land with flatter topography and on existing developed underutilized properties.

Action H-3.1.1: Continue to encourage clustering of housing to preserve environmentally sensitive areas and open space corridors.

Action H-3.1.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds.

Policy H-3.2: Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.

Action H-3.2.1: Continue to implement the Green Building Code for new construction, remodel and repairs of residential structures.

Action H-3.2.2: Continue to provide permit fee reductions for installation of energy efficient windows and appliances that increase energy efficiency and reduce housing costs.

Goal H-4: Provide Support Services to Meet the Housing Needs of the City's Residents

Policy H-4.1: Promote services that support the varied needs of the residential population.

Action H-4.1.1: Designate ample locations within the City's Land Use Plan to accommodate an adequate supply of childcare, grocery, recreation, medical, education, and personal services for Chino Hills residents.

Action H-4.1.2: Continue parks and recreation after school programs and summer camp activities for children.

Policy H-4.2: Facilitate the development of senior housing opportunities.

Action H-4.2.1: Partner with affordable housing developers to promote senior housing development.

Action H-4.2.2: Identify location(s) for senior housing close to supportive services.

Action H-4.2.3: Seek grant funds and other financing mechanisms to promote affordable senior housing development.

Action H-4.2.4: Work with residential developers to include one-story or other single level living accommodations that expand accessible housing options for persons with mobility disabilities.

Policy H-4.3: Facilitate the development of accessible housing opportunities and expanded support services for disabled persons.

Policy H-4.4: Continue to monitor and respond to the needs of homeless persons within the Community.

Action H-4.4.1: Continue to work with existing area social service providers in addressing the needs of the area homeless population.

Action H-4.4.2: Cooperate with County and other regional homeless service providers to support surveys of homeless populations and homeless services.

Policy H-4.5: Seek housing opportunities that are affordable to the City's lowest income households, including those at or below poverty levels, extremely low and very low income levels.

Goal H-5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, familiar status, or disability

Policy H-5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Policy H-5.2: Increase community education and awareness of fair housing requirements and resources.

Action H-5.2.1: Provide fair housing information on the City website and at the public counters of City buildings.

Action H-5.2.2: Provide for citizen participation in the planning, development, implementation, and evaluation of programs funded under the Housing and Community Development Act of 1974, as amended, including the Community Development Grant (CDBG) Program.

Action H-5.2.3: Provide a fair housing education program that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. Wherever feasible, such programs shall be translated into languages native to the effected populations.

Action H-5.2.4: Work with a contracted provider such as the Inland Fair Housing and Mediation Board to provide fair housing education.

Policy H-5.3: Support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to population and housing. Specifically, the Guidelines state that the proposed project may have an adverse significant population and housing impact if it would:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or

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

B. Project Impacts and Mitigation Measures

Impact K-1: Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would directly result in housing, population, and employment growth in the City. There would be a shift between commercial

and residential densities, however, the City's jobs-to- housing ratio is expected to remain stable under the General Plan Update. Consequently, the land use changes that would occur under the General Plan 2015 respond to requirements of state Housing Element law and would not induce substantial population growth. As such, the General Plan EIR 2015 found that growth that would occur under implementation of the General Plan 2015 would have less than significant impacts.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the RHNA. The MND determined that future development of the RHNA Housing Opportunity Sites would occur consistent with State housing growth mandates and population growth induced by the Project would comply with State mandates. As such, the 2022 Housing Element Update (2021-2029 Planning Period) MND determined that impacts related to growth would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Changes in land use designations, rezoning, and updates to the Parks, Recreation, and Open Space Element would result in an increase in residential units and an associated increase in residential population within the City. No changes or updates would allow for an increase in non-residential uses and, accordingly, no increase in direct employment would occur within the City as part of the GPU. However, the project could foster economic growth by increasing the number of residents at the opportunity sites who could patronize local businesses and services in the area. In addition, short-term employment opportunities would be provided during the construction phases of the project.

As shown in **Table III-1, Proposed General Plan Amendment and Rezone Sites**, in **Section III, Project Description**, this SPEIR provides a program- and project-level CEQA for the project that includes land use

changes for 11 RHNA sites, and buildout of the City pursuant to the General Plan Update Land Use Map. The City plans to fulfill its share of regional housing needs using a combination of the following:

> Medium-Plus Density Housing. Medium-Plus Density Housing-Plus district is established to facilitate development of the Housing Element designated "moderate income" sites. Residential densities of this district are a minimum of 9 du/ac and a maximum of 13 du/ac.
>
> Very High Density Housing -Urban . The Very High Density Housing-Urban district is established to facilitate development of the Housing Element designated "lower income" sites within an urban setting, defined as adjacent to commercial and civic uses. Residential densities of this district are a minimum of 30 du/ac and a maximum of 93 du/ac.
>
> Very High-Plus Density Housing. The Very High-Plus Density Housing-Plus district is established to facilitate development of the Housing Element designated "lower income" sites. Residential densities of this district are a minimum of 20 du/ac and a maximum of 30 du/ac.
>
> Mixed Use Housing-Urban. The Mixed Use Housing-Urban district is established to facilitate development of the Housing Element designated "lower income" sites within a commercial center. Residential densities of this district are a minimum of 30 du/ac and a maximum of 44 du/ac.

As shown in **Table III-1, Proposed General Plan Amendment and Rezone Sites**, in **Section III, Project Description**, of this SPEIR, implementation of the project with the 11 housing opportunity sites could result in the buildout of 2,849 dwelling units. When added to the existing housing stock of 26,142 units (see **Table IV.K-3, Housing Stock Growth**), implementation of the project would result in a total of 28,991 dwelling units in the City, resulting in an approximate 10.9 percent increase in dwelling units in the City. The addition of 2,849 units to the City's housing stock would result in a population increase of approximately 8,575 persons.[12] When added to the existing population of 76,414 persons (see **Table IV.K-1, Changes in Total Population, 2000-2024**), implementation of the project would result in a population of 84,989 persons, an approximate 11.2 percent increase.

The Housing Element planning period is from 2021-2029. As shown in **Table IV.K-5**, **Project Comparison to SCAG Growth Forecast**, SCAG projects that the City will add 4,200 dwelling units during the 2020-2045 planning period for a total of 28,000 dwelling units. Accordingly, development that would be supported by the project could fall short of meeting the number of new units and exceed the total number of units projected for the City by SCAG. As also shown, SCAG projects that the City will add 13,100 persons during the planning period for a total population of 92,800 persons. Accordingly, development that would be supported by the project would result in a population increase of approximately 8,575 persons, thereby falling short of the 13,100 population projected for the City by SCAG. In addition, the increase in population that could occur under the project could fall short of the projected SCAG increase. Therefore, the increases in population and housing that could occur as a result of the project would not be considered substantial. However, the projected growth in population would be a direct result of meeting the SCAG RHNA, which reflects statewide and regional plans to meet the housing demand. The City's desire is to not congregate affordable units in one project or one area of the City. Accordingly, the overall number of

[12] *Estimated population increase was based on an average household size for Chino Hills of 3.01 persons per household. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2024.*

potential units that would be accommodated under the General Plan Update in the City are identified by the RHNA in order to allow the City to distribute affordable units throughout the City in an attempt to Affirmatively Further Fair Housing since the affordable units would be a percentage of the overall otherwise market rate units in each project. Because the resulting population increase would be in furtherance of state, regional and City housing policies, impacts of projected population growth under the General Plan Update would be less than significant.

Table IV.K-5
Project Comparison to SCAG Growth Forecast

	Housing		Population	
Forecast	**Increase**	**Total**	**Increase**	**Total**
SCAG Forecast[1]	4,200	28,000	13,100	92,800
Project	3,916	30,021	12,061	90,025
Exceedance	-6.8%	7.2%	-7.9%	-3.0%

[1] SCAG planning period is from 2020-45.
Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Demographics and Growth Forecast, 2020.

Furthermore, the project does not propose any development. Future housing development facilitated by the project would be subject to additional City review and would occur as market conditions allow and at the discretion of the individual property owners. Therefore, the project would not directly induce population growth in the City. The project identifies a series of implementing actions to increase the City's housing capacity. However, any future housing development facilitated by the project would occur in urbanized locations near existing infrastructure (roads, utilities), not on the City fringes, and would be served by fire and other emergency responders. No expansion to roads or infrastructure are expected to be required, or are proposed, as part of the GPU. Given these conditions and the City's existing development and housing occupancy patterns, it is not anticipated future housing development facilitated by the project would indirectly induce population growth through extension of roads or other infrastructure. The opportunity sites area generally surrounded by existing and proposed residential and commercial development and are in close proximity to existing major roadways such that access is not a restriction, and public services (i.e., electricity, sanitary sewers, water service, natural gas, police protection, and fire protection) would be available and would require no major expansions or extensions.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed

projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Overall, the updates to the GPU (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not have the potential to displace people or housing within the City. No impacts would occur.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in significant impacts related to population, housing, or employment and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to population, housing, or employment and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on population and housing.

Mitigation Measures:

None required.

Impact K-2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would convert the land use designation on three properties from a residential to a non-residential category. Each of these three properties were already developed with an institutional use, and the land use changes were proposed to recognize the institutional nature of these sites and to transfer the units to other currently non-residential sites. However, existing uses within the City would be allowed to remain. Accordingly, implementation of the General Plan 2015 did not require demolition of existing residential units or the displacement of substantial numbers of existing people. As such, the General Plan EIR 2015 determined that impacts related to displacement would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The land inventory that is a focus of the 6th Cycle Housing Element identified RHNA Housing Opportunity Sites that are on vacant or underutilized properties. As such, the 2022 Housing Element Update (2021-2029 Planning Period) MND determined that impacts related to displacement of people would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres),

Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the RHNA Housing Opportunity Sites.

Updates to the Housing Element, related updates to the Parks, Recreation and Open Space Element, and implementation of the rezoning program/Specific Plan amendments would result in an increase in residential units and an associated increase in residential population within the City. Sites are currently vacant, developed with commercial uses, or developed with golf courses and redevelopment at these sites would not displace people or housing. Therefore, no impacts would occur.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. No development that could displace people or housing would occur as a result of these updates (including the Objective Design Standards and Specific Plan Amendments) beyond what was analyzed above for development of residential uses at the potential housing opportunity sites. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Overall, the updates to the GPU (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not have the potential to displace people or housing within the City. No impacts would occur.

Comparison of Significance to the General Plan EIR 2015

Based on the above, implementation of the GPU would have no impacts related to the displacement of people or housing, which would be less than the General Plan EIR 2015 findings of less than significant impacts.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to displacement of people or housing and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on displacement of people or housing.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that the GPU would not result in direct or indirect impacts to population and housing. Therefore, the GPU would not result in cumulatively considerable population or housing impacts.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies RHNA Housing Opportunity Sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The geographic context for the cumulative impacts associated with population and housing is San Bernardino County. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. SCAG's population projection of San Bernadino County in 2045 is 2,815,000 persons, an increase of 674,000 persons over the County's population of 2,141,000 in 2016. SCAG projects that the population of the City of Chino Hills will be 92,800 in 2045, an increase of 13,100 persons over the City's population of 79,700 in 2016. The GPU, in conjunction with buildout under the General Plan, would allow for development that could induce, directly or indirectly, population growth in the San Bernadino County Region. The project would increase housing opportunities in the City, inducing direct population growth of approximately 8,575 residents. Therefore, cumulative growth within the City would not exceed the SCAG population projection for the City and growth in population would be a direct result of meeting the SCAG RHNA, which reflects statewide and regional plans to meet the housing demand. Because the resulting population increase would be in furtherance of state, regional and City housing policies, cumulative impacts of projected population growth under the GPU would be less than significant.

Further, SCAG projects that employment within the City will increase from 16,400 jobs in 2016 to 17,900 jobs by 2045, an increase of 1,500 jobs. The employment growth resulting from the General Plan 2015 would be greater than that estimated by SCAG for 2045, and would be on the order of 4,020 jobs. However, the General Plan Update would not result in direct increases in employment. Therefore, the project would not contribute to a cumulative impact related to employment and cumulative impacts related to employment would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to population and housing.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These updates and policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any potential to impact population, housing, or employment within the City. There would be no cumulative impact from adoption of the updates to these General Plan elements.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings implementation of the GPU would not result in cumulative impacts related to population, housing, and employment.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to population, housing, and employment. In addition, the proposed Objective Design standards would not result in cumulative impacts with regards to displacement of people or housing.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND, no impacts would occur. No mitigation measures are necessary.

IV. ENVIRONMENTAL IMPACT ANALYSIS
L.1 PUBLIC SERVICES – FIRE PROTECTION

1. INTRODUCTION

This section of the SPEIR describes the current status of fire and emergency services in the City of Chino Hills. Included in this section is a discussion of current staffing levels, equipment, response times, the performance standards that apply to these services and the ability of the City's fire and emergency response services to meet the current needs of the City, as well as the additional housing site needs in the GPU. Data for this section was taken from the General Plan EIR 2015, the Chino Hills Hazard Mitigation Plan, the Chino Hills Standardized Emergency Management System/National Incident Management System Operations Plan (SEMS/NIMS Emergency Operations Plan), and the Chino Valley Independent Fire District (CVIFD) website.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 could result in an increased demand for fire protection services. To accommodate build-out development, CVIFD estimated that two additional stations in the city would be needed with the possibility of an additional one station near the western boundary of the City. Mitigation Measure PS-1 was recommended for inclusion in the General Plan 2015 to ensure that the need for new fire stations is considered during the review for new development. Because no funding source for the construction or operation of the stations was identified, Mitigation Measure PS-2 would require coordination of future fire facilities with funding sources. This measure would direct the City to work with CVIFD to plan for environmental impacts associated with development of a new fire station. Environmental impacts would be analyzed during the site-specific planning and design phase of each new station, including identification of mitigation measures that may be warranted to avoid significant impacts. As such, the General Plan EIR 2015 determined that impacts to fire and emergency services would less than significant with mitigation measures.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND) identified that the 6th Cycle Housing Element does not propose specific development plans and that new residential development that may occur as a result of its policies would require review by the Chino Valley Independent Fire District (CVIFD) to determine adequacy of emergency access, compliance with Fire Code requirements, and adequate CVIFD equipment and staff. Accordingly, and because future housing development would generate annually recurring property tax, which is used to fund CVIFD facilities and operations. As such, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The CVIFD provides fire suppression, emergency medical, rescue, and hazardous materials emergency response to residents of the City of Chino Hills. The CVIFD is responsible for protecting lives and property in cities of Chino, Chino Hills, and surrounding portions of unincorporated San Bernardino County and

includes seven (7) fire stations. The CVIFD's jurisdiction covers approximately 80 square miles and 178,000 persons. CVIFD responds to over 14,000 emergency incidents per year.[1]

1) *Locations and Staffing*

CVIFD operates and staffs one Fire District Administration location, one Training Facility, and a total of seven fire stations, of which three are located within the City of Chino Hills: Station 62, Station 64, and Station 66. **Table IV.L.1-1, CVIFD Fire Station Facilities**, below describes the equipment and staffing for each station. Within the City's three stations there are 13 CVIFD personnel on duty 24 hours per day. These personnel are supplemented by 22 other on-duty personnel located in four fire stations in the City of Chino. Additionally, Fire Stations 61 and 66 both have ambulances, with two additional staff members working to staff the ambulances.[2]

Table IV.L.1-1
Fire Station Facilities

Station No.	Location*	Equipment	Description/Staffing
Fire District Administration	14011 City Center Dr. Chino Hills	N/A	The building houses the offices of the Fire Chief, Clerk of the Board, Emergency Services, Emergency Medical Services/Training, Support Services, Information Technology, Human Resources, Finance, Public Relations/Media, Public Education, and Community Risk Reduction.
Station 61	5078 Schaefer Ave. Chino	Paramedic Ladder Truck Paramedic Engine Ambulance Hazardous Materials Unit Water Tender Urban Search & Rescue Unit	The station is located in the central portion area of the Fire Districts jurisdiction. It is located adjacent to the Fire Districts Training Center. The station is staffed with a Battalion Chief and 7 personnel.
Station 62	5551 Butterfield Ranch Rd. Chino Hills	Paramedic Engine Paramedic Squad Type 3 Brush Engine Reserve Engine	The station is located in the southern end of the city of Chino Hills. The station is staffed with 5 personnel.
Station 63	7550 Kimball Ave. Chino	Paramedic Engine Paramedic Squad Type 3 Brush Engine Reserve Engine Swift water rescue vehicle that transports two swift water rescue boats	The station is located in the southeastern portion of the city of Chino on airport property. Currently, the station is staffed with 5 personnel.
Station 64	16231 Canon Ln. Chino Hills	Paramedic Engine Wildland Patrol Unit Reserve Engine	The station is located in Carbon Canyon. Currently, the station is staffed with 3 personnel

[1] *Chino Valley Independent Fire District, About Us, District Overview, available at: https://chinovalleyfire.org/district-overview, accessed September 5, 2024.*

[2] *Information regarding existing CVIFD facilities and staffing provided by Danielle O'Toole, September 20, 2022.*

Table IV.L.1-1
Fire Station Facilities

Station No.	Location*	Equipment	Description/Staffing
Station 65	12220 Ramona Ave. Chino	Paramedic Engine Paramedic Squad Type I Strike Team Engine Reserve Engine	The station is located in the northern end of the city of Chino. Currently, the station is staffed with 5 personnel.
Station 66	13707 Peyton Ave. Chino Hills	Paramedic Engine Paramedic Squad Ambulance Reserve Engine Type 3 (OES) Brush Engine	This station is located in the north end of the city of Chino Hills. Currently, the station is staffed with 5 personnel.
Station 67	5980 Riverside Dr. Chino	Paramedic Engine Paramedic Squad Reserve Engine	The station is located in the northeast section of the city of Chino. Currently, the station is staffed with 5 personnel.
Training Facility	5092 Schaefer Ave. Chino	N/A	The Training Facility serves as a centralized location to conduct training for all District personnel.

* *The District uses automatic vehicle locater (AVL), which allows the closest most appropriate available units to respond to the incident/emergency within the District's boundaries.*

Sources: Information regarding existing CVIFD facilities and staffing provided by Danielle O'Toole, September 20, 2022.

2) *Urban and Wildland Fires*

Urban fires are those affecting people or property within a fully built, urban setting. In the City of Chino Hills and throughout San Bernardino County, urban fires are relatively common in comparison to wildland fires. A wildland fire is any uncontrolled fire that occurs in the wilderness and is usually triggered by lightning, drought, or accidents. The hills and mountainous areas of Southern California are considered to be interface areas susceptible to wildland fires. Chino Hills contains both wildland/urban interface, with well-defined urban and suburban development pressing up against open expanses of wildland areas, and the mixed wildland/urban interface, with isolated homes, subdivisions, and small communities situated predominately in wildland settings. Approximately 75 percent of Chino Hills is located within the City's designated Fire Hazard Overlay District, which identifies areas in the City subject to wildland fire hazards and areas not subject to wildland fire hazard. Within the Fire Hazard Overlay District, the City established standards to protect structures and residents from the potential hazards associated with wildland fires. The standards permit fire-fighting vehicles to have adequate access into areas between fire hazardous areas or "fuel modified" areas and the development perimeter, so that a wildland fire can be contained at the development perimeter and prevented from spreading to structures.[3]

The CVIFD advises citizens to reduce their risk of fire hazards by clearing weeds and brush around homes that border wildlands, educating their family on the dangers of wildfires, and creating an emergency plan to coordinate their family's response to an emergency. The CVIFD contracts with the California Department of Forestry (Cal Fire) for wildland fire protection for 12,257 acres within the City of Chino Hills. This includes 4,027 acres of wild lands in the Chino Hills State Park. The City then reimburses the CVIFD for costs associated with the fire protection of 4,027 acres of wildland in the Chino Hills State Park.[4]

[3] *City of Chino Hills Hazard Mitigation Plan, July 2020.*

[4] *City of Chino Hills Hazard Mitigation Plan, July 2020.*

3) *Standardized Emergency Management System*

The Standardized Emergency Management System (SEMS) is an organizational and command structure required by California Government Code Section 8607(a) for the purpose of managing response to multi-agency and multi-jurisdiction emergencies in California. SEMS consists of five organizational levels, which are activated as necessary, and include: field response, local government, operational area, Office of Emergency Services (OES) Mutual Aid Regions, and State OES. In addition, SEMS incorporates the use of the Incident Command System (ICS), the Master Mutual Aid Agreement and existing mutual aid systems, the Operational Area Concept, the Operational Area Satellite Information System (OASIS), and multi-agency or inter-agency coordination. Chino Hills has adopted a SEMS/NIMS Emergency Operations Plan for managing its response to multi-department and multi-jurisdiction emergencies and to facilitate communications and coordination between all levels of the system and among all responding departments and agencies.[5] The City of Chino Hills is located within San Bernardino County Region VI, of the Southern Administrative Region of the State OES.

4) *Mutual Aid Agreements*

The foundation of California's emergency planning and response is a statewide mutual aid system which is designed to ensure that adequate resources, facilities, and other support is provided to jurisdictions whenever their own resources are inadequate to cope with a given situation. The California Emergency Services Act mandates the use of the California Disaster and Civil Defense Master Mutual Aid Agreement as the standard form of agreement between jurisdictions. The Master Mutual Aid Agreement creates a formal structure wherein the City retains control of its own facilities, personnel, and resources but may also receive or render assistance to/from other jurisdictions within the state. State government is obligated to provide available resources to assist the City in emergencies, however responsibility for the negotiation and preparation of mutual aid agreements rest with the local jurisdictions. Mutual aid agreements exist in law enforcement, fire services, medical and public works, building and safety, and emergency management.

There are six mutual aid regions in California. The City of Chino Hills is located in Region VI—the Office of Emergency Services Southern Administrative Region. The CVIFD has Automatic Aid agreements with the California Department of Forestry (Cal Fire) and other surrounding cities. These agreements authorize the exchange of resources on an as-needed basis.

The CVIFD can also call on agencies other than fire services for support. These include local law enforcement, and state and federal agencies involved in fire hazard mitigation, response, and recovery, including: the Office of Emergency Services, Fish and Wildlife Service, National Park Service, U.S. Forest Service, Office of Aviation Services, National Weather Service, and National Association of State Foresters, the Department of Agriculture, the Department of the Interior, and, in extreme cases, the Department of Defense.

[5] *City of Chino Hills SEMS/NIMS Emergency Operations Plan, December 2014.*

5) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Administration Office to the south, City Hall and parking structure to the west, and Boys Republic to the east. The "first-in" fire station for Site 1 is Fire Station No. 66, which is located approximately 0.4-mile northwest of the Site.

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and currently undeveloped with very little vegetation. The "first-in" fire station for Site 1 is Fire Station No. 66, which is located approximately 1-mile north of the Site.

Site 3: Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The "first-in" fire station for Site 3 is Fire Station No. 62, which is located approximately 1.9 miles to the southeast of the Site.

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The "first-in" fire station for Site 4 is Fire Station No. 64, which is located immediately adjacent to the west of the Site.

Site 5: Wang (High Density)

Site 5 is vacant undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south and Los Serranos Golf Course to the east. The "first-in" fire station for Site 5 is Fire Station No. 62, which is located approximately 2.4 miles to the southeast of the Site.

Site 6: The Shoppes

Site 6 is flat and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. The "first-in" fire station for Site 1 is Fire Station No. 66, which is located approximately 0.3-mile northwest of the Site.

Site 7: The Commons

Site 7 is flat and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and vacant land (zoned for commercial office use) and is situated north of SR-71 (Chino Valley Freeway). The "first-in" fire station for Site 7 is Fire Station No. 61, which is located approximately 1.6 miles to the northeast of the Site.

Site 8: Canyon Estates (Medium Density)

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The "first-in" fire station for Site 8 is Fire Station No. 62, which is located approximately 2.2 miles to the southeast of the Site.

Site 9: Canyon Estates (Medium Density)

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. The "first-in" fire station for Site 9 is Fire Station No. 62, which is located approximately 2.4 miles to the southeast of the Site.

Site 10: Canyon Estates (Low Density)

Site 10 is vacant and is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The "first-in" fire stations for Site 10 are Fire Station No. 62, which is located approximately 2.5 miles to the southeast, and Fire Station No. 66, which is located approximately 3.3 miles to the north of the Site.

Site 11: Los Serranos (Low Density)

Site 11 is part of a 36-hole golf course that is surrounded by single-family residential development. The "first-in" fire station for Site 11 is Fire Station No. 62, which is located approximately 2.0 miles to the southeast of the Site.

As previously presented in **Section IV.G, Hazards and Hazardous Materials / Wildfire**, of this SPEIR, **Figure IV.G-1, Figure IV.G-2**, and **Figure IV.G-3** show the Housing Element RHNA project sites in relation to the City's Fire Hazard Overlay District, Cal FIRE's Very High Fire Hazard Severity Zones (VHFHSZ), and California Public Utilities Commission's (CPUC's) fire threat areas. Cal FIRE's VHFHSZs are area where stricter fire-safety regulations apply. CPUC's fire threat areas identify areas at an increased risk for utility-associated wildfires. As detailed in **Section IV.G**, Site 4, Western Hills Golf Course, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), and Site 9, Canyon Estates (Medium Density), are located within the City's Fire Hazard Overlay District; Site 4, Western Hills Golf Course, and portions of Site 8, Canyon Estates (Medium Density), and Site 9, Canyon Estates (Medium Density), are located within CalFIRE's VHFHSZ; Site 4, Western Hills Golf Course, and Site 8, Canyon Estates (Medium Density), are located within CPUC's Tier 3 (Extreme) threat area, Site 5, Wang (High Density), is located within Tier 2 (Elevated) threat area, and Site 9, Canyon Estates (Medium Density), has portions located in both Tier 3 (Extreme) and Tier 2 (Elevated) threat areas.

B. Regulatory Setting

1) *Federal*

a) Federal Emergency Management Agency

In March 2003, the Federal Emergency Management Agency (FEMA) became part of the U.S. Department of Homeland Security. FEMA's continuing mission is to lead the effort to prepare the nation for all hazards and effectively manage federal response and recovery efforts following any major national incident. FEMA

also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

b) Disaster Mitigation Act of 2000

In 2000, the Disaster Mitigation Act amended the Robert T. Stafford Disaster Relief Act of 1988. Among other things, this new legislation reinforces the importance of pre-disaster infrastructure mitigation planning to reduce disaster losses nationwide by controlling and streamlining the administration of federal disaster relief and developing programs that promote hazard mitigation activities. Among the Act's major provisions:

- Funding for pre-disaster mitigation activities;
- Developing experimental multi-hazard maps to better understand risk;
- Establishing state and local government infrastructure mitigation planning requirements;
- Defining how states can assume more responsibility in managing the Hazard Mitigation Grant Program (HMGP); and
- Adjusting ways in which management costs for projects are funded.

The mitigation planning provisions outlined in Section 322 of the Act establish performance-based standards for mitigation plans. The Act further requires states to provide for a public assistance program (Advance Infrastructure Mitigation [AIM]) to develop County government plans. Counties which fail to develop an infrastructure mitigation plan risk significant reduction in federal government assistance for repair/replacement of damaged facilities if that facility has been damaged on more than one occasion during the preceding 10-year period by a similar event.

c) Occupational Safety and Health Administration

The Federal and California State Occupational Safety and Health Administrations enforce the provisions of the Federal and State Occupational Safety and Health Acts, which collectively require safety and health regulations for construction under Part 1926 of Title 29 Code of Federal Regulations. The fire-related requirements of the Occupational Safety and Health Administration (OSHA) are specifically contained in Subpart F, Fire Protection and Prevention, of Part 1926. Examples of general requirements related to fire protection and prevention include maintaining fire suppression equipment specific to construction on-site; providing a temporary or permanent water supply of sufficient volume, duration, and pressure; properly operating the on-site fire-fighting equipment; and keeping storage sites free from accumulation of unnecessary combustible materials.

d) Uniform Fire Code

The Uniform Fire Code includes specialized technical fire and life safety regulations which apply to the construction and maintenance of buildings and land uses. Topics addressed in the Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings.

2) *State*

a) California Building Code and California Fire Code

The California Building Code (California Code of Regulations, Title 24, Part 2) is a compilation of building standards, including fire safety standards for new buildings, which are also provided in the California Fire Code (California Code of Regulations, Title 24, Part 9). California Building Code standards are based on building standards that have been adopted by state agencies without change from a national model code; building standards based on a national model code that have been changed to address particular California conditions; and building standards authorized by the California legislature but not covered by the national model code. The 2022 edition of the California Building Code became effective on January 1, 2023.[6] The building standards in the California Building Code apply to all locations in California, except where more stringent standards have been adopted by state agencies and local governing bodies. Typical fire safety requirements of the California Fire Code include: the installation of fire sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures within wildfire hazard areas.

b) Occupational Safety and Health Administration

The California Department of Industrial Relations, Division of Occupational Safety and Health (Cal-OSHA) provides details on fire protection and prevention (Title 8, Division 1, Subchapter 4 (Construction Safety Orders), Article 36 (Fire Protection and Prevention)) for construction safety. A general requirement is that the employer shall be responsible for the development of a fire protection program to be followed throughout all phases of the construction.

c) California Fire Service and Rescue Emergency Aid System

The CVIFD participates in the California Fire Service and Rescue Emergency Mutual Aid System, through which the California's Governor's OES, Fire and Rescue Division is responsible for the development, implementation and coordination of the California Fire Service and Rescue Emergency Mutual Aid Plan (Mutual Aid Plan).[7] The Mutual Aid Plan outlines procedures for establishing mutual aid agreements at the local, operational, regional, and state levels, and divides the state into six mutual aid regions to facilitate the coordination of mutual aid. The CVIFD is located in Region VI. Through the Emergency Mutual Aid system, the OES is informed of conditions in each geographic and organizational area of the state, and the occurrence or imminent threat of disaster. All OES Mutual Aid participants monitor a dedicated radio frequency for fire events that are beyond the capabilities of the responding fire department and provide aid in accordance with the management direction of the OES.[8]

d) California Vehicle Code

Section 21806 of the California Vehicle Code (CVC) pertains to emergency vehicles responding to Code 3 incidents/calls. This section of the (CVC) states the following:

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[6] *California Building Code, (California Code of Regulations, Title 24, Part 2).*

[7] *California Fire Service and Rescue Emergency Mutual Aid System, Mutual Aid Plan, February 2023.*

[8] *California Fire Service and Rescue Emergency Mutual Aid System, Mutual Aid Plan, February 2023.*

Upon the immediate approach of an authorized emergency vehicle which is sounding a siren and which has at least one lighted lamp exhibiting red light that is visible, under normal atmospheric conditions, from a distance of 1,000 feet to the front of the vehicle, the surrounding traffic shall, except as otherwise directed by a traffic officer, do the following: (a) (1) Except as required under paragraph (2), the driver of every other vehicle shall yield the right-of-way and shall immediately drive to the right-hand edge or curb of the highway, clear of any intersection, and thereupon shall stop and remain stopped until the authorized emergency vehicle has passed. (2) A person driving a vehicle in an exclusive or preferential use lane shall exit that lane immediately upon determining that the exit can be accomplished with reasonable safety. (b) The operator of every street car shall immediately stop the street car, clear of any intersection, and remain stopped until the authorized emergency vehicle has passed. (c) All pedestrians upon the highway shall proceed to the nearest curb or place of safety and remain there until the authorized emergency vehicle has passed.

e) California Constitution Article XIII, Section 35

Section 35 of Article XIII of the California Constitution at subdivision (a)(2) provides: "The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services." Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051-30056 provide rules to implement Proposition 172. Public safety services include fire protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on fire protection services, as well as other public safety services. In *City of Hayward v. Board of Trustee of California State University* (2015) 242 Cal. App. 4th 833, the court found that Section 35 that, cities have "a constitutional obligation to provide adequate fire protection services."

f) California Governor's Office of Emergency Services (Cal OES)

In 2009, the State of California passed legislation creating the Cal OES and authorized it to prepare a SEMS program (Gov. Code Section 8607; Title 19 CCR Section 2401 et seq.), which sets forth measures by which a jurisdiction should handle emergency disasters. In California, SEMS provides the mechanism by which local government requests assistance. Non-compliance with SEMS could result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. Cal OES coordinates the state's preparation for, prevention of, and response to major disasters, such as fires, floods, earthquakes, and terrorist attacks. During an emergency, Cal OES serves as the lead state agency for emergency management in the state. It also serves as the lead agency for mobilizing the state's resources and obtaining federal resources. Cal OES coordinates the state response to major emergencies in support of local government. The primary responsibility for emergency management resides with local government. Local jurisdictions first use their own resources and, as they are exhausted, obtain more from neighboring cities and special districts, the county in which they are located, and other counties throughout the state through the statewide mutual aid system (see discussion of Mutual Aid Agreements, below). California Emergency Management Agency (Cal-EMA) maintains oversight of the state's mutual aid system.

3) *Regional*

a) San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan

The County's Hazard Mitigation Plan describes wildfire threats to the region and details the programs and policies the City of Chino Hills has implemented to manage those risks.[9]

4) *Local*

a) Chino Valley Independent Fire District Master Plan

The Master Plan, adopted July 11, 2012, outlines CVIFD current organization and existing services, and identifies future facility needs. It defines the Mission Statement for the CVIFD as follows: to protect the lives and property of the community from detrimental effects of fires, medical emergencies, and other hazardous conditions.

b) Chino Hills Municipal Code

Title 8, Chapter 8.16 (California Fire Code Adopted)

Title 8, Chapter 8.16 of the Chino Hills Municipal Code adopts the California Fire Code, with modifications as listed in Section 8.16.010, as the Fire Prevention Regulations of the City of Chino Hills.

c) City of Chino Hills Emergency and Hazard Plans

The City of Chino Hills has a number of emergency and hazard plans to prepare for and mitigate the impacts of natural disasters and catastrophic emergencies. These plans are kept on file with the City and outline prevention and response procedures as well as cooperation agreements. The plan applicable to this section is the SEMS.[10]

d) Chino Hills General Plan

Goals and policies pertaining to fire protection contained within the currently adopted General Plan 2015 are listed below. These goals and policies r would remain as part of the GPU. The GPU proposes no additional goals and policies related to fire protection facilities or services, nor changes to those existing.

Safety Element

Goal S-3: Achieve Adequate Emergency Service

Policy S-3.1: Ensure that new development has sufficient fire protection, police, and emergency medical services available.

[9] *San Bernardino County, Multi-Jurisdictional Hazard Mitigation Plan, December 2022.*

[10] *City of Chino Hills SEMS/NIMS Emergency Operations Plan, December 2014.*

Action S-3.1.1: Require the review of development proposals to determine impacts on emergency services and ensure developments meet appropriate safety standards.

Goal S-4: Minimize the Risk from Fire Hazards

Policy S-4.1: Maintain the water distribution system to deliver the fire flow requirements set in the City adopted Fire Code.

Action S-4.1.1: Ensure adequate fire flow capabilities in the Los Serranos and Carbon Canyon areas, and other sections of the City where deficiencies may occur.

Action S-4.1.2: Replace and upgrade old cast-iron pipelines and/or inadequately sized water mains when street improvements are made.

Action S-4.1.3: Provide for redundant emergency distribution pipelines in areas of potential ground failure or where deemed necessary by the Fire District and City.

Policy S-4.2: Continue to reduce fire risk through City development and operation policies.

Action S-4.2.1: Continue to implement and enforce fuel modification zones.

Action S-4.2.2: Encourage residents to plant and maintain fire-retardant slope cover to reduce the risk of brush fire in areas adjacent to canyons.

Action S-4.2.3: Maintain stringent site design and maintenance standards for areas with high fire hazard potential.

Action S-4.2.4: Continue to provide for public education programs to enhance public awareness of fire safety, including the storage of flammable materials, use of fire-retardant building materials, and vegetation management in the perimeter of structures.

Action S-4.2.5: Encourage the Fire District to review its agreement to coordinate for mutual aid and fire services with fire agencies from adjacent cities and counties.

Action S-4.2.6: Work with the Fire District to enforce all existing codes and ordinances regarding fire protection, building inspection, and vegetation management.

Action S-4.2.7: Maintain evacuation plans for areas in greatest danger of fire.

Goal S-5: Minimize the Risk from Hazardous Materials

Policy S-5.1: Minimize risk to life and property from production, use, and storage of hazardous materials and waste.

Action S-5.1.1: Continue to enforce fire and building code provisions regarding secondary containment; segregation of chemicals to reduce reactivity during a release; sprinkler and alarm systems; and monitoring, venting, and automatic shut-off systems on all new developments.

Action S-5.2.4: Support annual checks for leaks of high pressure fuel and natural gas transmission lines.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to fire protection services. Specifically, the Guidelines state that the proposed project may have an adverse significant fire protection services impact if it would:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for fire protection.

B. Project Impacts and Mitigation Measures

Impact L-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for fire protection?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 could result in an increased demand for fire protection services. To accommodate build-out development, CVIFD estimated that two additional stations in the city would be needed with the possibility of an additional one station near the western boundary of the City. Mitigation Measure PS-1 was recommended for inclusion in the General Plan 2015 to ensure that the need for new fire stations is considered during the review for new development. Because no funding source for the construction or operation of the stations was identified, Mitigation Measure PS-2 would require coordination of future fire facilities with funding sources. This measure would direct the City to work with CVIFD to plan for environmental impacts associated with development of a new fire station. Environmental impacts would be analyzed during the site-specific planning and design phase of each new station, including identification of mitigation measures that may be warranted to avoid significant impacts. As such, the General Plan EIR 2015 determined that impacts to fire and emergency services would less than significant with mitigation measures.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that new residential development that may occur as a result of 6th Cycle Housing Element policies would require review by the CVIFD and future housing development would generate annually recurring property tax, which is used to fund CVIFD facilities and operations. As such, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the GPU).

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Changes in land use designations, as well as future rezoning upon adoption of the GPU, and updates to the Land Use Element would result in an increase in the residential service population for the CVIFD. As discussed in **Section IV.K, Population and Housing**, of this SPEIR, development under the GPU could increase the population in the City by approximately 8,575 persons to a total of 76,414 persons.

Similar to the General Plan 2015 EIR, to accommodate build-out development under the GPU, CVIFD estimates that two additional fire stations in the City would be needed with the possibility of an additional third station near the western boundary of the City depending on development in the Tres Hermanos area along Grand Avenue.[11] Sites for two of future fire stations were identified by CVIFD in its 2012 Master Plan. These sites are Woodview Avenue and Pipeline, and Eucalyptus west of Chino Hills Parkway. The potential third fire station along Grand Avenue is not identified in the Master Plan. To equip and staff these stations, the Master Plan identifies one engine and four firefighter/paramedic personnel per station.

The Citywide build out scenario analyzed in the General Plan 2015 assumed up to 29,368 residential units and up to 94,895 residents and determined that this level of Citywide growth would necessitate the

[11] *Information regarding existing CVIFD facilities and staffing provided by Danielle O'Toole, September 20, 2022.*

construction of two to three additional fire stations to meet the increased demand on fire services within the City. As detailed in **Section IV.K, Population and Housing**, of this EIR, under the GPU, Citywide build out could reach up to 28,991 residential units and 84,989 residents. Accordingly, CVIFD's projected need of two to three additional fire stations would continue to apply to the project and no additional facilities over what has been previously analyzed in the General Plan 2015 would be required under the GPU.

Similar to the General Plan 2015 EIR, Mitigation Measure PS-1 is recommended for inclusion in the GPU to ensure that the need for new fire stations is considered during the review for new development in the vicinity of the proposed locations of the stations at Woodview Avenue and Pipeline, Eucalyptus west of Chino Hills Parkway, and possibly Grand Avenue. Because no funding source for the construction or operation of the stations is currently identified, Mitigation Measure PS-2 will require coordination of future fire facilities with funding sources. This measure would direct the City to work with CVIFD to plan for environmental impacts associated with development of a new fire station. Environmental impacts would be analyzed during the site-specific planning and design phase of each new station, including identification of mitigation measures that may be warranted to avoid significant impacts. Furthermore, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation and further environmental review separate from this EIR would be required. Additionally, the protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services, which are typically financed through the City general funds.

Policies contained in the General Plan require that adequate infrastructure be provided as new development occurs. For example, compliance with Goal S-3 (Achieve Adequate Emergency Service) and Policy S-3.1 (Ensure New Development Has Sufficient Fire Protection) would facilitate cooperation with the CVIFD to ensure that the City continues to receive adequate fire protection and prevention services.[12] Goal S-4 (Minimize Risk from Fire Hazards), Policy S-S-4.1 (Maintain Water Distribution), Policy S-4.2 (Reduce Fire Risks), Goal S-5 (Risk from Hazardous Materials), and Policy S-5.1 (Minimize Risks) would further ensure that increased development associated with the General Plan Update would comply with fire protection regulations.[13] Any new development, such as on the housing opportunity sites, that would occur under the GPU would be required to comply with all applicable federal, state, and local regulations governing the provision of fire protection services, including adequate fire access and fire hydrants. As described in Title 8, Chapter 8.16 of the Chino Hills Municipal Code, the fire prevention regulations of the City of Chino Hills have provisions that include construction standards for new structures and remodels, road configuration design standards to accommodate fire equipment, and requirements for minimum fire flow rates for water mains.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code

[12] *Policies and actions under existing General Plan Goal S-3 have been incorporated into revised Goal S-1 under the GPU.*

[13] *Existing General Plan Goal S-4 (including policies and actions) and Goal S-5 (including policies and actions) have been re-numbered to Goal S-8 and Goal S-9, respectively, under the GPU.*

update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as these are development guidelines and will not result in adverse impacts related to fire protection. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Overall, the updates to the Safety Element would serve to reduce the City's risks from wildfire, which would, in turn, reduce the demand on CVIFD. Specifically, newly created policies and actions under General Plan Goal S-4 require coordination with fire agencies to implement wildfire and fuel load reduction measures; the provision of adequate emergency access; encouragement of home hardening strategies, electrical undergrounding on critical evacuation roadways and areas with the highest wildfire risk; proactive enforcement of defensible space standards; and establishment of fire-smart landscaping standards and fuel modification plans for developments.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in a less than significant impact with implementation of Mitigation Measures PS-1 and PS-2 from new or altered fire facilities that could cause a significant environmental impact.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in the need for fire protection facilities, and significant impacts would not occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to fire protection services.

Mitigation Measures:

PS-1 (2015 General Plan PS-1): The City shall coordinate with the CVIFD during the development review process for properties in the vicinity of the stations proposed at Woodview Avenue and Pipeline, Eucalyptus west of Chino Hills Parkway, and possibly Grand Avenue. If CVIFD demonstrates through the project planning and environmental review process that a fire station site is needed, City staff shall work with CVIFD and the project developer to identify and secure an appropriate site.

PS-2 (2015 General Plan PS-2): The City shall work with CVIFD to evaluate future facility needs and identify potential funding sources for identified facilities and personnel. This information shall be incorporated as deemed appropriate by the City into future City contracts with CVIFD, the City capital improvement program process, development impact fees, conditions of approval and project development agreements.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined Chino Hills is nearing build-out, and the General Plan 2015 proposed only moderate changes to future land uses that would result in an insignificant long-term increase in the potential number of housing units and thus an insignificant long-term increase in the citywide population potential. Conformity with proposed General Plan 2015 provisions and recommended Mitigation Measures PS-1 and PS-2 would reduce cumulative impacts of citywide growth to less than significant levels.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The City of Chino Hills is located within San Bernardino County, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the southern end of San Bernardino County, which is bordered the Los Angeles County on the northwest side, Orange County to the south and southwest, and Riverside County to its southeast. Cumulative impacts are only addressed for those thresholds that have a project related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

The GPU is anticipated to result in an increase in the potential number of housing units resulting in a potential need for alteration of existing or construction of new fire protection facilities in the City of Chino Hills. However, with implementation of recommended Mitigation Measures PS-1 and PS-2 cumulative impacts of citywide growth would be reduced to less than significant levels.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to fire protection services as these are development guidelines and will not result in development with the potential to result in project-level impacts related to fire protection. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

As detailed in the analysis of GPU impacts above, these policies would serve to reduce the City's risks from wildfire, which would, in turn, reduce the demand on CVIFD. Furthermore, new Safety Element policies and implementation measures to augment those in the current General Plan would further reduce potential risks from fire hazards, including wildfires. These proposed policies are discussed in **Section IV.G. Hazards and Hazardous Materials and Wildfires**, of this SPEIR. Accordingly, no cumulative impacts related to fire would occur and updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, with implementation of Mitigation Measures PS-1 and PS-2 cumulative impacts of citywide growth would be reduced to less than significant levels related to fire protection.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to fire protection services.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015, implementation of the GPU would result in a less than significant impact with implementation of Mitigation Measures PS-1 and PS-2 from new or altered fire facilities that could cause a significant environmental impact.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to fire protection services would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
L.2 PUBLIC SERVICES – POLICE PROTECTION

1. INTRODUCTION

This section of the SPEIR defines the current status of police protective services in the City of Chino Hills and describes the staffing levels, staffing standards, and number of calls received. The section assesses the impact of the General Plan Update and related public service policies on police services within the City. Data for this section were taken from correspondence with the Chino Hills Police Department (CHPD) as well as the San Bernardino County Sheriff's Department (SBSD) staff and website.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that future development in accordance with the General Plan 2015 would introduce new residents and workers into the CHPD service boundaries, thereby increasing the requirement for police protection facilities and personnel. Based on the police service ratio, the CHPD would need approximately 10 additional deputies at City build-out. To accommodate the additional personnel, the CHPD would need the addition of three marked units and one unmarked unit to the vehicle fleet. However, buildout of the General Plan 2015 would not result in the provision of or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regardless, Mitigation Measure PS-3[14] was proposed to ensure that adequate funding was available for future police service needs, to be determined regularly, as part of the City annual budget process. As such, the General Plan EIR 2015 determined that impacts to police services would less than significant with the implementation of Mitigation Measure PS-3.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element does not propose specific development plans and that new residential development that may occur as a result of its policies would generate annually recurring revenue in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). Such revenue is available to address costs associated with potential demands for police services. As such, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

Law enforcement services in the City of Chino Hills are provided through a contract with the SBSD. Protection services include emergency and nonemergency police response, routine police patrols, investigative services, traffic enforcement and investigation, parking code enforcement, SWAT teams,

[14] *Mitigation Measure PS-3: As part of the annual City budget process, the City shall work with the City of Chino Hills Police Department to assess and accommodate Department personnel and vehicle needs as the City determines are necessary.*

specialized detective units, and air support. The CHPD currently provides School Resource Officers to the City's schools under a Memorandum of Understanding between the City and Chino Valley Unified School District (CVUSD).

1) *Location, Staffing, and Performance Statistics*

The CHPD is located at 14077 Peyton Drive within the Chino Hills Civic Center. Currently, the CHPD has 52 sworn personnel, which includes 38 deputies, 4 detectives, 8 sergeants, 1 lieutenant, and 1 captain. The CHPD also has 15 civilian personnel.[15] The CHPD has a preferred service ratio of 1 deputy per 2,000 residents. With 38 deputies and a current City population of 76,414 residents,[16] the CHPD has a service ratio of 1 deputy per 2,011 residents, which does not meet the preferred ratio. In 2021, the CHPD handled over 42,866 calls for service, and obtained an average response time for all emergency calls of 3:38 minutes.[17] This response time exceeds the CHPD's goal of responding to all calls for service in less than 7:30 minutes.

CHPD requests for more officers are based on service needs. During the past two decades since the City's incorporation, officers have been added based on professional judgment rather than a formulaic approach with sworn officers per capita. It is the standard practice of the City to continue to increase staffing levels as growth continues.

2) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Administration Office to the south, City Hall and parking structure to the west, and Boys Republic to the east. Site 1 is approximately 0.3-mile east from the CHPD Station.

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and currently undeveloped with very little vegetation. Site 2 is approximately 0.6-mile south from the CHPD Station.

Site 3: Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The golf course will be redesigned as an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site, along Country Club Drive for housing development. Site 3 is approximately 3.7 miles southeast from the CHPD Station.

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[15] *Information regarding polices services in Chino Hills was provided by Stephan Kessler, San Bernardino County Sherriff, September 19, 2022.*

[16] *State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2024.*

[17] *Information regarding polices services in Chino Hills was provided by Stephan Kessler, San Bernardino County Sherriff, September 19, 2022.*

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. Site 4 is approximately 4.0 miles southwest from the CHPD Station.

Site 5: Wang (High Density)

Site 5 is vacant undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south and Los Serranos Golf Course to the east. Site 5 is approximately 3.5 miles southeast from the CHPD Station.

Site 6: The Shoppes

Site 6 is flat and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. Site 6 is approximately 0.8-mile north from the CHPD Station.

Site 7: The Commons

Site 7 is flat and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and vacant land (zoned for commercial office use) and is situated north of SR-71 (Chino Valley Freeway). Site 7 is approximately 3.0 miles southeast from the CHPD Station.

Site 8: Canyon Estates (Medium Density)

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. Site 8 is approximately 4.1 miles south from the CHPD Station.

Site 9: Canyon Estates (Medium Density)

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. Site 9 is approximately 3.0 miles south from the CHPD Station.

Site 10 : Canyon Estates (Low Density)

Site 10 is vacant and is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. Site 10 is approximately 3.0 miles south from the CHPD Station.

Site 11: Los Serranos (Low Density)

Site 11 is part of a 36-hole golf course that is surrounded by single-family residential development. Site 11 is approximately 2.6 miles southeast from the CHPD Station.

B. Regulatory Setting

1) *Federal*

There are no federal policies that are directly applicable to police protection within the City of Chino Hills.

2) *State*

a) California Vehicle Code

Section 21806 of the California Vehicle Code (CVC) pertains to emergency vehicles responding to Code 3 incidents/calls. This section of the (CVC) states the following:

> *Upon the immediate approach of an authorized emergency vehicle which is sounding a siren and which has at least one lighted lamp exhibiting red light that is visible, under normal atmospheric conditions, from a distance of 1,000 feet to the front of the vehicle, the surrounding traffic shall, except as otherwise directed by a traffic officer, do the following: (a) (1) Except as required under paragraph (2), the driver of every other vehicle shall yield the right-of-way and shall immediately drive to the right-hand edge or curb of the highway, clear of any intersection, and thereupon shall stop and remain stopped until the authorized emergency vehicle has passed. (2) A person driving a vehicle in an exclusive or preferential use lane shall exit that lane immediately upon determining that the exit can be accomplished with reasonable safety. (b) The operator of every street car shall immediately stop the street car, clear of any intersection, and remain stopped until the authorized emergency vehicle has passed. (c) All pedestrians upon the highway shall proceed to the nearest curb or place of safety and remain there until the authorized emergency vehicle has passed.*

b) California Constitution Article XIII, Section 35

Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051-30056 provide rules to implement Proposition 172. Public safety services include police protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on police protection services, as well as other public safety services. Section 35 at subdivision (a)(2) provides: "The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services." In City of Hayward v. Board of Trustee of California State University (2015) 242 Cal. App. 4th 833, the court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services, including police protection, and that it is reasonable to conclude that the City will comply with that provision to ensure that public safety services are provided.[18]

[18] *City of Hayward v. Board Trustee of California State University (2015) 242 Cal. App. 4th 833, 847, available at: https://caselaw.findlaw.com/ca-court-of-appeal/1719667.html, accessed September 2024.*

c) California Penal Code

All law enforcement agencies in California are organized and operated in accordance with the applicable provisions of the California Penal Code. This code sets forth the authority, rules of conduct, and training for peace officers. Under state law, all sworn municipal and county officers are state peace officers.

3) *Regional*

a) San Bernardino County Department of Emergency Management

The Office of Emergency Management was established by Chapter 1 Division 1 of Title 2 of the San Bernardino County Code with responsibility for organizing and directing the preparedness efforts, as well as the day-to-day coordination efforts, for the County's Emergency Management Organization, including the planning and coordinating of emergency response plans, overseeing operational readiness for emergency training for emergency responses, and public education related to emergency response.

b) San Bernardino County Code

Title 2 Division 7 of the San Bernardino County Code outlines certain duties of the office of sheriff and directs the sheriff to enforce the specified provisions.

4) *Local*

a) Chino Hills General Plan

Goals and policies pertaining to police protection contained within the currently adopted General Plan 2015 are listed below. These goals and policies would remain as part of the GPU. The GPU proposes no additional goals and policies related to police protection, nor changes to those existing.

Safety Element

Goal S-3: Achieve Adequate Emergency Service

Policy S-3.1: Ensure that new development has sufficient fire protection, police, and emergency medical services available.

Action S-3.1.1: Require the review of development proposals to determine impacts on emergency services and ensure developments meet appropriate safety standards.

Action S-3.1.2: Provide police services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to police protection services. Specifically, the Guidelines state that the proposed project may have an adverse significant police protection services impact if it would:

b) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for police protection.

B. Project Impacts and Mitigation Measures

Impact L-2: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for police protection?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that future development in accordance with the General Plan 2015 would introduce new residents and workers into the CHPD service boundaries, thereby increasing the requirement for police protection facilities and personnel. Based on the police service ratio, the CHPD would need approximately 10 additional deputies at City build-out. To accommodate the additional personnel, the CHPD would need the addition of three marked units and one unmarked unit to the vehicle fleet. However, buildout of the General Plan 2015 would not result in the provision of or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regardless, Mitigation Measure PS-3[19] was proposed to ensure that adequate funding was available for future police service needs, to be determined regularly, as part of the City annual budget process. As such, the General Plan EIR 2015 determined that impacts to police services would less than significant with the implementation of Mitigation Measure PS-3.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that new residential development that may occur as a result of its policies would generate annually recurring revenue in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.), which would be available to address costs associated with potential demands for police services. As such, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay

[19] *Mitigation Measure PS-3: As part of the annual City budget process, the City shall work with the City of Chino Hills Police Department to assess and accommodate Department personnel and vehicle needs as the City determines are necessary.*

(36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Changes in land use designations, as well as future rezoning upon adoption of the GPU, and updates to the Land Use Element would result in an increase in the residential service population for the CHPD. As discussed in **Section IV.K, Population and Housing**, of this SPEIR, development under the GPU would increase the population in the City by approximately 8,575 persons to a total of 84,989 persons. The Chino Hills Police Station currently maintains a ratio of 1 deputy per 2,011 residents for the City of Chino Hills, which does not meet the preferred standard. Assuming the Chino Hills Police Station would continue to have 38 deputies assigned to the City of Chino Hills, implementation of the GPU would create a personnel-to-population ratio of 1 deputy per 2,237 residents, which would continue to not meet the preferred ratio of deputies per resident. However, CHPD requests for more officers are based on service needs. During the past two decades since the City's incorporation, officers have been added based on professional judgment rather than a formulaic approach with sworn officers per capita. It is the standard practice of the City to continue to increase staffing levels as growth continues. Accordingly, the CHPD's main indicator of effectiveness is its response time to emergency calls. The Chino Hills Police Station's average emergency response time to Chino Hills is 3:30 minutes. This response time exceeds the CHPD's goal of responding to all calls for service in less than 7:30.

Furthermore, based on the information provided in crime statistics, Chino Hills is considered to be a generally safe city and the increase in population resulting from the proposed infill uses is not anticipated to substantially increase crime within the City according to historical trends. Therefore, police staffing and facilities would likely be able to maintain adequate service levels while serving the needs of any new development, including the housing opportunity sites associated with the GPU and any associated additional demands upon police protection services. General Plan Goal S-3 (Adequate Emergency Service), inclusive of Policy S-3.1 (Ensure New Development Has Sufficient Police Protection) and its associated actions,[20] would continue to facilitate cooperation with the CHPD to ensure that the City continues to receive adequate police protection and prevention services. As such, police staffing and facilities would likely be able to maintain adequate service levels while serving the needs of any new development, including the housing opportunity sites, associated with the General Plan Update, and any associated additional demands upon police protection services.

The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans).

[20] *Policies and actions under existing General Plan Goal S-3 have been incorporated into revised Goal S-1 under the GPU.*

Future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation. As such, the GPU does not identify the need for additional police protection facilities in the City, the construction of which has the potential to result in significant environmental impacts. However, if a new police station or the expansion, consolidation, or relocation of a station was determined warranted by CHPD, the Chino Hills community, further environmental review separate from this EIR would be required. Additionally, the protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services, which are typically financed through the City general funds. Accordingly, the need for additional police protection services as part of an unplanned police station at this time is not an environmental impact that the project is required to mitigate. Therefore, the proposed GPU would result in no impact related to the construction of new police protection facilities that could cause a significant environmental impact, and no mitigation measures are necessary.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as these are development guidelines and will not result in adverse impacts related to police protection. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These policies do not propose any development that would require additional or expanded police facilities. Overall, the updates to the Safety Element would improve emergency response in the City, which would in turn reduce the demand for emergency response, including from CHPD, in the City.

Comparison of Significance to the General Plan EIR 2015

Based on the above, implementation of the GPU would result in less than significant impacts resulting from new or altered police protection facilities, which would be less than the General Plan EIR 2015 findings of less than significant with mitigation incorporated.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in the need for police protection facilities, and significant impacts would not occur. In addition, the

proposed Objective Design standards will not result in adverse impacts related to police protection services.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined Chino Hills is nearing build-out, and the General Plan 2015 proposed only moderate changes to future land uses that would result in an insignificant long-term increase in the potential number of housing units and thus an insignificant long-term increase in the citywide population potential. Conformity with proposed General Plan 2015 provisions and recommended Mitigation Measure PS-3 would reduce cumulative impacts of citywide growth to less than significant levels.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The City of Chino Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the southern end of San Bernardino County, which is bordered the Los Angeles County on the northwest side, Orange County to the south and southwest, and Riverside County to its southeast. This region is the service area of the Chino Hills Police Station. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant,

significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact from the alteration of police protection facilities that currently serve the City of Chino Hills, or from construction of new facilities, either which may cause significant environmental impacts. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in no cumulative impact.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to police protection services as these are development guidelines and will not result in development with the potential to result in project-level impacts related to police protection. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to police facility alteration or construction. Accordingly, no cumulative impacts related to police would occur and updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in cumulative impacts related to police protection.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to police protection services.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU on police protection services would be less than significant and no mitigation measures would be required.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to police protection services would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
L.3 PUBLIC SERVICES – SCHOOLS

1. INTRODUCTION

This section of the SPEIR describes existing school facilities, education programs, and planned improvements within the Chino Valley Unified School District (CVUSD). The section also reviews current state and regional policy regarding new school development. Data was utilized from the National Center for Education Statistics and the CVUSD website**.**

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that City is nearing build-out. However, CVUSD has been experiencing declining enrollment for the past few years. This trend is expected to continue for a few more years. Therefore, with plenty of enrollment capacity, no future school facility needs are anticipated and it would not result in the provision of or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. As such, the General Plan EIR 2015 found that impacts to school services would not be significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element does not propose specific development plans and that new residential development that may occur as a result of its policies would be subject to the payment of school impact fees, which constitute full mitigation for impacts to schools resulting from new development. Accordingly, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The City of Chino Hills is served by the CVUSD, which serves the cities of Chino Hills and Chino. The District's main offices are located at 5130 Riverside Drive, Chino, California, 91710. The total TK–12 enrollment in the district in 2023 was approximately 25,645 students.[21] As shown in **Table IV.L.3-1, Educational Facilities Serving the City of Chino Hills**, the CVUSD operates 18 schools that serve the City of Chino Hills: two (2) public high schools, two (2) junior high schools, and 11 elementary schools. In addition to the CVUSD, there are private schools that include one (1) high school, one (1) e elementary through junior high school, and one (1) elementary school within the City of Chino Hills. Currently, the CVUSD schools serving the City of Chino Hills have 16,516 students enrolled. All public schools are operating below maximum capacity. **Table IV.L.3-1, Educational Facilities Serving the City of Chino Hills**,

[21] *California School Dashboard, District Performance Overview, Chino Valley Unified, 2023, available at: https://www.caschooldashboard.org/reports/36676780000000/2023, accessed August 2024.*

includes capacity levels and total enrollment at the CVUSD schools serving Chino Hills. Current ratios of students per teacher for elementary, middle, and high schools in the district are listed below:[22]

- Elementary: Grades K, 2, 3 – 31:1,
- Elementary: Grades 1, 4, 5, 6 – 32:1
- Junior High School: Grades 7, 8 – 34:1
- High School: Grades 9, 10, 11, 12 – 35:1

Table IV.L.3-1
Educational Facilities Serving the City of Chino Hills

Map #	School	Address	Grades	Capacity [1,2]	Enrollment (2020-2021) [3]
City of Chino Hills					
1	Ayala High School	14255 Peyton Drive	9-12	3,000	2,674
2	Butterfield Ranch Elementary School	6350 Mystic Canyon Drive	K-6	800	624
3	Chino Hills High School	16150 Pomona Rincon Road	9-12	3,000	2,764
4	Canyon Hills Junior High School	2500 Madrugada Drive	7-8	1,200	1,119
5	Chaparral Elementary School	4849 Bird Farm Road	K-6	800	689
6	Country Springs Elementary School	14145 Village Center Drive	K-6	800	629
7	Eagle Canyon Elementary School	13435 Eagle Canyon Drive	K-6	800	610
8	Glenmeade Elementary School	15000 Whirlaway Lane	K-6	800	408
9	Hidden Trails Elementary School	2250 Ridgeview Drive	K-6	800	408
10	Litel Elementary School	3425 Eucalyptus Avenue	K-6	800	533
11	Oak Ridge Elementary School	15452 Valle Vista Drive	K-6	800	560
12	Rolling Ridge Elementary School	13677 Calle San Marcos	K-6	800	602
13	Townsend Junior High School	15359 Ilex Drive	7-8	1,200	1,097
14	Wickman Elementary School	16250 Pinehurst Drive	K-6	800	786
15	Boys Republic High School*	1907 Boys Republic Drive	9-12	--	57
16	Heights Christian School*	2549 Madrugada Drive	K-6	--	211 [4]
17	Loving Savior of the Hills Lutheran Church*	14816 Peyton Drive	TK-8	--	589
			Subtotal	***16,400***	***14,360***
City of Chino (Schools serving Chino Hills)					
18	Don Lugo High School	13400 Pipeline Avenue	9-12	2,500	1,660
19	Romona Junior High School	4575 Walnut Avenue	7-8	1,000	496
20	Alternative Education Center [5]	15650 Pipeline Avenue	K-6	--	--
			Subtotal	***3,500***	***2,156***
			Total	**19,900**	**16,516**

* *Private School. Student capacity information was not available.*

1 *Chino Valley Unified School, correspondence from Gregory J. Statchura, Assistant Superintendent Facilities, Planning & Operations Division, September 14, 2022.*

2 *Capacities listed are subject to change based on classroom loading numbers per the Associated Chino Teacher's collective bargaining agreement.*

3 *National Center for Education Statistics, District Details, available at: https://nces.ed.gov/ccd/schoolsearch/school_list.asp?Search=1&DistrictID=0608460&SchoolPageNum=2, accessed August 2022.*

4 *Private School Review, Heights Christian Schools-Chino Hills, available at: https://www.privateschoolreview.com/heights-christian-schools-chino-hills-profile, accessed September 2022.*

5 *The Alternative Education Center does not have a capacity as the students that attend learn virtually or through Independent Study from home or elsewhere.*

[22] *Information regarding CVUSD school services was provided by Gregory J. Stachura, Assistant Superintendent, Facilities, Planning & Operations, CVUSD, August 29, 2013.*

1) *Student Generation Rates*

Student generation rates are used by school districts to estimate the number of students generated by new development in order to determine whether or not existing school facilities would be adequate for future students. Different school districts have varying rates depending on new single- or multi-family dwelling unit developments and also categorize rates based on grade levels. **Table IV.L.3-2, CVUSD Student Generation Rates Summary**, includes the CVUSD's student generation rates by school level and residential category.

Table IV.L.3-2
CVUSD Student Generation Rates Summary

School Level	Single-Family Detached Units	Single-Family Attached Units	Multi-Family Attached Units	Average Combined
Elementary School (K-6)	0.2263	0.2441	0.1713	0.2139
Junior High School (7-8)	0.0732	0.0660	0.0524	0.1916
High School (9-12)	0.1643	0.1564	0.1041	0.1416
Total	**0.4638**	**0.4665**	**0.3278**	**0.5471**
Sources: Chino Valley Unified School District 2022 School Fee Justification Study, June 20, 2022.				

2) *Funding*

California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The CVUSD School Facilities Fee Plan supports the school district's levy of the fees authorized by California Education Code Section 17620.[23] These school facilities impact fees are set by CVUSD and are currently $4.79 per square foot for new residential developments and $0.78 per square foot for new commercial/industrial developments.[24]

In November 2016, CVUSD voters passed the $750 million Measure G bond initiative to repair and upgrade CVUSD's aging and deteriorating campuses. This would include renovating older buildings, increase student safety, and provide technology to classrooms for improved student learning.

3) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Administration Office to the south, City Hall and parking structure to the west and Boys Republic to the east. Site 1 is located within the CVUSD boundaries and is served by Litel Elementary School, Canyon Hills Junior High School, and Ayala High School.

[23] *Chino Valley Unified School District 2022 School Fee Justification Study, June 20, 2022.*
[24] *Chino Valley Unified School District 2022 School Fee Justification Study, June 20, 2022.*

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and currently undeveloped with very little vegetation. Site 2 is located within the CVUSD boundaries and is served by Litel Elementary School, Canyon Hills Junior High School, and Ayala High School.

Site 3: Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The golf course will be redesigned as an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site, along Country Club Drive for housing development. Site 3 is located within the CVUSD boundaries and is served by Wickman Elementary School, Townsend Junior High School, and Chino Hills High School.

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. Site 4 is located within the CVUSD boundaries and is served by Litel Elementary School, Canyon Hills Junior High School, and Ayala High School.

Site 5: Wang (High Density)

Site 5 is vacant undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south and Los Serranos Golf Course to the east. Site 5 is located within the CVUSD boundaries and is served by Oak Ridge Elementary School, Townsend Junior High School, and Chino Hills High School.

Site 6: The Shoppes

Site 6 is flat and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. Site 6 is located within the CVUSD boundaries and is served by Litel Elementary School, Canyon Hills Junior High School, and Ayala High School.

Site 7: The Commons

Site 7 is flat and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and vacant land (zoned for commercial office use) and is situated north of SR-71 (Chino Valley Freeway). Site 7 is located within the CVUSD boundaries and is served by Dickson Elementary School, Ramona Junior High School, and Don Lugo High School.

Site 8: Canyon Estates (Medium Density)

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. Site 8 is located within the CVUSD boundaries and is served by Oak Ridge Elementary School, Townsend Junior High School, and Chino Hills High School.

Site 9: Canyon Estates (Medium Density)

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. Site 9 is located within the CVUSD boundaries and is served by Oak Ridge Elementary School, Townsend Junior High School, and Chino Hills High School.

Site 10: Canyon Estates (Low Density)

Site 10 is vacant and is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. Site 10 is located within the CVUSD boundaries and is served by Oak Ridge Elementary School, Townsend Junior High School, and Chino Hills High School.

Site 11: Los Serranos (Low Density)

Site 11 is part of a 36-hole golf course that is surrounded by single-family residential development. Site 11 is located within the CVUSD boundaries and is served by Oak Ridge Elementary School, Townsend Junior High School, and Chino Hills High School.

B. Regulatory Setting

1) *Federal*

There are no federal education regulations applicable to the proposed project.

2) *State*

a) California Education Code

Educational services and school facilities for the Project are subject to the rules and regulations of the California Education Code, the California Department of Education (CDE) and governance of the State Board of Education (CBE) (Gov. Code Section 33000, et seq.). The CDE is the government agency responsible for public education throughout the state. With the State Superintendent of Public Instruction, the CDE is responsible for enforcing education law and regulations and for continuing to reform and improve public elementary school, secondary school, childcare programs, adult education, and preschool programs. The CDE oversees funding, and student testing and achievement levels for all state schools. A sector of the CDE, the SBE is the 11-member governing and policymaking body of the California Department of Education (CDE) that sets Kindergarten through 12th Grade (K–12) education policy in the areas of standards, instructional materials, assessment, and accountability. The state also provides funding through a combination of sales and income taxes. In addition, pursuant to Proposition 98, the state is also responsible for the allocation of educational funds that are acquired from property taxes. Further, the governing board of any school district is authorized to levy a fee, charge, dedication,

or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities.[25]

b) Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998 (known as the Greene Act), enacted in 1998, is a program for funding school facilities largely based on matching funds. For new school construction, grants provide funding on a 50/50 state and local match basis. For school modernization, grants provide funding on a 60/40 state and local match basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional state funding.[26]

The Greene Act permits the local district to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. The Act also sets a maximum level of fees a developer may be required to pay. Pursuant to Government Code Section 65996, the payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to a less-than-significant level.[27]

c) Open Enrollment Policy (Cal. Educ. Code Sections 48350, et seq.)

The open enrollment policy is a state-mandated policy that enables students located in the CVUSD service boundaries to apply to any regular, grade-appropriate CVUSD school with designated "open enrollment" seats. Open enrollment seats are granted through an application process that is completed before the school year begins. Students living in a particular school's attendance area are not displaced by a student requesting an open enrollment transfer to that school.

d) Mello Roos Community Facilities Act of 1982

The Mello Roos Act allows school districts to establish a Mello-Roos Community Facilities District (CFD) to finance school construction through the issuance and sale of municipal bonds guaranteed through a Special Tax Lien against all properties within the CFD area.

3) *Regional*

a) Chino Valley Unified School District Measure G

On November 8, 2016, local voters approved Measure G, a $750 million bond measure to make the following improvements throughout the District:

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[25] *California Education Code Section 17620(a)(1), available at: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17620, accessed August 2022.*

[26] *State of California, Office of Public School Construction, School Facility Program Guide, January 2019.*

[27] *California Government Code Section 65996, available at: https://codes.findlaw.com/ca/government-code/gov-sect-65996.html, accessed August 2022.*

Upgrade neighborhood schools and retain/attract quality teachers by repairing deteriorating classrooms/restrooms; replace deteriorating, rusty pipes to ensure safe drinking water; remove asbestos and lead paint; upgrade fire safety, science/computer labs, wiring, classroom technology; repair, construct, and acquire educational facilities, sites, equipment.

The measure promised to upgrade the District's older schools maintain district-wide technology upgrades, and install and upgrade fire prevention, security and emergency response systems at every school so that all students are safe.

4) *Local*

There are no local school service regulations applicable to the proposed project.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to school services. Specifically, the Guidelines state that the proposed project may have an adverse significant school services impact if it would:

c) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for schools.

B. Project Impacts and Mitigation Measures

Impact L-3: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for schools?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that City is nearing build-out. However, CVUSD has been experiencing declining enrollment for the past few years. This trend is expected to continue for a few more years. Therefore, with plenty of enrollment capacity, no future school facility needs are anticipated and it would not result in the provision of or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. As such, the General Plan EIR 2015 found that impacts to school services would not be significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that new residential development that may occur as a result of its policies would be subject to the payment of school impact fees, which constitute full mitigation for impacts to schools resulting from new development. Accordingly, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the GPU).

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Changes in land use designations, as well as future rezoning upon adoption of the GPU, and updates to the Land Use Element would result in an increase in residential units and an associated increase in student population within the City. Based on the maximum number of dwelling units that could be developed under the project (2,849 units) and on CVUSD's student average generation rates of 0.2139, 0.1916, and 0.1416 for grades K-6, 7-8, and 9-12, respectively (refer to **Table IV.L.3-2**),[28] the project could increase CVUSD's student population by a minimum of 609 elementary students, 546 middle school students, and 403 high school students, for a total of approximately 1,558 additional school-age residents. When combined with the 16,516 currently enrolled students, the expected increase from the General Plan Update would increase the student capacity to 18,074 within the schools serving the City of Chino Hills. This increase would be addressed through the payment of school fees, required for all new development. These fees are based on the use and size of a project.

The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix C** for project specific site plans). Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation. The GPU does not identify the need for additional school facilities in the City, the construction of which has the potential to result in significant environmental impacts. Similarly, no such facilities are currently planned by the County to serve the City.

However, as school fees are collected from residential, commercial, and industrial uses, developers are required to fund necessary school service and facility improvements to accommodate anticipated population and school enrollment growth within the service area of the CVUSD. If new facilities were

[28] *Chino Valley Unified School District 2022 School Fee Justification Study, June 20, 2022.*

needed at a future date to accommodate increased demand on schools, further environmental review separate from this EIR would be required.

As is currently the case, development of the housing opportunity sites would be subject to school impact fee assessments under SB 50. These fees are collected by school districts at the time of issuance of building permits for commercial, industrial, and residential projects. The State Legislature has declared that the payment of those fees constitutes full mitigation for the impacts generated by new development, per Government Code Section 65995.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as these are development guidelines and will not result in adverse impacts related to schools. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. None of these updates would have the potential to impact student generation or school enrollment within the City.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in substantial adverse significant impacts to schools or impacts resulting from the need to construct school facilities that could result in a significant environmental impact.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in the need for school facilities, and significant impacts would not occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to schools.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there would be no adverse impact on schools. Therefore, the General Plan 2015 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

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Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

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The City of Chino Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the southern end of San Bernardino County, which is bordered the Los Angeles County on the northwest side, Orange County to the south and southwest, and Riverside County to its southeast. The CVUSD serves within this geographic area. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact related to the construction of educational facilities currently serving the City of Chino Hills that could have a significant environmental impact. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in no cumulative impact.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along

with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to school services as these are development guidelines and will not result in development with the potential to result in project-level impacts related to school services. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to school facility alteration or construction. Accordingly, no cumulative impacts related to schools would occur and updates to the General Plan elements (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in cumulative impacts related to impact student generation or school enrollment within the City.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to school services.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015, there would be no impacts to school services under the GPU. No mitigation measures are necessary.

Similar to the findings of the 2022 Housing Element Update MND, no impacts related to school services would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
L.4 PUBLIC SERVICES – OTHER PUBLIC FACILITIES

1. INTRODUCTION

This section of the SPEIR describes the City of Chino Hills' Civic Center and the existing library services, facilities, and staffing. Data for this section were taken from the City of Chino Hills and the San Bernardino County Library websites.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that although future development in accordance with the General Plan 2015 would introduce new residents, no additional public facilities needs were identified by the City. The Civic Center was completed in 2008. It was developed and sized to serve the City through its build-out and future. The General Plan 2015 proposed only moderate changes to the existing General Plan build-out and is not expected to result in substantial adverse physical impacts associated with other public facilities. As such, the General Plan EIR 2015 determined that impacts to other public facilities would not be significant.

A. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update MND identified that the 6th Cycle Housing Element does not propose specific development plans and that new residential development that may occur as a result of its policies would generate annually recurring revenue in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). Such revenue is available to address costs associated with potential demands for other public services. As such, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Civic Center*

The Chino Hills Civic Center serves as the governmental core for the City. This area includes City Hall, Chino Valley Fire District (CVIFD) administrative offices, the Police Department building, and the James S. Thalman Chino Hills Public Library, which is a branch of the San Bernardino County library system.

2) *Library Facilities*

The James S. Thalman Chino Branch Library is part of the San Bernardino County Library System (SBCL), is located at 14020 City Center Drive, and serves the City of Chino Hills.

The SBCL is a member of the Inland Library System (ILS), an association of 19 independent city, county, and special district public libraries located in Inyo, Riverside, and San Bernardino counties that have agreed to cooperate in providing library service to the residents of all participating jurisdictions. The ILS

provides member libraries with a resource-sharing network and a means to enhance the level and diversity of resources available to library users, while reducing duplication of effort.[29]

3) *Library Needs Assessment*

There are no prescriptive standards set for public libraries by the American Library Association, Public Library Association, or the State of California. Instead, they advocate an outcomes-based assessment process based on the fact that each library serves a different community with different needs. For example, libraries in communities with many young families would need various young adult and children services compared to libraries serving a population with a high percentage of retirees.

4) *Library Services*

The James S. Thalman Chino Branch Library offers a number of services to assist users. Computer services include an on-line library catalogue, access to a variety of research databases, as well as Internet and CD-ROM workstation access. The hours of operation for the James S. Thalman Chino Branch Library are: 10 am – 6 pm Fridays, 9 am – 5 pm Saturdays, 1 pm – 5 pm Sundays, and 10 am – 8 pm Monday to Thursday. The web-based resources are available 24 hours a day, seven days a week.[30]

The Friends of the Library is a body of volunteers that are committed to Supporting the County Library System reach its service and program goals. The Friends of the Library leadership team implements fundraisers and all the funds raised by the Friends of the Library are invested back into the local branch library to better service the community it represents).[31]

5) *Funding*

Library services are provided by SBCL and the James S. Thalman Chino Branch Library is funded by SBCL. The SBCL libraries are financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees. Based on the County's Annual Budget Report for 2024-2025, the SBCL has an annual budget of $26.79 million.[32] The SBCL would continue to fund the James S. Thalman Chino Branch Library from taxes collected for that purpose.

6) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Administration Office to the south, City Hall and parking structure to the west and Boys Republic to the east. Site 1 is approximately 0.1 mile east from the James S. Thalman Chino Branch Library.

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[29] *Inland Library System, Member Libraries, available at: https://www.inlandlib.org/libraries.php, accessed August 2024.*

[30] *James S. Thalman Chino Branch Library, available at: https://www.chinohills.org/283/Library, accessed August 2024.*

[31] *San Bernardino County Library, Friends of the Library, available at: https://sbclib.org/friends-of-the-library/, accessed August 2024.*

[32] *County of San Bernardino, Executive Summary & Recommended Budget 2024-2025, May 2024.*

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and currently undeveloped with very little vegetation. Site 2 is approximately 0.7 mile southwest from the James S. Thalman Chino Branch Library.

Site 3: Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The golf course will be redesigned as an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site, along Country Club Drive for housing development. Site 3 is approximately 3.5 miles southeast from the James S. Thalman Chino Branch Library.

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. Site 4 is approximately 5.5 miles southwest from the James S. Thalman Chino Branch Library.

Site 5: Wang (High Density)

Site 5 is vacant undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south and Los Serranos Golf Course to the east. Site 5 is approximately 3.5 miles southeast from the James S. Thalman Chino Branch Library.

Site 6: The Shoppes

Site 6 is flat and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. Site 6 is approximately 0.48 mile northeast from the James S. Thalman Chino Branch Library.

Site 7: The Commons

Site 7 is flat and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and vacant land (zoned for commercial office use) and is situated north of SR-71 (Chino Valley Freeway). Site 7 is approximately 2.9 miles southeast from the James S. Thalman Chino Branch Library.

Site 8: Canyon Estates (Medium Density)

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. Site 8 is approximately 4.6 miles southeast from the James S. Thalman Chino Branch Library.

Site 9: Canyon Estates (Medium Density)

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. Site 9 is approximately 3.1 miles south from the James S. Thalman Chino Branch Library.

Site 10: Canyon Estates (Low Density)

Site 10 is vacant and is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. Site 10 is approximately 2.9 miles south from the James S. Thalman Chino Branch Library.

Site 11: Los Serranos (Low Density)

Site 11 is part of a 36-hole golf course that is surrounded by single-family residential development. Site 11 is approximately 2.6 miles southeast from the James S. Thalman Chino Branch Library.

B. Regulatory Setting

1) *Federal*

There are no federal library service regulations applicable to the proposed project.

2) *State*

There are no state library service regulations applicable to the proposed project.

3) *Regional*

There are no regional library service regulations applicable to the proposed project.

4) *Local*

There are no local library service regulations applicable to the proposed project.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to library services. Specifically, the Guidelines state that the proposed project may have an adverse significant library services impact if it would:

d) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for other public facilities.

B. Project Impacts and Mitigation Measures

Impact L-5: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for other public facilities?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that although future development in accordance with the General Plan 2015 would introduce new residents, no additional public facilities needs were identified by the City. The Civic Center was completed in 2008. It was developed and sized to serve the City through its build-out and future. The General Plan 2015 proposed only moderate changes to the existing General Plan build-out and is not expected to result in substantial adverse physical impacts associated with other public facilities. As such, the General Plan EIR 2015 determined that impacts to other public facilities would not be significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that new residential development that may occur as a result of its policies would generate annually recurring revenue in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.), which would be available to address costs associated with potential demands for other public services. As such, the 2022 Housing Element Update MND concluded that impacts resulting from the 6th Cycle Housing Element would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the GPU).

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Changes in land use designations, as well as future rezoning upon adoption of the GPU, and updates to the Land Use Element would result in an increase in the residential service population for the Civic Center and the James S. Thalman Chino Branch Library. As discussed in **Section IV.K, Population and Housing**, of this SPEIR, implementation of the project with the nine (9) housing opportunity sites could result in the

buildout of a likely 2,849 units, which would increase the population in the City by approximately 8,575 persons to a total of 84,989 persons. The Civic Center was developed and sized to serve the City through its build-out and future. The project's population would increase the demand for library services compared to existing conditions. However, based on the County's Annual Budget Report for 2024-2025, there is a budget of $26.79 million.[33] The SBCL would continue to fund the James S. Thalman Chino Branch Library from taxes collected for that purpose.

Additionally, the SBCL libraries are financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees that could potentially be applied toward the provision of new library facilities and related staffing for the of the library serving the project area, as deemed appropriate. If at a later date, new facilities or augmentation of existing facilities are determined necessary to construct to accommodate increased demand on library services, further project-specific environmental review would be required for the development under CEQA at that time.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as these are development guidelines and will not result in adverse impacts related to other public services. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. These updates would not have the potential to impact library services within the City.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in substantial impacts to the civic center or library services that could have a significant environmental impact on the environment.

[33] *County of San Bernardino, Executive Summary & Recommended Budget 2024-2025, May 2024.*

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in the need for other public service facilities, and significant impacts would not occur. In addition, the proposed Objective Design standards will not result in adverse impacts related to other public services.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there would be no adverse impact on the civic center or libraries. Therefore, the General Plan 2015 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the GPU).

RHNA Housing Opportunity Sites

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map update will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The City of Chino Hills is located within San Bernardino County, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of

cumulative impacts is the southern end of San Bernardino County, which is bordered the Los Angeles County on the northwest side, Orange County to the south and southwest, and Riverside County to its southeast. This geographic region is served by the Civic Center and the James S. Thalman Chino Branch Library.

Cumulative growth in the project vicinity could have the potential to increase the need for library services. The residential population of a library's service area is the primary metric used by the SBCL for assessing the adequacy of library services and planning for future growth. The SBCL has not established any facilities criteria based on employment in a library's service area. Employees generated by the non-residential related projects would be more likely to use library facilities near their places of residence, because lunch break times are typically not long enough (30 to 60 minutes) for employees to take advantage of library facilities, eat lunch, and return to work within the allotted time. It is also unlikely that employees would utilize library facilities on their way to work as the start of their work day generally occurs before the libraries open for service. Therefore, any increase in usage of libraries by employees is anticipated to be negligible.

The GPU buildout, combined with future related projects, would generate additional residents that would have the potential to increase the need for library services. However, the SBCL libraries are financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees that could potentially be applied toward the provision of new library facilities and related staffing for the of the library serving the area, as deemed appropriate.

The GPU is anticipated to result in no impact with regard to library facility alteration or construction in the City of Chino Hills. As such, the project would not result in a cumulatively considerable contribution to a cumulative impact. The project would result in no cumulative impact.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which will provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments will not result in cumulative impacts related to other public services as these are development guidelines and will not result in development with the potential to result in project-level impacts related to other public services. Updates to the Safety Element include policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to library facility alteration or construction. Accordingly, no cumulative impacts related to the civic center or libraries would occur and updates to the General Plan elements

(including Objective Design Standards and other Zoning and Specific Plan Amendments) would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in substantial adverse impacts related to the civic center or libraries that could cause significant environmental impacts.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to other public services.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU on other public services would be less than significant and no mitigation measures would be required.

Similar to the findings of the 2022 Housing Element Update MND, no impacts on other public services would occur as a result of implementation of the Housing Element, including amending the Zoning Map/Code and corresponding General Plan Elements; no mitigation measures would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS
M. RECREATION

1. INTRODUCTION

This section of the SPEIR evaluates the impacts of the General Plan Update associated with recreation and parks within the City of Chino Hills. Existing data sources used to prepare this section were taken from the existing General Plan (2015) Conservation Element and Community Safety Element (2015), the City of Chino Hills Parks and Recreation Master Plan Draft Update (2019), and the Chino Hills Recreation website, as well as other City-provided documents.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Parks and recreational facilities within the City have been planned and developed in accordance with the City's Parks, Recreation, and Open Space Master Plan. The General Plan EIR 2015 determined that as new developments came forward, they would be required to contribute their fair share of Parks and Recreation Fees and Quimby fees. The future parks and recreation facilities already identified in the City's Parks, Recreation, and Open Space Master Plan would be sufficient to meet the needs of the additional residents. Therefore, future development accommodated by the General Plan 2015, any land use changes proposed under the General Plan 2015, and any new or updated policies of the General Plan 2015 were found by the General Plan EIR 2015 to create a less than significant impact.

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would not include specific new recreational facilities or expansion of an existing recreational facility. Therefore, future development accommodated by the General Plan 2015, any land use changes proposed under the General Plan 2015, and any new or updated policies of the General Plan 2015 were found by the General Plan EIR 2015 to create a less than significant impact.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, determined future development of housing developed pursuant to the 6th Cycle Housing Element policies and RHNA mandates would be subject to the payment of City Quimby In-Lieu and Parks and Recreation Facilities fees. These fees are established to provide for residential development's fair share of park and recreational facilities. As such, the 2022 Housing Element Update MND determined that impacts related to park and recreational facilities would be less than significant.

The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. No recreational facilities are identified within the 6th Cycle Housing Element. As such, the 2022 Housing Element Update MND determined that impacts on the environment from construction and operation of the recreational facilities would not be significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Parks and Recreational Facilities*

Parks and recreation facilities in the City include 44 parks, encompassing approximately 319 acres, and five (5) community facilities.[1] Facilities within the parks include natural open spaces, community buildings, lakes, streams, sports courts and fields, passive areas, playgrounds, a skate park, an equestrian center, and equestrian staging areas. **Figure IV.M-1, Recreational Facilities in the City of Chino Hills,** presents a map that identifies the location of each park, and **Table IV.M-1, Recreational Facilities in the City of Chino Hills,** describes the size and features of each park and recreation facility within the City.

The City's Parks, Recreation and Open Space Element has four classifications of local parks: Community Parks, Neighborhood Parks, Nature Parks, and Special Use Facilities. Community Parks provide active recreational opportunities for use by a larger segment of the population and they are located within residential areas. Recreation centers, which contain gymnasiums, multi-purpose rooms, classrooms, and offices, are an important feature of Community Parks, along with sports fields, amphitheaters, and picnic areas. There are four Community Parks in Chino Hills: Chino Hills Community Park, Crossroads Park, Grand Avenue Park, and English Springs Park. Neighborhood Parks are intended to meet specific needs of a neighborhood and provide access from local streets and main walkways. Neighborhood Parks feature playgrounds, multi-purpose open areas, picnic areas, walking paths, and recreation features such as basketball courts. There are currently 26 Neighborhood Parks in the City. Nature Parks are special recreation facilities that contain vegetation, natural topography, wildlife, and trails. They are comprised of passive activities, such as hiking. There are five City operated Nature Parks in Chino Hills: Eucalyptus Nature Park, Hickory Creek Nature Park, Hollow Run Nature Park, Strickling Nature Park, and Walnut Creek Nature Park. Special Use Facilities are larger in size than neighborhood parks and are intended to provide services on a community level. They accommodate a unique character or function focused on a single type of activity, such as, equestrian centers, trail staging areas, or community buildings (without an associated park). There are four Special Use Facilities in the City: McCoy Equestrian and Recreation Center, Chino Hills Skate Park, Civic Center/Recreation Center, and Sleepy Hollow Community Building.[2] In addition, the Big League Dreams Sports Park is a privately owned facility located on City-owned land that operates a number of soccer, baseball, and softball fields year-round. There are six (6) baseball fields, an indoor soccer arena, and restaurants.[3]

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[1] *City of Chino Hills Recreation, available at: https://www.chinohills.org/87/Park-Facility-Guide, accessed September 2024.*

[2] *City of Chino Hills General Plan, Parks and Recreation Master Plan Update, 2019.*

[3] *City of Chino Hills General Plan, Parks and Recreation Master Plan Update, 2019.*

Table IV.M-1
Recreational Facilities in the City of Chino Hills

#	Park	Address	Acres	Amenities
1	Alterra	4921 Soquel Canyon Pkwy.	3.7	Restrooms, tot lot, picnic tables, BBQ, 1 half-court basketball, gazebo area, trailhead
2	Autumn Hill	2119 Civic Center Dr.	1.2	Picnic tables, par course
3	Big League Dreams Sports Park[a]	16333 Fairfield Ranch Rd.	34	Stadium seating, stadium club restaurants, batting cages, a kids play area, a 20,000 sq. ft. indoor pavilion and replicas of Major League Baseball fields
4	Butterfield	17671 Mystic Canyon Rd.	13.5	Restrooms, tot lot, gazebo area, 1 full-court basketball
5	Calle San Marcos	2659 Norte Vista Dr.	3.2	Tot lot, 1 full-court basketball, volleyball, picnic tables
6	Chino Hills Community Center	14250 Peyton Dr.	17,000 sf	Banquet hall, gazebo area, conference rooms, multi-use fitness rooms, game room, commercial kitchen
7	Chino Hills Community Park	3280 Eucalyptus Dr.	33	Snack bar, restrooms, picnic tables, BBQ, 6 lighted multi-use athletic fields
8	Chino Hills Skate Park	16333 Fairfield Ranch Rd.	7,150 sf	Pools, rails, ramps
9	Cinnamon	15580 Linden Ln.	4.2	Tot lot, picnic tables, volleyball
10	Covington	15138 Monterey Ave.	0.53	Tot lot, picnic tables
11	Crossroads	2765 Chino Hills Pkwy.	12.8	Restrooms, tot lot, picnic tables, 1 full-court basketball, par course, 2 tennis, gazebo area
12	Danbury	15701 Fairfield Ranch Rd.	5.7	2 tot lots, gazebo area, 1 full-court basketball, BBQ, picnic tables
13	English Springs	2201 Grand Ave.	8.2	Restrooms, tot lot, picnic tables, 2 half-court basketball, volleyball, BBQ, 3 gazebo areas
14	Eucalyptus Nature Park	3565 Valley Vista Dr.	7.5	Par course, paved trail
15	Fairfield Ranch	16333 Fairfield Ranch Rd.	5.5	Restrooms, tot lot, gazebo area, 1 full-court basketball, baseball field, BBQ
16	Glenmeade	15055 Oakwood Ln.	3.2	Tot lot, volleyball, picnic tables, BBQ
17	Grand Avenue and Community Building	1301 Grand Ave.	12	Community Bldg. (2 rooms), snack bar, restrooms, age specific playgrounds, 3 lighted court basketball, 1 lighted-roller hockey rink, gazebo area, BBQ, pickle ball
18	Hickory Creek Nature Park	15445 Hickory Creek Ln.	7.4	Par course, paved trail
19	Hidden Hills	2000 Rancho Hills Dr.	3.6	Restrooms, tot lot, picnic tables, 2 half-court basketball, BBQ
20	Hilltop	15234 Pine Ln.	6.4	Tot lot, picnic tables
21	Hollow Run Nature Park	15959 Peyton Dr.	12.7	Picnic tables, paved trail
22	Hope for the Hills	1999 Avenida Cabrillo	6.3	4 tennis courts, playground, picnic tables, 1 half-court basketball, par course, restrooms, BBQ, trailhead
23	Hunters Hill	6070 Natalie Rd.	5	Playground, restrooms, 2 half-court basketball, baseball/soccer fields, picnic tables
24	Los Serranos	15450 Pomona Rincon Rd.	6	Playground, picnic tables, 1 full-court basketball, restrooms, BBQ, gazebo area
25	McCoy Equestrian Center	14676 Peyton Dr.	20	2 lighted arenas, restrooms, community center

Table IV.M-1
Recreational Facilities in the City of Chino Hills

#	Park	Address	Acres	Amenities
26	Meadows	6266 Butterfield Ranch Rd.	9.5	Trails and benches
27	Morningfield	13250 Lost Trail Dr.	0.5	Tot lot, picnic tables, BBQ
28	Morningside	15259 Morningside Dr.	3.5	Picnic tables
29	Mystic Canyon and Community Building	6424 Mystic Canyon Dr.	2.5	Community building, tot lot, 2 half-court basketball, par course
30	Oakridge	15444 Valle Vista Dr.	3.7	Tot lot, picnic tables, soccer/football fields, trailhead
31	Overlook	2861 Woodview Rd.	1.5	Picnic tables, BBQ
32	Pinehurst	5800 Park Dr.	14	1 full-court basketball, restrooms, gazebo areas, BBQ
33	Rincon	16202 Pinehurst Dr.	6	Restrooms, tot lot, 1 half-court basketball, picnic tables, BBQ
34	Skyview	3200 Olympic View Dr.	5.1	Tot lot, picnic tables, 1 half-court basketball, volleyball
35	Sleepy Hollow Community Building	16801 Rosemary Ln.	3,000 sf	1 community room, 1 conference room, restrooms
36	Strickling Nature Park	3670 Aspen Ln.	13.1	Tot lot, 54 foot slide, paved trail
37	Sunset	1510 Rancho Hills Dr.	3.5	Restrooms, tot lot, picnic tables, BBQ
38	Sycamore Glenn	1952 Sycamore Glenn	0.5	Tot lots, picnic tables
39	Terrace	1531 Morning Terrace Dr.	2.1	Tot lot, picnic tables, 2 half-court basketball
40	Torrey Pines	5011 Torrey Pines Dr.	1.5	Restrooms, horse staging area, gazebo area
41	Valle Vista	15636 Valle Vista Dr.	1.7	Tot lot, picnic tables, BBQ
42	Vellano	16321 Aviano Ln.	3.75	Restrooms, tot lot, picnic tables, 1 half-court basketball, tennis courts, BBQ, gazebo area
43	Veterans	14877 Eucalptus	20	Trailhead, 1 full-court basketball, restrooms, picnic tables
44	Vila Borba	17001 Amadora Dr.	5.6	Dog park, playground, gazebo area, BBQ, restrooms
45	Walnut Creek Nature Park	14877 Walnut Creek Dr.	4.1	Trail
46	Western Hills	16230 Canon Ln.	1.3	Tot lot, picnic tables, horse staging area
		Total Acreage	**319.08[b]**	

[a] *Privately owned.*

[b] *Does not include square footage of community buildings.*

Source: City of Chino Hills Recreation, available at: https://www.chinohills.org/87/Park-Facility-Guide, accessed September 2024.

FIGURE IV.M-1
RECREATIONAL FACILITIES IN THE CITY OF CHINO HILLS

Source: City of Chino Hills Parks, Recreation & Open Space Master Plan Update, 2019.

1) *Open Space*

Open space lands are lands that are dedicated to permanent open space and will not be utilized for commercial, industrial, or residential development. Chino Hills has an estimated 3,200 acres of protected open space, 1,350 acres of designated private open space, and 48 miles of trails. The City also borders the Chino Hills State Park, which offers residents access to an additional 16,000 acres of open space, of which 7,300 acres are within City boundaries.[4]

In addition to the City-owned parks, local schools serve as joint recreational facilities for the City and other private athletic associations use City facilities. The Chino Hills Unified School District includes 15 school sites that are available for recreational use after school hours and on weekends (refer to **Section IV.L Public Services**, of this SPEIR for a description of school sites in the City). Each offers the use of open playfields. Ruben S. Ayala High School and Chino Hills High School both have specialized facilities, including a pool, tennis courts (the City has an agreement to use these courts after school, evening and on weekends), baseball and softball fields, football and soccer fields, and gymnasiums.[5]

2) *Trails and Pathways*

In 2001, Chino Hills updated the Trails Master Plan, an element of the Parks, Recreation and Open Space Master Plan. As the Plan has developed it has become a comprehensive, linked network, providing increased access to parks and open space within the City, as well as the State Park, neighboring cities, and to other regional trail networks. A variety of different trail types are considered in the Trails Master Plan. The urban multi-use trails and pathways are trails typically located adjacent to City Streets or parks and are 15 feet in width. Rural multi-use trails, which are typically eight (8) feet in width, are located within City-owned open space and have no fencing along their borders. Multi-use combination trails are typically used in areas where they enhance and/or complete existing trails of this type already located within the City and are 15 feet in width.[6] There are 16 trailheads that lead to 28 trails throughout the City. The multi-use trail system is available to walkers, hikers, runners, bicyclists, and equestrians.[7] The majority of the trails utilize open space areas that are owned by public entities and public right of way.

In addition to the above noted trails, designated bikeways are available in the City. Bikeways have three different types of classifications: Class 1 (Bike Path), Class 2 (Bike Lane), and Class 3 (Bike Route). The bikeways within the City of Chino Hills are comprised of Class 2 and Class 3 facilities, which are shared facilities on the roadways and respectively delineated by either signage and striping or signage only.[8] Refer to **Figure IV.M-2, Chino Hills Bicycle Master Plan.**

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[4] *City of Chino Hills General Plan, Parks, Recreation and Open Space Element, June 10, 2008; City of Chino Hills General Plan, Parks and Recreation Master Plan Update, 2019.*

[5] *City of Chino Hills General Plan, Parks and Recreation Master Plan Update, 2019.*

[6] *City of Chino Hills General Plan, Parks, Recreation and Open Space Element, June 10, 2008.*

[7] *City of Chino Hills Recreation, Trails, available at: https://www.chinohills.org/285/Trails, accessed September 2024.*

[8] *City of Chino Hills General Plan, Parks, Recreation and Open Space Element, June 10, 2008.*

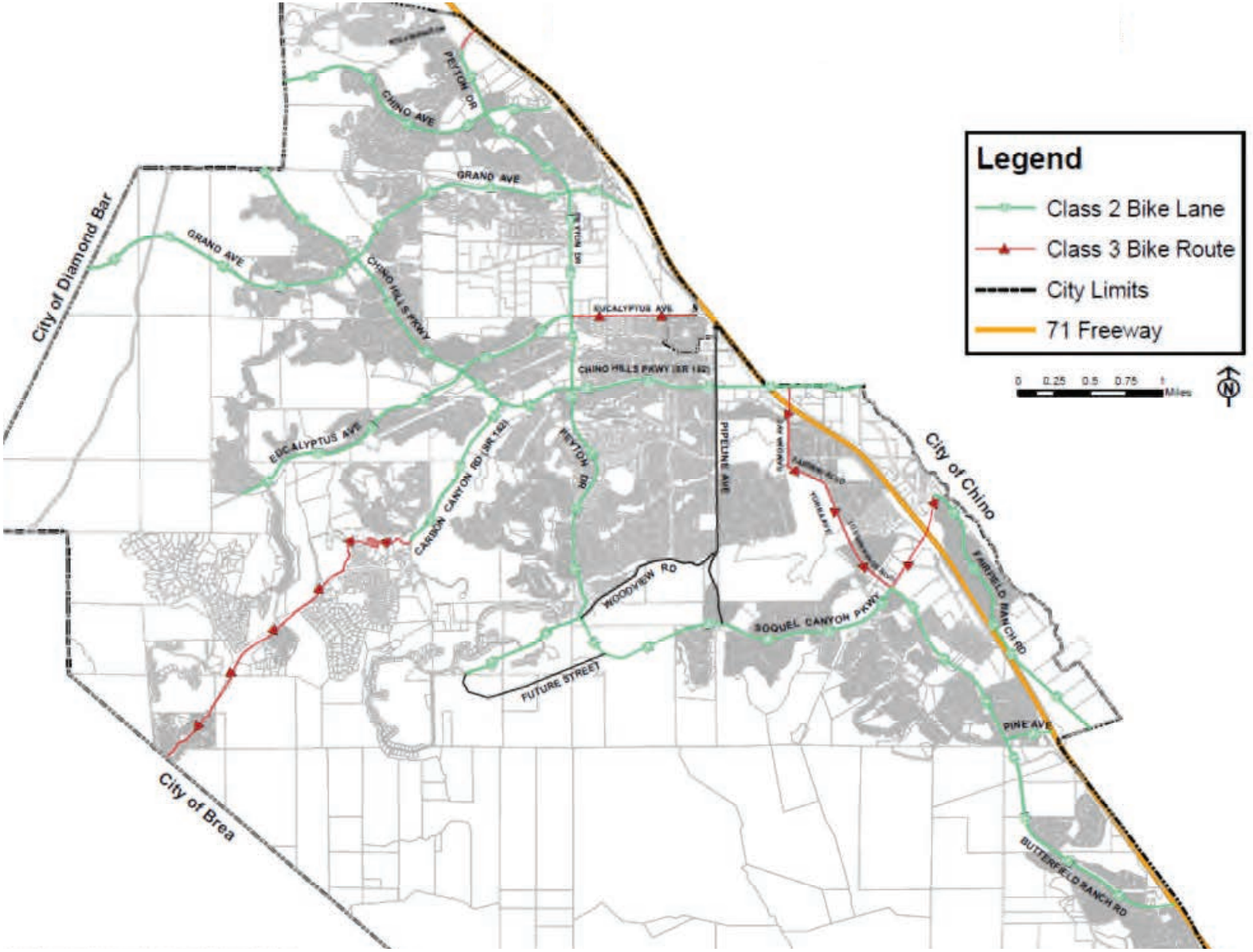

FIGURE IV.M-2
CHINO HILLS
BICYCLE MASTER PLAN

Source: City of Chino Hills 2015 General Plan, Circulation Element.

3) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is flat and situated between the existing Shoppes commercial center to the north, Chino Valley Fire District Administration Office to the south, City Hall and parking structure to the west and Boys Republic to the east. The nearest park facility to Site 1 is Chino Hills Community Park, located 1.0 mile southwest of the site.

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and currently undeveloped with very little vegetation. The nearest park facility to Site 2 is Chino Hills Community Park, located directly north of the site. Additionally, the site has direct access to Class 2 bicycle routes on Peyton Drive.

Site 3: Los Serranos Golf Course

Site 3 is part of a 36-hole golf course that is surrounded by single-family residential development. The golf course will be redesigned as an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site, along Country Club Drive for housing development. The nearest park facility to Site 3 is Hollow Run Park, located 1.0 mile west of the site.

Site 4: Western Hills Golf Course

Site 4 is part of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The nearest park facility to Site 4 is Western Hills Park, located 0.5 mile southwest of the site. Additionally, the site has direct access to Class 3 bicycle routes on Carbon Canyon Road.

Site 5: Wang Property

Site 5 is vacant undeveloped parcel and surrounded by single-family residential to the north and west, vacant property to the south and Los Serranos Golf Course to the east. The nearest park facility to Site 5 is Hollow Run Park, located less than 0.1 mile west of the site.

Site 6: The Shoppes

Site 6 is flat and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic to the east, commercial center and single-family residential to the west and commercial center to the north. The nearest park facility to Site 6 is Chino Hills Community Park, located 1.2 miles southwest of the site.

Site 7: The Commons

Site 7 is flat and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west, an existing commercial center and vacant land (zoned for commercial office use) and is situated north of SR-71 (Chino Valley Freeway). The nearest park facility to Site 7 is Glenmead Park, located 1.2 miles southwest of the site. Additionally, the site has direct access to Class 2 bicycle routes on Chino Hills Parkway.

Site 8: Canyon Estates

Site 8 is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5 – The Wang property) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The nearest park facility to Site 8 is Rincon Park, located 0.6 mile east of the site. Site 8 is also 1.3 miles west from the entrance to the Chino Hills State Park. Additionally, the site has direct access to Class 2 bicycle routes on Soquel Canyon Parkway.

Site 9: Wang Property

Site 9 is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5) to the east. The nearest park facility to Site 9 is Hollow Run Park, located directly north of the site.

Site 10: **Canyon Estates**

Site 10 is a vacant 31.0 acre site located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south.

Site 11: **Los Serranos Golf Course**

Site 11 is comprised of 6.9 acres of a 36-hole golf course that is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club.

B. Regulatory Framework

1) *Federal*

a) Americans with Disabilities Act of 1990

The Americans with Disabilities Act (ADA) is a civil rights law, which is intended to eliminate discrimination against people with disabilities. Included in this law are provisions governing employment, communication, transportation, design, services, and physical accessibility. Existing recreation facilities, new facilities, and recreation services are affected.

2) *State*

a) Quimby Act

The Quimby Act was established by the California legislature in 1965 to provide parks for the growing communities in California. The Act authorizes cities to adopt ordinances addressing parkland and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements. The Act requires the provision of three acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit, in which case the City may adopt a higher standard not to exceed five acres per 1,000 residents. The Act also specifies acceptable uses and expenditures of such funds.

b) State Public Park Preservation Act

The primary instrument for protecting and preserving parkland is the State Public Park Preservation Act. Under the Public Resource Code, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

c) California Health and Safety Code

Section 115725 requires that a safety inspection program be conducted on all playgrounds by a National Playground Safety Institute Certified Playground Safety Inspector. Section 115730 of the Code also requires that agencies upgrade playgrounds by replacement or improvement to meet current regulations.

d) State Street and Highway Code

The State Street and Highway Code assists in providing equestrian and hiking trails within the right-of-way of county roads, streets, and highways.

3) *Local*

a) Chino Hills Parks and Recreation Draft Update

The Parks and Recreation Master Plan Draft Update, adopted in 2019, is the City's implementation program for acquisition, development, and use of future park and recreation facilities and programs.

b) Chino Hills Trails Master Plan

The Citywide Trails Master Plan adopted in 2001 provides a schematic network of trails in the City. The purpose of the Master Plan is to provide a realistic guide for the creative, orderly development and management of recreation facilities and programs for the City. The Master Plan provides data and analysis that leads to recommendations that establish how Chino Hills should maintain and develop recreation facilities and programs throughout the City now and into the future.

c) Chino Hills Field Allocation Policy

A detailed Joint Use Agreement between the City and Chino Valley Unified School District (CVUSD), in place since 1995, describes general responsibilities and benefits of each party regarding the use of both City and CVUSD facilities. The Agreement and State law allow the CVUSD and the City to cooperate with each other for the purpose of improving facilities and for organizing, promoting, and conducting recreation and education programs for children and adults. Although games are played at some campuses, school facilities are especially important in providing fields for sports practice. Currently, the CVUSD is responsible for maintaining school campuses and their associated fields and courts.

d) Chino Hills Municipal Code

Title 16, Chapter 16.86 (Dedication of Land for Park and Recreation Purposes) of the Chino Hills Municipal Code (CHMC) requires subdividers to dedicate land to the City, pay a fee to City in lieu thereof, or a combination of both for park or recreation purposes. Chapter 16 does not apply to commercial or industrial subdivisions. Section 16.86.060 of Chapter 16 states that when private open space for park and recreation purposes is provided in a proposed subdivision and such space is to be privately owned and

maintained by future residents of the subdivision, such areas shall be credited up to twenty-five (25) percent against the requirement of a dedication of park and recreation purposes set forth in Section 16.86.020. In the event that land would not be dedicated, Section 16.86.030 of Chapter 16 requires that fees in lieu of land dedications would be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the subdivisions for which the fees are paid. Only the payment of fees shall be required in subdivisions containing 50 parcels or less. Any future residential land subdivision or lot mergers permitted under the General Plan Update would be subject to Chapter 16 of the CHMC. However, the majority of the proposed housing opportunity sites are expected to be developed with apartment units on a single parcel and would likely not be subject to Chapter 16 of the CHMC.

In addition, the recreation and open space (OS) district is established to provide public open space areas for active and passive recreational use. This zone district applies to public open space lands which have been acquired in fee ownership by the City or other public agency, and includes public recreational facilities and passive parks, as well as the Chino Hills State Park.

e) Chino Hills General Plan

Goals and policies pertaining to recreation contained within the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to recreation, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Parks, Recreation and Open Space Element

Major Goal 2: Provide a high quality life for all residents.

Focused Goal 2-1: Provide active and passive park facilities and recreation programs that will satisfy the basic leisure time needs of the City's residents and enhance the quality of life in Chino Hills.

Focused Goal 2-2: Develop a network of multi-use trails that provides interconnectivity be-tween Community and Neighborhood Parks, adjacent communities, the Chino Hills State Park and areas of scenic interest.

Focused Goal 2-3: Provide a wide variety of recreation programs that meet the diverse needs of the community and contribute to the physical and mental health of the population.

Focused Goal 2-4: Continue to seek community input and community support on development of park and recreation programs.

Objective 1-1: Develop a plan that protects and preserves the natural features of the open space while providing for use of these areas by the community.

Policy 1-1: Develop a method for protecting and maintaining the open space in perpetuity, and oversee the protection of these areas.

Policy 1-4: Protect native trees and cliffsides because they provide habitat for wildlife such as birds that keep the rodent population in check and add to the aesthetic value of the open space.

Policy 1-10: Encourage dedications of open space adjacent to or connecting to the State Park.

Policy 1-11: Make open space areas available for the community by providing safe and controlled trail system access points.

Objective 2-1: Provide at least 5 acres of improved public park land per 1,000 residents (minimum 5 acres in size useable).

Policy 2-5: Ensure that all existing and future recreation facilities are accessible to everyone and consistent with the requirements of the Americans with Disabilities Act.

Policy 2-6: Provide in each park site various facilities that at a minimum, include bike racks, picnic tables benches drinking fountain, restrooms, signage, concrete trash receptacles, tot lot and accommodations for at least one other sport or recreational activity.

Policy 2-7: Provide adequate parking at each location to minimize parking problems on residential streets.

Policy 2-8: Create recreation opportunities for residents through use of the trail network.

Policy 2-12: Provide multi-use facilities for the City's residents, including space for meeting rooms, athletic activities, kitchen facilities, and recreation classes and programs.

Policy 2-13: Locate the community centers where they are accessible to public transportation systems.

Policy 2-17: Regularly review priorities for acquisition, development and improvement of existing and proposed facilities and programs.

Policy 2-18: Periodically review and evaluate the progress made in implementing the Master Plan.

Objective 2-5: Promote the cooperation of all private and governmental entities in achieving the acquisition, development, funding and operation of the park and recreational facilities and programs in the community.

Policy 2-19: Continue to foster good relations with the School District through the Joint Powers Agreement in the design and development of school and City facilities to achieve maximum public benefit.

Policy 2-21: Encourage individual and group participation in the support and development of new park and recreation facilities and programs.

Policy 2-22: Expand the existing City volunteer program to provide needed recreation services in the City by recruiting high school and college students.

Policy 2-23: Work with equestrian groups to maintain the McCoy Equestrian Center and to create and maintain equestrian facilities such as trailheads, and to carry out a trail patrol and maintenance program.

Objective 3-1: Plan, create and maintain a system of safe accessible trails throughout the City.

Policy 3-2: Integrate the planning for the trail network with the planning for streetscapes, parks, and open space.

Policy 3-5: Provide trail users with rest areas in parks and open space, including bike racks, hitching posts, water, shade and picnic facilities where appropriate.

Policy 3-6: Where possible, tie the open space and parks within the City into the trail system.

Policy 3-8: Develop trailheads or staging areas as focal points for trail activities and to enhance access for those who must drive to the trail.

Policy 3-9: Whenever possible, provide trail connections to regional trails, local trails, and recreation facilities in adjacent communities.

Policy 3-10: Develop a signage system that identifies trails and provides users with information regarding the trail system. Identify safety regulations, trail etiquette, difficulty, distance, and interpretive opportunities.

Policy 4-1: Enrich the cultural and creative life of the community through a diverse program of recreation opportunities for all ages and populations.

Policy 4-3: Joint venture with private recreational providers in the City to further expand the scope of recreation program availability.

Policy 6-2: Maintain all parks, trails, and open space to provide a pleasant and safe experience for users.

Policy 6-3: Promote use of drought tolerant and native plant material where appropriate in parks.

Policy 6-4: Maintain lighting levels suitable for safety as well as the nighttime use of community and citywide facilities without undue glare impacts on nearby residential areas.

Policy 6-5: Develop identification signage for all parks that is consistent with the adopted City identification program and complementary to any established theme in each park.

Policy 7-1: Achieve visual unity and a high standard of quality through proper care of all landscape and hardscape material.

Policy 7-4: Protect the native vegetation and wildlife habitat in the City's open space areas and preserve the wildlife corridors.

Policy 7-5: Continue a fuel modification program for the City's open space areas in order to protect private property from loss due to wild/and fires.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts to park and recreational facilities. Specifically, the Guidelines state that the proposed project may have an adverse significant park and recreational facilities impact if it would:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

B. Project Impacts and Mitigation Measures

Impact M-1: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Parks and recreational facilities within the City have been planned and developed in accordance with the City's Parks, Recreation, and Open Space Master Plan. The General Plan EIR 2015 determined that as new developments came forward, they would be required to contribute their fair share of Parks and Recreation Fees and Quimby fees. The future parks and recreation facilities already identified in the City's Parks, Recreation, and Open Space Master Plan would be sufficient to meet the needs of the additional residents. Therefore, future development accommodated by the General Plan 2015, any land use changes proposed under the General Plan 2015, and any new or updated policies of the General Plan 2015 were found by the General Plan EIR 2015 to create a less than significant impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, also referred to as the 6th Cycle Housing Element, determined future development of housing developed pursuant to the 6th Cycle Housing Element policies and RHNA mandates would be subject to the payment of City Quimby In-Lieu and Parks and Recreation Facilities fees. These fees are established to provide for residential development's fair share of park and recreational facilities. As such, the 2022 Housing Element Update MND determined that impacts related to park and recreational facilities would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Existing General Plan Objective 2-1,[9] recommends a standard of five (5) acres of park and open space land per 1,000 residents. As discussed in **Section IV.K, Population and Housing,** of this SPEIR, the Department of Finance (DOF) estimates a 2024 population of 76,414 residents for the City. The City's current park inventory of 319 acres. Therefore, the City currently maintains 4.2 acres of park and open space per 1,000 persons.

Chino Hills has an estimated 3,200 acres of protected open space, 1,350 acres of designated private open space, and over 7,300 acres of Chino Hills State Park land within its borders, which is subject to a variety of environmental and infrastructure constraints that preclude housing development. As a maturing community, remaining sites for residential infill in Chino Hills are limited.

As part of the GPU, the Land Use Element would be updated to reflect new opportunity sites for the development of housing, as identified in the Housing Element. The update would revise the City's Land Use Map, including rezoning of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use would be designated. These sites are currently designated for development under the current General Plan; therefore, some form of development could happen regardless of the project.

As shown in **Table IV.M-1, Recreational Facilities in the City of Chino Hills,** there are approximately 319 acres of parkland and open space in the City. Buildout of the GPU could result in a maximum direct population increase of approximately 8,575 residents over the DOF 2024 population estimate of 76,414, for a total population of 84,989 residents by 2035 (Refer to **Section IV.K. Population and Housing** of this SPEIR for further information). Based on this increase in residents, approximately 3.75 acres of parkland would be provided for every 1,000 residents, resulting in a shortfall of approximately 1.25 acres of parkland per 1,000 residents if the population were to reach 84,989 residents.

However, it should be noted that the 319 acres of parkland is calculated based on parks currently owned and operated by the City. In addition to this total 319 park/open space acres owned and operated by the City, there is approximately 3,200 acres of protected open space and over 7,300 acres of Chino Hills State Park land within its borders. These parkland/active recreation space areas are easily accessible and available to the residents of the City. When this additional acreage is counted toward the parkland acreage available to City residents, the provision of parkland/open space is increased to approximately 127.3 acres per 1,000 residents. This would far exceed the established standard of five acres per 1,000 residents.

Furthermore, the existing General Plan provides goals and associated policies to address potential impacts associated with physical deterioration of the park and recreational facilities due to population growth, which would be updated, but remain in the GPU.

Major Goal 2, Provision of Parks and Recreation,[10] and its associated goals, strives to achieve balanced and comprehensive recreation facilities for the Chino Hills community. To accomplish this goal, Objective

[9] *Existing General Plan Objective 2-1 has been re-numbered to Action PR-1.1.2 under the GPU.*

[10] *Existing General Plan Major Goal 2 has been re-numbered to Goal PR-1 under the GPU.*

2-1[11] establishes a service level goal of 5 acres per 1,000 persons of all park and open space. Focused Goal 2-1[12] and Focused Goal 2-3,[13] and their associated objectives and policies, would require that the City provide recreational facilities and services for residents to provide focus areas for facilities and programs. Policy 1-10,[14] as well as Objective 2-5,[15] and its associated policies, would ensure that park facilities and programs are coordinated among the City, Chino Valley Unified School District, surrounding jurisdictions, the private sector, and regional resources. Coordination with other agencies and surrounding communities would help augment the park and recreation amenities of the City. Funding for the City's park and recreation facilities would also be achieved through implementation of Objective 2-5.[16]

Also, as described above, the availability of park and recreational opportunities in close proximity to the City within the Chino Hills State Park serves to augment the available facilities in the City. Through implementation of Objective 3-1, Trails,[17] these nearby park and recreation areas would be more accessible due to the improved trails system in the City. As such, the GPU would ensure that Chino Hills residents are well served by park and recreational opportunities easily accessible from the City.

In order to achieve the above mentioned goals and policies of the General Plan, the current General Plan Implementation Program would ensure that development and other programmatic actions by the City support and implement the intended actions. This involves monitoring, review, maintenance, and implementation in a systematic and consistent manner. Specifically, Focused Goal 2-4, Community Participation,[18] and Policy 2-18, Review of the Draft Master Plan,[19] would require that the City, as an ongoing action, strive to meet the goals for local park and recreation space through the creation of additional facilities, and an update of the Draft Master Plan shall be prepared. These actions would ensure that implementation of the GPU would not deteriorate conditions, but would rather improve conditions in the City.

Per Title 16, Chapter 16.86 (Dedication of Land for Park and Recreation Purposes) of the CHMC, the City requires that all private developers proposing residential subdivision projects, including by-right development not subject to CEQA evaluation, within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and are to be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the development for which the fees are paid.

Aside from park and recreational areas, the GPU would likely increase the use of recreational trails and bikeways throughout the City, considering potential development of the housing opportunity sites.

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[11] *Existing General Plan Objective 2-1 has been re-numbered to Action PR-1.1.2 under the GPU.*

[12] *Existing General Plan Focused Goal 2-1 has been re-numbered to Policy PR-1.1 under the GPU.*

[13] *Existing General Plan Focused Goal 2-1 has been re-numbered to Action PR-1.3.1 under the GPU.*

[14] *Existing General Plan Policy 1-10 has been re-numbered to Action PR-3.1.2 under the GPU.*

[15] *Existing General Plan Objective 2-5 has been re-numbered to Policy PR-1.4 under the GPU.*

[16] *Existing General Plan Objective 2-5 has been re-numbered to Policy PR-1.4 under the GPU.*

[17] *Existing General Plan Objective 3-1 has been re-numbered to Goal PR-3 under the GPU.*

[18] *Existing General Plan Focused Goal 2-4 has been re-numbered to Action PR-1.2.2 under the GPU.*

[19] *Existing General Plan Policy 2-18 has been re-numbered to Policy PR-1.2 under the GPU.*

Objective 3-1, Trails,[20] and its associated policies would provide a comprehensive trail and pathway system that would link the local trail and pathway system to regional trail systems and provide linkages between neighborhoods, local parks, business, schools, and open space. Objective 3-1, Trails,[21] would support the Citywide Trails Master Plan adopted in 2001, which serves as a guide to future trail planning, design and construction. **Figure IV.M-2, Trail Network,** identifies the proposed and existing all-purpose trails located throughout the City as identified in the Master Plan. Existing and proposed trails provide connections to open space areas.

Other Updates to General Plan Elements, Zoning Map/Code, and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing.

Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

In particular, proposed additions of Action PR-1.1.1, Maintaining Public Parks, Action PR-1.2.4, Ensuring Park Availability, Action PR-1.2.5, Implement Park Master Plan Funding, Action PR-1.3.4, Adequate Supply of Courts and Fields, and Action PR-3.1.3, Funding, would increase and ensure the availability of park and recreational opportunities for the City residents. The new Parks, Recreation, and Open Space Element policies and implementation measures (including Objective Design Standards and other Zoning and Specific Plan Amendments) to augment those in the current General Plan would not have the potential to impact existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of a facility would occur.

[20] *Existing General Plan Objective 3-1 has been re-numbered to Goal PR-3 under the GPU.*

[21] *Existing General Plan Objective 3-1 has been re-numbered to Goal PR-3 under the GPU.*

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, the implementation of the GPU, as well as the Municipal Code requirement for the dedication of land or payment of an in-lieu fee for future residential subdivisions would ensure that increased demand and use resulting from an increase in Citywide population from housing opportunity site development would not significantly accelerate the deterioration of existing park and recreational facilities and impacts would be less than significant.

Additionally, any trail or bikeway facility proposed for development, or any park or recreation area proposed for establishment at a later date, would require separate environmental review under CEQA as that particular project is designed and proposed, aside from this SPEIR.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to park and recreational facilities and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on park and recreational facilities.

Mitigation Measures:

None required.

Impact M-2: Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would not include specific new recreational facilities or expansion of an existing recreational facility. Therefore, future development accommodated by the General Plan 2015, any land use changes proposed under the General Plan 2015, and any new or updated policies of the General Plan 2015 were found by the General Plan EIR 2015 to create a less than significant impact.

2022 Housing Element Update MND Impact Conclusions

The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. No recreational facilities are identified within the 6th Cycle Housing Element. As such, the 2022 Housing Element Update MND determined that impacts on the environment from construction and operation of the recreational facilities would not be significant.

GPU Impact

RHNA Housing Opportunity Sites

As part of the GPU, the Land Use Element would be updated to reflect new opportunity sites for the development of housing, as identified in the Housing Element. The update would revise the City's Land Use Map, including rezoning of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use would be designated. These sites are currently designated for development

under the current General Plan; therefore, some form of development could happen regardless of the project.

Implementation of the General Plan Update does not include goals or policies, nor specific development plans for the construction of recreational facilities within the City. Buildout of the proposed GPU would result in a maximum, direct population increase of approximately 8,575 residents, through the creation of new housing opportunities in the City allowed for under the GPU. This population increase could result in additional demand for recreational opportunities, and possibly create the need for the construction or expansion of such facilities. However, no such specific recreational development projects have been proposed as part of the GPU, and so no such recreational facilities would have an adverse physical effect on the environment. Housing projects on the opportunity sites would be required to provide group recreational space on-site to serve the project residents only. Such recreational facilities might include picnic and BBQ areas, ball courts, or pools/spas. The facilities would be limited in size and constructed on the subject housing development sites, and so would not be expected to cause any adverse physical effects on the environment of the City.

The current General Plan strives to alleviate park and recreational deficits through implementation of goals and policies identified primarily within the Parks, Recreation, and Open Space Element. The availability of recreational opportunities in close proximity to the City, which would be made more accessible as trails and bike facilities in the City are created and improved under current and future goals and policies, also serves to augment the available facilities and ensure that Chino Hills residents are well served by recreational opportunities easily accessible from the City.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park.

Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. No specific goals or policies (including the Objective Design Standards and Specific Plan Amendments) are proposed to this Element that would increase recreational facilities.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, the implementation of the GPU, as well as the Municipal Code requirement for the dedication of land or payment of an in-lieu fee for future residential subdivisions would ensure that increased demand and use resulting from an increase in Citywide population from housing opportunity site development would not create a significant impact in regard to the development of new recreational facilities. It is possible that new development of recreational areas may be planned in the future. Such projects would be subject to the City's environmental review process, which includes project-specific environmental review under CEQA separate from this EIR. Based on the above, similar to the General Plan EIR 2015 findings, the GPU is a planning document and not a specific development proposal for park and recreational areas development, therefore, it would result in impacts that are less than significant.

As described previously, the current General Plan calls for the creation of recreational trails and a comprehensive bikeway system in the City. The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, as specific recreational development projects are proposed in the future, site- and project-specific technical reports would be prepared and separate environmental reviews would occur in regard to implementation of such facilities. Bikeways would be provided within existing developed City rights-of-way. Objective 3-1 (Trails) and its associated policies of the General Plan calls for locating trails and pathways in a manner that does not cause environmental degradation and protects environmentally sensitive areas.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts to the environment from the construction and operation of the recreational facilities. In addition, the proposed Objective Design standards would not result in adverse impacts on the environment from construction and operation of the recreational facilities.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there would be no adverse impact on park and recreational areas. Therefore, the General Plan 2015 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies RHNA Housing Opportunity Sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

The geographic context for the cumulative impacts associated with population and housing is San Bernardino County. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

Development under the GPU and proposed future related projects within San Bernardino County could have a significant adverse effect on existing parks and recreational facilities in the City due to increased use. Employees generated by future commercial projects would be expected to have limited use of public parks and recreational facilities during regular office hours and would be more likely to utilize parks and recreational facilities near their places of residence. However, the increase in residential population from the project and related projects would increase the demand for parks and recreation facilities and further impact the shortage of park/recreational space in the area. However, the City requires that future private developers proposing specific types of residential projects within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and shall be used only for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the development for which the fees were paid. The dedication of land or the payment of in-lieu fees, in combination with policies contained in the General Plan Update, would reduce impacts related to deterioration of existing parks and recreation facilities. Thus, adverse physical impacts related to the expansion and construction of parks and recreational facilities would not be cumulatively considerable. Policy 1-10,[22] as well as Objective 2-5,[23] and its associated policies, would ensure that park facilities and programs are coordinated among the City, Chino Valley Unified School District, surrounding jurisdictions, the private sector, and regional resources. Coordination with other agencies and surrounding communities would help augment the park and recreation amenities of the City. Furthermore, housing projects on the opportunity sites would be required to provide group recreational space on-site to serve the project residents only. Such recreational facilities might include picnic and BBQ areas, ball courts, or pools/spas. Therefore, cumulative impacts of the GPU would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element Update and associated Parks, Recreation, and Open Space, Land Use, Circulation, and Safety Element updates would not create conflicts with parks and recreational facilities. Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Land Use Element would also assist in reducing overall water usage. Updates to the Conservation Element include

[22] *Existing General Plan Policy 1-10 has been re-numbered to Action PR-3.1.2 under the GPU.*

[23] *Existing General Plan Objective 2-5 has been re-numbered to Policy PR-1.4 under the GPU.*

measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience, which would reduce overall water usage; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies (including the Objective Design Standards and Specific Plan Amendments) do not propose any development that would impact parks and recreational facilities. There would be no cumulative impact from adoption of the updates to General Plan Elements.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in cumulative impacts related to parks and recreational facilities.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to parks and recreational facilities. In addition, the proposed Objective Design standards would not result in cumulative impacts with regards to parks and recreational facilities.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND, all impacts would be less than significant. No mitigation measures are necessary.

IV. ENVIRONMENTAL IMPACT ANALYSIS
N. TRANSPORTATION/TRAFFIC

1. INTRODUCTION

This section of the Draft SPEIR analyzes the nature and extent of the traffic that would be associated with the project and consider whether any roadway network improvements would be required to ensure the project's consistency with the General Plan Circulation Element. The analysis is based on the *Traffic Study Chino Hills General Plan Update, Chino Hills, California* (Traffic Study) prepared by Linscott, Law & Greenspan, Engineers Inc., February 5, 2024, updated April 16, 2024 and the *Chino Hills General Plan Update Vehicle Miles Traveled (VMT) Analysis, Chino Hills, California* (VMT Memo) prepared by Linscott, Law & Greenspan, Engineers Inc., November 4, 2024. A copy of each of these reports is provided in **Appendix N** and **Appendix O,** respectively.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that the General Plan Update would not change any of the existing transit, bicycle or pedestrian routes or facilities that currently exist in the City, and would not change any of the adopted policies, plans, or programs created to facilitate travel by these alternative modes. The General Plan Update would add a goal, policies, and actions to encourage and facilitate local public transit and would expand the bicycle and pedestrian networks, in concert with new development and as a continuation of existing programs to develop a comprehensive bicycle and pedestrian travel network. Proposed Circulation Element goals, policies, and actions that would directly support transit, bicycle, and pedestrian travel, provide increased travel options for disadvantaged and low-income persons, and implement the objectives of the California Complete Streets Act include Goal C-3, C-3.1, Action C-3.1.1 through C-3.1.4, Policy C-3.2, Action C-3.2.1, Action C-3.2.3, Goal C-4, Policy C-4.1, Action C-4.1.1, and Action C-4.1.2. The General Plan Update would have beneficial impacts involving transit, bicycle, and pedestrian travel and no impacts would occur.

The General Plan EIR 2015 found that growth in residential and non-residential areas over the next 20 plus years, as envisioned in the General Plan Update, together with ambient growth occurring outside of the City, would result in increased daily and peak hour traffic volumes throughout the City's local street network and on the regional Congestion Management Plan (CMP) Network. Without additional intersection capacity, the City's level of service standards for peak hour conditions could be exceeded at 11 intersections at projected Year 2027 conditions, and 10 intersections in projected Year 2037 conditions. Potential traffic impacts related to system performance would be partially or fully mitigated through the Roadway Plan and Circulation Element policies identified in the General Plan EIR 2015 plus implementation of Mitigation Measures TR-1 through TR-10. Mitigation Measures TR-1 through TR-10 provide for intersection and roadway improvements that would have an effective means of reducing peak-hour traffic delays and improving the utilization of intersection existing capacity. All the mitigation measures identified for significant impacts in the Year 2027 scenario would be required to mitigate impacts in the Year 2037 scenario, plus Mitigation Measures TR-11 through TR-15, which would provide roadway improvements in the project area. Regardless of implementation of the mitigation measures, significant and unavoidable impacts would remain for Chino Hills Parkway at Peyton Drive, for the 2027 and 2037 traffic forecasts.

Traffic volumes could also exceed the CMP performance standard at all five CMP intersections in projected 2027 and 2037 conditions. CMP links would be more congested in the near term and long-term, and the

City would continue to monitor and report those link conditions in accordance with the provisions of the San Bernardino County Congestion Management Plan. Potential traffic impacts related to exceeding the CMP performance standard would be partially or fully mitigated through the implementation of Mitigation Measures TR-3, TR-5 through TR-8, TR-11, TR-12, and TR-14, which provide for roadway improvements. Impacts would be less than significant with mitigation incorporated.

The General Plan EIR 2015 found that the Roadway Plan in the updated Circulation Element does not include any new segments that were not identified in the Circulation Element. As such, no adverse impacts involving safety hazards are anticipated due to design features of the City's street network. There may be some occasions where an unusual type of motor vehicle traffic occurs on a City street, such as farm equipment or oversized truck loads that are often large and slow to maneuver. This circumstance is not a result of implementing the General Plan, but due to activities of private land uses. Operation of farm equipment or other atypical, motorized equipment on City streets or state highways would require authorization from the City Engineer and/or Caltrans to ensure that temporary traffic controls or other precautions are in place to prevent possible hazards due to unique types of traffic.

The Chino Valley Independent Fire District (CVIFD) reviews new development proposals to ensure there is sufficient space to place fire trucks, apparatus, and crews within the required distances of new structures. The General Plan EIR 2015 determined that the General Plan Update would not affect any of the City's existing development standards pertaining to vehicular access, street design standards, or oversight by the CVIFD and would have no effect on emergency access. There would be no impacts.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined that new residential development that is fostered by the adoption of the Project would be required to conform to state and city circulation system policies, including transit, roadway, bicycle, and pedestrian facilities. As such, the 2022 Housing Element Update MND determined that any Project conflicts with a circulation system program, plan, ordinance, or policy would be less than significant.

The MND determined that new residential development that is fostered by the adoption of the Project would be required to conform to state and city circulation system policies, including transit, roadway, bicycle, and pedestrian facilities. As such, the 2022 Housing Element Update MND determined that impacts relative to consistency with CEQA Guidelines § 15064.3, subdivision (b), would be less than significant.

The MND determined that new residential development that is fostered by the adoption of the Project would be required to comply with the City's Engineering, Planning, and Building plan check processes. This is designed to identify and, if appropriate, correct potential design hazards or incompatibilities. As such, the 2022 Housing Element Update MND determined that impacts relative to hazards due to a geometric design feature or incompatible uses would be less than significant.

The MND determined that new residential development that is fostered by the adoption of the Project would be required to comply with the City's Engineering, Planning, and Building plan check processes and Chino Valley Fire Department's (CVIFD's) plan check process. These plan check processes are designed to identify and, if appropriate, correct inadequate emergency access provisions. As such, the 2022 Housing Element Update MND determined that impacts relative to emergency access would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Setting

The Chino Valley Freeway (State Route-71) provides primary regional access to the proposed 11 Regional Housing Needs Assessment (RHNA) Sites via freeway interchanges at Chino Avenue, Grand Avenue/Edison Avenue, Chino Hills Parkway, and Soquel Canyon Parkway. The principal local network of streets serving the RHNA Sites consists of Peyton Drive, Chino Avenue, Grand Avenue, Eucalyptus Avenue, Carbon Canyon Road, Chino Hills Parkway, Woodview Road, Pipeline Avenue, Soquel Canyon Parkway, Butterfield Ranch Road, and Pomona Rincon Road. The following discussion provides a brief synopsis of these key area streets.

1) *Existing Street Network*

Peyton Drive is a six-lane divided roadway oriented in the north-south direction. Parking is generally not permitted along this roadway. The posted speed limit on Peyton Drive is 45 miles per hour (mph) within the vicinity of the project area. Traffic signals control the study intersections of Chino Avenue, Eucalyptus Avenue, Chino Hills Parkway, and Grand Avenue. The study intersection of Peyton Drive at Woodview Road is stop controlled. Peyton Drive is classified as a Principal Arterial north of Eucalyptus Avenue and is classified as a Minor Arterial south of Eucalyptus Avenue in the Chino Hills General Plan Circulation Element.

Chino Avenue is a four- to six-lane divided roadway oriented in the east-west direction. Parking is generally not permitted along this roadway. The posted speed limit on Chino Avenue is 45 mph within the vicinity of the project area. Traffic signals control the study intersection of Chino Avenue at Peyton Drive. Chino Avenue is classified as a Principal Arterial east of Peyton Drive and is classified as a Minor Arterial west of Peyton Drive in the Chino Hills General Plan Circulation Element.

Grand Avenue is a four- to six-lane divided roadway oriented in the east-west direction. Parking is generally not permitted along this roadway. The posted speed limit on Grand Avenue is 45 mph within the vicinity of the project area. Traffic signals control the study intersections of Gateway Village/Boys Republic Drive and Grand Avenue. Grand Avenue is classified as a Principal Arterial east of Peyton Drive and is classified as a Minor Arterial west of Peyton Drive in the Chino Hills General Plan Circulation Element.

Eucalyptus Avenue is a two-lane undivided roadway oriented in the east-west direction. On-street parking is allowed on the north side of Eucalyptus Avenue east of Peyton Drive. The posted speed limit on Eucalyptus Avenue is 40 mph within the vicinity of the project area. Traffic signals control the study intersection of Eucalyptus Avenue at Peyton Drive. Eucalyptus Avenue is classified as a Collector Roadway in the Chino Hills General Plan Circulation Element.

Carbon Canyon Road (State Route 142) is a two-lane undivided roadway oriented in the north-south direction. Parking is generally not permitted along this roadway. The posted speed limit on Carbon Canyon Road is 50 mph within the vicinity of the project area. Traffic signals control the study intersection of Rustic Drive/Carbon Canyon Road at Chino Hills Parkway. Carbon Canyon Road is classified as a State Route in the Chino Hills General Plan Circulation Element. This road becomes Rustic Drive after intersecting Chino Hills Parkway at its north-east terminus.

Chino Hills Parkway is a four- to six-lane divided highway oriented in the east-west. Chino Hills Parkway is classified as a State Route on the Chino Hills General Plan Circulation Element. Six travel lanes are

provided east of Pipeline Avenue and four travel lanes are provided west Pipeline Avenue. Chino Hills Parkway has raised medians west of Ramona Avenue. On-street parking is prohibited on Chino Hills Parkway. The posted speed limit on Chino Hills Parkway is 40 mph east of Pipeline Avenue and 45 mph west of Pipeline Avenue. Traffic signals control the study intersections of Chino Hills Parkway at Rustic Drive/Carbon Canyon Road and Peyton Drive. Chino Hills Parkway is designated as a Major Arterial (110-foot right-of-way) on the Chino Hills General Plan Circulation Element.

Woodview Road is a two-lane undivided roadway oriented in the east-west direction. Parking is generally not permitted along this roadway. The posted speed limit on Peyton Drive is 35 mph within the vicinity of the project area. The study intersections of Peyton Drive and Pipeline Avenue at Woodview Road are stop controlled. Woodview Road is classified as a Collector Roadway in the Chino Hills General Plan Circulation Element.

Pipeline Avenue is a two- to four-lane divided roadway oriented in the north-south direction. Parking is generally not permitted along this roadway. The posted speed limit on Pipeline Avenue is 30 mph north of Woodview Road and 40 mph south of Woodview Road within the vicinity of the project area. The study intersections of Pipeline Avenue at Woodview Road and Soquel Canyon Parkway are stop controlled. Pipeline Avenue is classified as a Minor Arterial north of Chino Hills Parkway and is classified as a Collector Roadway south of Chino Hills Parkway in the Chino Hills General Plan Circulation Element.

Soquel Canyon Parkway is a six-lane divided roadway oriented in the east-west direction. Parking is generally not permitted along this roadway. The posted speed limit on Soquel Canyon Parkway is 50 mph within the vicinity of the project area. Traffic signals control the study intersections of Soquel Canyon Parkway at Butterfield Ranch Road and Pomona Rincon Road. The study intersection of Pipeline Avenue at Soquel Canyon Parkway is stop controlled. Soquel Canyon Parkway is classified as a Principal Arterial in the Chino Hills General Plan Circulation Element.

Butterfield Ranch Road is a four- to six-lane divided roadway oriented in the north-south direction. The posted speed limit on Butterfield Ranch Road is 50 mph. Parking is generally not permitted on either side of the roadway within the vicinity of the project area. Traffic signals control the study intersection of Soquel Canyon Road at Los Serranos Country Club/Butterfield Ranch Road. Per the Chino Hills General Plan Circulation Element, Butterfield Ranch Road is classified as a Principal Arterial between Soquel Canyon Parkway and Pine Avenue and a Minor Arterial south of Pine Avenue. This road becomes Los Serranos Country Club Drive after intersecting Soquel Canyon Parkway at its north-west terminus.

Pomona Rincon Road is a four-lane divided roadway north of Picasso Drive and a two-lane undivided roadway south of Picasso Drive, oriented in the northwest-southeast direction. The posted speed limit on this roadway is 40 mph north of Picasso Drive and 30 mph south of Picasso Drive. On-street parking is permitted on the east side along the frontage and on the west side along the frontage of Chino Hills High School.

Figure 3-1 of the Traffic Study (**Appendix N**) presents an inventory of the existing roadway conditions for the arterials and intersections evaluated in this section. Figure 3-1 of the Traffic Study (**Appendix N**) identifies the number of travel lanes for key arterials, as well as intersection configurations and controls for the key area study intersections.

2) *Existing Transportation System*

a) Transit

Public transit bus service is provided in the project area by Omnitrans, a public transportation agency that serves the San Bernardino Valley, inclusive of Chino Hills. OmniRide, a reservation-based, on-demand shared transit service, replaced the OmniGo Route 365 and the Access ADA Service which previously served the Chino and Chino Hills communities.

b) Bicycle and Pedestrian Network

Bicycle and pedestrian paths in the City provide an energy-efficient and non-polluting alternative to the automobile, and help to link the commercial, residential, and open space uses with the City. The City's existing bicycle network primarily consists of bike lanes on arterial roads. The areas with the most connected and established networks are in the most recent developed neighborhoods in the southern portions of the City. The City's bikeway facilities are classified as follows:

- Class 1 Multi-Use Paths (Bike Path) are physically separated from motor vehicle routes, with exclusive rights-of-way for non-motorized users like cyclists and pedestrians.
- Class 2 Bicycle Lanes (Bike Lane) provide one-way facilities that carry bicycle traffic in the same direction as the adjacent motor vehicle traffic. They are typically located along the right side of the street, between the adjacent travel lane and curb, road edge, or parking lane.
- Class 3 Bikeway (Bike Route) is a suggested bicycle route marked by signs designating a preferred route between destinations. Additionally, shared lane markings "sharrows" markings are commonly used where parking is allowed adjacent to the travel lane. They are recommended where traffic volumes and roadway speeds are fairly low (35 mph or less).

The principal local network of streets serving the RHNA Sites consists of Peyton Drive, Chino Avenue, Grand Avenue, Eucalyptus Avenue, Carbon Canyon Road, Chino Hills Parkway, Woodview Road, Pipeline Avenue, Soquel Canyon Parkway, Butterfield Ranch Road, and Pomona Rincon Road. Existing bikeways in the City include Class 2 and Class 3. The following describes the existing bikeway facilities that serve the RHNA Sites:

- **Chino Hills Parkway.** The City of Chino Hills Bicycle Master Plan identifies Chino Hills Parkway as a Class 2 bicycle facility.
- **Butterfield Ranch Road.** The City of Chino Hills Bicycle Master Plan identifies Butterfield Ranch Road as a Class 2 bicycle facility.

Figure 3-2 of the Traffic Study (**Appendix N**) presents the Chino Hills Bicycle Master Plan Map.

In addition to the bicycle routes, the City has a network of mixed-use trails that provide for recreational bike, pedestrian, and equestrian travel. Pedestrian ways connect neighborhoods to schools, commercial areas, and parks and open spaces.

c) Housing Element RHNA Project Sites

The General Plan Update includes land use designation changes to 11 sites in the City that consist of the housing site inventory in the Housing Element. The 11 sites are included in this analysis and are spread throughout the City.

Site 1: The Shoppes II

Site 1 is situated between the existing Shoppes commercial center to the north, Chino Valley Fire District administration building to the south, City Hall and parking structure to the west, and Boys Republic Drive to the east. The 8-acre City-owned site is flat and vacant.

Site 2: Community Park Overflow

Site 2 is located at the southwest corner of Peyton Drive and Eucalyptus Avenue and is located southeast of Chino Hills Community Park, and single-family residential development is located to the east and south. The 1.8-acre City-owned site is vacant and is used to accommodate overflow parking for Community Park.

Site 3: Los Serranos Golf Course

Site 3, a 21-acre site, is part of a 36-hole golf course that is surrounded by single-family residential development. The golf course will be redesigned as an 18-hole golf course and a 9-hole course, leaving the remaining 9-hole site, along Country Club Drive for housing development. Access to the project site would be provided via two (2) unsignalized driveways on the east side of Pipeline Avenue south of Woodview Road. The northernmost driveway is proposed to be located approximately 45 feet south of Woodview Road. Due to close proximity the northern driveway is recommended to be restricted to a right-turn in/out only. If full access it desired by the proposed development, it is recommended that the northern driveway be aligned with Woodview Road which is proposed to be a signal in the future. The southernmost driveway is proposed to be a full access driveway. Additionally, roundabouts are proposed within the project site and will be required to conform to City of Chino Hills design standards.

Site 4: Western Hills Golf Course

Site 4 is comprised of 8.3 acres of an 18-hole golf course and the owner plans to redevelop the south section, which includes a clubhouse, parking, and large open grass areas to residential and redesign the balance of the golf course for continued use for golf. The golf course is located within Carbon Canyon and is surrounded by single-family residential development. Access to the project site would be provided via one (1) unsignalized, full access, proposed driveway on the west side of Fairway Drive, just north of the intersection of Fairway Drive at Carbon Canyon Road.

Site 5: Wang (High Density)

Site 5 is a vacant, 7.3 acre site that is located southwest of Woodview Road and Pipeline Avenue. The site is comprised of a vacant undeveloped parcel and surrounded by single-family residential to the north and southeast, vacant property to the south and Los Serranos Golf Course to the east. Although the property contains steep topography on the southern half of the property, the northern half presents slopes less than ten percent directly along Woodview Road. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation.

Site 6: The Shoppes

Site 6 is a flat, 6.2 acre site, and consists of an existing commercial center surrounded by the Shoppes II site and City Hall to the south. Boys Republic Drive to the east, commercial center and single-family residential to the west and commercial center to the north.

Site 7: The Commons

Site 7 is a flat, 6.9 acre site and consists of an existing commercial center surrounded by a mobile home park to the east, single-family and multi-family residential to the west and southwest, an existing commercial center and vacant land (zoned for commercial office use) to the north, and is situated north of SR-71 (Chino Valley Freeway).

Site 8: Canyon Estates

Site 8 is a 13.3 acre site located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and vacant undeveloped land (consisting of Site 5, Wang (High Density)) to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. Access to the project site would be provided via the extension of Soquel Canyon Parkway from its current western terminus to the intersection of Peyton Drive at Woodview Road.

Site 9: Wang

Site 9 is a 189.3 acre site that is vacant and surrounded by single-family residential to the north and west, vacant property to the south, and Los Serranos Golf Course (Site 5, Wang (High Density)) to the east. Although the property contains steep topography on the southern half of the property, the northern half presents slopes less than ten percent directly along Woodview Road. Development of this site will re-align Woodview Road to enhance public safety and traffic circulation.

Site 10: Canyon Estates

Site 10 is a 31 acre site that is located at the terminus of Soquel Canyon Parkway and is surrounded by single-family residential and the vacant Wang site to the north, single-family residential to the west and east, and Chino Hills State Park to the south. The site includes steep topography on the north and south sections of the property and centered with slopes less than ten percent where development can occur. Development of the property will also include key infrastructure as part of the City's circulation element. Access to the project site would be provided via the extension of Soquel Canyon Parkway from its current western terminus to the intersection of Peyton Drive at Woodview Road.

Site 11: Los Serranos Golf Course

Site 11 is comprised of 6.9 acres of a 36-hole golf course that is surrounded by single-family residential development which serves local and regional communities and includes a driving range and country club. The golf course will be redesigned as a 27-hole golf course, leaving the remaining southernmost 9-hole area into housing, located southeast of Country Club Drive and Pipeline Avenue.

B. Regulatory Framework

1) *Federal*

a) American with Disabilities Act (ADA)

Titles I, II, III, and V of the ADA have been codified in Title 42 of the United States Code, beginning at Section 12101. Title III prohibits discrimination on the basis of disability in "places of public accommodation" (businesses and non-profit agencies that serve the public) and "commercial facilities" (other businesses). The regulation includes Appendix A to Part 36 (Standards for Accessible Design) establishing minimum standards for ensuring accessibility when designing and constructing a new facility or altering an existing facility.

Examples of key guidelines include detectable warnings for pedestrians entering traffic where there is no curb, a clear zone of 48 inches for the pedestrian travel way, and a vibration-free zone for pedestrians.

b) Safe Routes to School

In 2005 the United States Congress passed the Safe, Accountable, Flexible, Efficient, Transportation Equity Act: A Legacy for Users Act (SAFETEA-LU). This transportation reauthorization bill included funding for the Federal Safe Routes to School (SRTS) program. The objective of the SRTS program is to support the use of safe, active transportation modes (i.e., walking and bicycling) for children to and from schools. The availability of active transportation modes can increase children's activity levels and decrease the likelihood of childhood diseases. This is especially important as childhood obesity rates and other illnesses related to inactivity are rapidly increasing both nationally and throughout California.

2) *State*

a) Statewide Transportation Improvement Plan

The California Transportation Commission (CTC) administers transportation programming. Transportation programming is the public decision-making process that sets priorities and funds projects envisioned in long-range transportation plans. It commits expected revenues over a multi-year period to transportation projects. The State Transportation Improvement Program (STIP) is a multi-year capital improvement program of transportation projects on and off the State Highway System funded with revenues from the State Highway Account and other funding sources. The California Department of Transportation (Caltrans) manages the operation of State Highways, including the freeways passing through the Los Angeles region.

b) Complete Streets Act

Assembly Bill (AB) 1358, the Complete Streets Act (Government Code Sections 65040.2 and 65302), was signed into law by Governor Arnold Schwarzenegger in September 2008. As of January 1, 2011, the law requires cities and counties, when updating the part of a local general plan that addresses roadways and traffic flows, to ensure that those plans account for the needs of all roadway users. Specifically, the legislation requires cities and counties to ensure that local roads and streets adequately accommodate the needs of bicyclists, pedestrians and transit riders, as well as motorists.

At the same time, the California Department of Transportation (Caltrans), which administers transportation programming for the State, unveiled a revised version of Deputy Directive 64 (DD-64-R1

October 2008), an internal policy document that now explicitly embraces Complete Streets as the policy covering all phases of State highway projects, from planning to construction to maintenance and repair.

c) AB 32 and SB 375

With the passage of Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, the State of California committed itself to reducing statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. The California Air Resources Board (CARB) is coordinating the response to comply with AB 32. The Infrastructure and Community Services Element of the General Plan 2010 pro-actively incorporates strategies for integrated land use and transportation planning that achieve per capita GHG reduction, per capita VMT reduction and trip reduction that would further the City's efforts to meet the state-wide policy intent of this legislation.

In 2007, CARB adopted a list of early action programs that could be put in place by January 1, 2010. In 2008, VRB defined its 1990 baseline level of emissions, and by 2011 it will complete its major rule making for reducing GHG emissions. Rules on emissions, as well as market-based mechanisms like the proposed cap and trade program, took effect January 1, 2012.

On December 11, 2008, California ARB adopted its Proposed Scoping Plan for AB 32. This scoping plan included the approval of Senate Bill (SB) 375 as the means for achieving regional transportation-related GHG targets. SB 375 provides guidance on how curbing emissions from cars and light trucks can help the state comply with AB 32.

There are five major components to SB 375. First, SB 375 will address regional GHG emissions targets. California ARB's Regional Targets Advisory Committee will guide the adoption of targets to be met by 2020 and 2035 for each Metropolitan Planning Organization (MPO) in the state (e.g., the Southern California Association of Governments (SCAG) for the City of Chino Hills). These targets, which MPOs may propose themselves, will be updated every 8 years in conjunction with the revision schedule of housing and transportation elements.

Second, MPOs will be required to create a Sustainable Communities Strategy (SCS) that provides a plan for meeting regional targets. The SCS and the Regional Transportation Plan (RTP) must be consistent with each other, including action items and financing decisions. If the SCS does not meet the regional target, the MPO must produce an Alternative Planning Strategy that details an alternative plan to meet the target.

Third, SB 375 requires that regional housing elements and transportation plans be synchronized on 8-year schedules. In addition, Regional Housing Needs Assessment (RHNA) allocation numbers must conform to the SCS. If local jurisdictions are required to rezone land as a result of changes in the housing element, rezoning must take place within 3 years.

Fourth, SB 375 provides CEQA streamlining incentives for preferred development types. Certain residential or mixed-use projects qualify if they conform to the SCS. Transit-oriented developments (TODs) also qualify if they (1) are at least 50 percent residential, (2) meet density requirements, and (3) are within 0.5 mile of a transit stop. The degree of CEQA streamlining is based on the degree of compliance with these development preferences.

Finally, MPOs must use transportation and air emissions modeling techniques consistent with guidelines prepared by the CTC. Regional Transportation Planning Agencies, cities, and counties are encouraged, but not required, to use travel demand models consistent with the CTC guidelines.

d) California Vehicle Code

The California Vehicle Code (CVC) provides requirements for ensuring emergency vehicle access regardless of traffic conditions. Sections 21806(a)(1), 21806(a)(2), and 21806(c) define how motorists and pedestrians are required to yield the right-of-way to emergency vehicles.

e) Senate Bill (SB) 743

On September 27, 2013, Governor Jerry Brown signed SB 743, which went into effect in January 2014. SB 743 directed the Governor's Office of Planning and Research (OPR) to develop revisions to the CEQA Guidelines by July 1, 2014 to establish new criteria for determining the significance of transportation impacts and define alternative metrics for traffic LOS. This started a process that changes transportation impact analysis under CEQA. These changes include elimination of auto delay, LOS, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts for land use projects and plans in California. Additionally, as discussed further below, as part of SB 743, parking impacts for particular types of development projects in areas well served by transit are not considered significant impacts on the environment. According to the legislative intent contained in SB 743, these changes to current practice were necessary to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions."

On January 20, 2016, OPR released the Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA, which was an update to Updating Transportation Impacts Analysis in the CEQA Guidelines, Preliminary Discussion Draft of Updates to the CEQA Guidelines Implementing Senate Bill 743, which was released on August 6, 2014. Of particular relevance was the updated text of the proposed new CEQA Guidelines Section 15064.3 that relates to the determination of the significance of transportation impacts, alternatives, and mitigation measures. Specifically, CEQA Guidelines Section 15064.3, which is discussed further below, establishes VMT as the most appropriate measure of transportation impacts. In November 2018, the California Natural Resources Agency (CNRA) finalized the updates to the CEQA Guidelines and the updated guidelines became effective on December 28, 2018.

f) CEQA Guidelines Section 15064.3

As discussed above, recent changes to the CEQA Guidelines include the adoption of Section 15064.3, *Determining the Significance of Transportation Impacts*. CEQA Guidelines Section 15064.3 establishes VMT as the most appropriate measure of transportation impacts. Generally, land use projects within 0.5 miles of either an existing major transit stop[1] or a stop along an existing high quality transit corridor[2] should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. A lead agency has discretion to choose the most appropriate methodology to evaluate VMT, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may also use models to estimate VMT and may revise those estimates

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[1] *"Major transit stop" is defined in Public Resources Code Section (PRC) 21064.3 as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.*

[2] *"High-quality transit corridors" are defined in (PRC)Section 21155 as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.*

to reflect professional judgment based on substantial evidence. In 2022, the City adopted *Transportation Study Guidelines for Vehicle Miles Traveled*.

3) ***Regional***

a) ***Southern California Associations of Governments 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy***

In compliance with SB 375, on September 3, 2020, the SCAG Regional Council adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), a long-range visioning plan that incorporates land use and transportation strategies to increase mobility options and achieve a more sustainable growth pattern while meeting GHG reduction targets set by the California Air Resources Board (CARB). The 2020-2045 RTP/SCS contains baseline socioeconomic projections that are used as the basis for SCAG's transportation planning, as well as the provision of services by the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG policies are directed towards the development of regional land use patterns that contribute to reductions in vehicle miles and improvements to the transportation system.

The 2020-2045 RTP/SCS builds on the long-range vision of SCAG's prior 2016-2040 RTP/SCS to balance future mobility and housing needs with economic, environmental, and public health goals. A substantial concentration and share of growth are directed to Priority Growth Areas (PGAs), which include high quality transit areas (HQTAs), Transit Priority Areas (TPAs), job centers, Neighborhood Mobility Areas (NMAs) and Livable Corridors. These areas account for four percent of SCAG's total land area but the majority of directed growth. HQTAs are corridor-focused PGAs within one 0.5 mile of an existing or planned fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes (or less) during peak commuting hours. Transit Priority Areas are PGAs that are within a 0.5 mile of a major transit stop that is existing or planned. Job centers are defined as areas with significant higher employment density than surrounding areas which capture density peaks and locally significant job centers throughout all six counties in the region. NMAs are PGAs with robust residential to non-residential land use connections, high roadway intersection densities, and low-to-moderate traffic speeds. Livable Corridors are arterial roadways, where local jurisdictions may plan for a combination of the following elements: high-quality bus frequency; higher density residential and employment at key intersections; and increased active transportation through dedicated bikeways.

The 2020-2045 RTP/SCS' "Core Vision" prioritizes the maintenance and management of the region's transportation network, expanding mobility choices by co-locating housing, jobs, and transit, and increasing investment in transit and complete streets. Strategies to achieve the "Core Vision" include, but are not limited to, Smart Cities and Job Centers, Housing Supportive Infrastructure, Go Zones, which are geographic areas where a suite of mobility service options are provided together with incentives to reduce dependency on automobiles, and Shared Mobility. The 2020-2045 RTP/SCS intends to create benefits for the SCAG region by achieving regional goals for sustainability, transportation equity, improved public health and safety, and enhancement of the regions' overall quality of life. It includes projections of population, households, and employment forecasted for the years 2020, 2030, 2035, and 2045 at the regional, county, and local jurisdictional levels, and Traffic Analysis Zones (TAZ) that provide small area data for transportation modeling. Refer to **Section IV.I, Land Use/Planning**, of this SPEIR, for a detailed discussion of the applicable provisions of the 2020-2045 RTP/SCS that apply to the project.

b) San Bernardino County Congestion Management Plan

Proposition 111, passed by California votes in June 1990, provided additional transportation funding through a $0.09 per gallon increase in the state gas tax. This equates to an estimated annual return of more than $6.25 per person for cities within San Bernardino County, and $7.1 million for the county. Included with the provision for additional transportation funding was a requirement to undertake a Congestion Management Program (CMP) within each county with an urbanized area having a population of 50,000 or more, to be developed and adopted by a designated Congestion Management Agency (CMA). Within San Bernardino County, SANBAG (San Bernardino Associated Governments) was designated the CMA by the County Board of Supervisors and a majority of the cities representing a majority of the incorporated population.

The first countywide CMP was developed by SANBAG and its consultant, in cooperation with a technical advisory committee composed of planning and engineering staff from SANBAG, SANBAG member cities, the County of San Bernardino, transit providers, the SCAG, the California Department of Transportation (Caltrans), the South Coast Air Quality Management District (SCAQMD), and the Mojave Desert Air Quality Management District (MDAQMD). The CMP was adopted in November 1992, and was updated in 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009 and most recently in 2016.

The San Bernardino County CMP defines a network of state highways and arterials, level of service standards and related procedures, a process for mitigation of the impacts of new development on the transportation system, and technical justification for the approach. The goals of the CMP are:

- Goal 1 - Maintain or enhance the performance of the multimodal transportation system and minimize travel delay.
- Goal 2 - Assist in focusing available transportation funding on cost-effective responses to subregional and regional transportation needs.
- Goal 3 - Provide for technical consistency in multimodal transportation system analysis.
- Goal 4 - Help to coordinate development and implementation of subregional transportation strategies across jurisdictional boundaries.
- Goal 5 - Anticipate the impacts of proposed new development on the multimodal transportation system, provide consistent procedures to identify and evaluate the effectiveness of mitigation measures and provide for adequate funding of mitigations.
- Goal 6 - Promote air quality and improve mobility through implementation of land use and transportation alternatives or incentives that reduce both vehicle trips and miles traveled and vehicle emissions.

The CMP System of Roads includes approximately 1,500 miles of state highways and principal arterials. Approximately 500 miles of the roadway system are in the Valley Region and 176 miles are in the Victor Valley Region. The principal arterials were identified through input from local jurisdictions. Future additions to the CMP road system will be based on local recommendations. The term “CMP intersection” refers to the intersections of two CMP roadways. “Key intersections” include all CMP intersections plus other intersections on CMP links considered to be important for level of service monitoring. There are approximately 370 key intersections on the countywide CMP roadway system.

The adopted level of service standards for the CMP system are the minimum standards allowed in California Government Code §65089(b)(1)(B): LOS E for all segments and intersections except those designated LOS F in the Chapter 2 of the CMP.[3] In addition, a provision is made for any LOS F facility not to deteriorate greater than 10 percent below its level of service value at the time of initial CMP adoption.

San Bernardino County CMP network roadways within the City include: Grand Avenue, Carbon Canyon Road (SR 142), Chino Hills Parkway, and SR-71. There are five CMP intersections in the City.

- Peyton Drive at Grand Avenue
- Chino Hills Parkway at Grand Avenue
- Chino Hills Parkway at Carbon Canyon Road
- Chino Hills Parkway at Pipeline Avenue
- Chino Hills Parkway at Ramona Avenue

4) *Local*

a) Chino Hills Municipal Code

Chapter 10.30 of the Municipal Code – Vehicles and Traffic

The City implements standards for parking and stopping of vehicles; speed limits; abandoned vehicles; wheeled toys; and parking lot utility services.

Chapter 12.0 of the Municipal Code – Streets, Sidewalks, and Public Places

The City implements regulations that govern design and construction of streets, sidewalks, and rights of way.

b) Chino Hills 2015 General Plan

Goals, policies, and actions pertaining to transportation contained within the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the goals, policies, as well as newly created goals and policies that would be applicable to transportation, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Goal C-1 Provide a Comprehensive Vehicular Transportation Network.

Policy C-1.1 Provide a comprehensive roadway network that supports the movement of people and goods in a safe and efficient manner.

Action C-1.1.1 Achieve and maintain a minimum Level of Service D on all roadway links and at all roadway intersections, with the exception of intersections within one-half mile of the SR-71 Freeway, where a minimum Level of Service E shall be maintained.

[3] *None of the CMP designated exceptions are located within or adjacent to the City.*

Action C-1.1.2 Maintain San Bernardino County Congestion Management Program (CMP) highway system roadway links and intersections at Level of Service E.

Action C-1.1.3 Require traffic impact analyses or traffic studies for private and public projects to ensure that discretionary development projects do not cause roadway congestion in excess of acceptable levels of service within Chino Hills, or on CMP roadway links or intersections.

Action C-1.1.4 Require new developments to provide for all roads within their boundaries and to pay their fair share of planned roadway improvement costs.

Action C-1.1.6 Continue to enforce heavy truck travel restrictions throughout the City.

Policy C-1.2 Create a safe, efficient, and neighborhood-friendly street system.

Action C-1.2.7 Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections as consistent with City and Caltrans standards.

Action C-1.2.9 Require driveway placement to be primarily designed for safety and, secondarily, to enhance circulation.

Action C-1.2.10 Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.

Goal C-3 Provide Safe and Adequate Pedestrian, Bicycle, and Public Transportation Systems to Provide Alternatives to Single Occupant Vehicular Travel and to Support Land Uses.

Policy C-3.1 Encourage the use of public transportation for commute and local, and increase citywide transit ridership.

Policy C-3.2 Support other alternatives to single-occupant vehicular travel.

Goal C-4 Encourage Development That Supports Balanced Land Uses and Alternative Modes of Transportation That Reduce the Reliance on the Automobile.

Policy C-4.1 Plan for high density mixed use development close to regional transit and non-vehicular transportation corridors.

Action C-4.1.1 Locate high density housing within walking distance of transit, as determined by state and regional policies.

Action C-4.1.2 Require mixed use and/or high density development to incorporate pedestrian-oriented design elements, such as accessibility to transit; safe pedestrian connections and crossings; parks and public open spaces; street furniture, attractive pedestrian-oriented design at the street level; street facing buildings; and street trees and landscaping.

Action C-4.1.3 Encourage use of alternative fuel vehicles and the construction of infrastructure to charge/fuel alternative fuel vehicles.

Goal LU-1 Protect Chino Hills' Natural Environment.

Policy LU-1.1 Preserve Chino Hill' Rural Character by Limiting Intrusion of Development into Natural Areas.

Action LU-1.1.6 Cluster development where appropriate to minimize grading, and roadway and driveway intrusions into sensitive habitat areas, open spaces, and Chino Hills State Park. Prohibit development in areas adjacent to Chino Hills State Park (for example, ridgelines), which would result in urban runoff to the watershed of the Park.

Action LU-1.1.12 Design roads and driveways for hillside residential development that conforms to existing topography and that minimizes grading and retaining walls.

Goal LU-2 Balance Residential with Commercial, Business, and Public Land Uses.

Policy LU-2.2 Ensure balanced residential development.

Action LU-2.2.2 Continue to identify appropriate sites to meet the City's RHNA allocation.

Goal LU-3 Maintain the Integrity of City Neighborhoods.

Policy LU-3.2 Minimize traffic, noise, and other nuisance intrusions in residential neighborhoods.

Action LU-3.2.1 Locate assembly and other neighborhood serving facilities on the perimeter of residential neighborhoods with access to a collector street.

Action LU-3.2.2 Provide sidewalks along all streets in residential neighborhoods; and where possible, provide sidewalks in internal green belts.

Goal LU-5 Plan for Sustainable Land Uses.

Policy LU-5.1 Promote infill, mixed use, and higher density development.

Action LU-5.1.3 Coordinate land use patterns with transportation plans to improve and protect air quality, and reduce vehicular trips.

Action LU-5.1.4 Plan for high density residential and mixed use development near commercial areas, major roadways, and transit facilities.

Action LU-5.1.5 Encourage development to incorporate pedestrian and bicycle trails, fitness areas, and/or other facilities that promote healthy living.

Goal CN-6 Promote Clean Air to Reduce Adverse Effects on Human Health and the Environment.

Policy CN-6.1 Reduce air pollution through coordinated land use, transportation, and energy use planning.

Action CN-6.1.1 Endorse regional air quality and transportation management plans in order to reduce air pollution emissions and vehicle trips.

Action CN-6.1.2 Encourage multifamily development to develop close to existing/planned transit and commercial areas to encourage pedestrian and non-automobile traffic.

Action CN-6.1.4 Provide commercial areas that are conducive to pedestrian and bicycle circulation.

Action CN-6.1.5 Provide a coordinated system of pedestrian and bikeways.

Action CN-6.1.6 Encourage businesses to alter truck delivery routes and local delivery schedules to off-peak hours.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Thresholds of Significance

Appendix G of CEQA Guidelines has been revised to address analysis of impacts associated with the results of a VMT analysis compliant with State requirements under State of California Senate Bill 743 (Steinberg, 2013) (SB 743). Specifically, the Guidelines state that a project may have a significant impact on transportation if a project would:

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

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b);

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

d) Result in inadequate emergency access.

B. Project Impacts and Mitigation Measures

Impact N-1: Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that the General Plan Update would not change any of the existing transit, bicycle or pedestrian routes or facilities that currently exist in the City, and would not change any of the adopted policies, plans, or programs created to facilitate travel by these alternative modes. The General Plan Update would add a goal, policies, and actions to encourage and facilitate local public transit and would expand the bicycle and pedestrian networks, in concert with new development and as a continuation of existing programs to develop a comprehensive bicycle and pedestrian travel network. Proposed Circulation Element goals, policies, and actions that would directly support transit, bicycle, and pedestrian travel, provide increased travel options for disadvantaged and low-income persons, and implement the objectives of the California Complete Streets Act include Goal C-3, C-3.1, Action C-3.1.1 through C-3.1.4, Policy C-3.2, Action C-3.2.1, Action C-3.2.3, Goal C-4, Policy C-4.1, Action C-4.1.1, and

Action C-4.1.2. The General Plan Update would have beneficial impacts involving transit, bicycle, and pedestrian travel and no impacts would occur.

2022 Housing Element Update MND Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined that new residential development that is fostered by the adoption of the Project would be required to conform to state and city circulation system policies, including transit, roadway, bicycle, and pedestrian facilities. As such, the 2022 Housing Element Update MND determined that any Project conflicts with a circulation system program, plan, ordinance, or policy would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The Housing Element also necessitates rezoning of some proposed housing opportunity sites and amending the Specific Plans for others, which would occur after, and as an implementation of, the GPU. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The GPU does not include any policies or land uses that would conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Redeveloping Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 6, The Shoppes, and Site 7, The Commons, with higher density residential uses would locate housing closer to commercial uses, which would potentially assist with reducing vehicle trips. Additionally, Site 1, The Shoppes II, and Site 6, The Shoppes, would be located near bus stops for the Omnitrans Route 88. All of the sites are also located in areas with existing pedestrian and bicycle facilities and would not conflict with state policies intended to promote alternative modes of travel or multimodal transportation networks.

Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (low Density), and Site 11, Los Serranos (Low Density), are undeveloped or developed with golf course uses. These sites are all located within the City limits and near other residential land uses. The sites are in areas served by roadways and development on the project sites would include pedestrian and bicycle facilities, where appropriate, and would not conflict with state policies intended to promote alternative modes of travel or multimodal transportation network.

Therefore, the GPU would be consistent with the relevant state goals regarding alternate transportation modes.

SCAG RTP/SCS Consistency

Refer to **Section IV.I, Land Use and Planning, Table IV.I-2, SCAG Connect SoCal Consistency Analysis**, of this SPEIR, for a detailed discussion of the consistency of the GPU with Connect SoCal 2020–2045 RTP/SCS goals.

General Plan Consistency

The GPU is a tool to guide development in the City and no specific development projects are proposed under the GPU with the exception of Site 4 Western Hills Golf Course (specific site plans are provided in **Appendix B**). Typically, future development projects, including by-right development not subject to CEQA evaluation, would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation.

Minor updates to the Circulation Element include updates to reflect the updated traffic impact analysis, current traffic conditions, and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. VMT evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development, and improve public health through active transportation (e.g., bicycling and walking).

Per the CEQA Guidelines, a project that generally conforms with and does not obstruct the City development policies and standards will generally be considered to be consistent with and not in conflict with City plans, programs, ordinances, or policies. As discussed below, the GPU is consistent with, and does not conflict with, the City plans, policies, programs, ordinances, and standards; therefore, the GPU would not result in a significant impact. Detailed discussion of the plans, programs, ordinances, standards or policies related to the proposed residential land use changes is provided below.

The sites proposed for development as part of the GPU would be constructed on existing parcels, including potentially merging individual parcels. The design of each site, including by-right development not subject to CEQA evaluation, would require the installation of sidewalk enhancements to further improve the pedestrian experience along the perimeter of each opportunity site. The sidewalks can be constructed, upgraded, or maintained within the existing public right-of-way (ROW). Bikeway facilities along streets would be required to be maintained.

Development of the housing opportunity sites in the GPU would not preclude the installation of any transit systems, such as additional bus stops, or supportive facilities. Further, the potential population increase associated with the increase in housing may make additional or more frequent transit services more viable without the likelihood that the system capacity would be overwhelmed.

Likewise, the proposed residential development would not preclude the further maintenance and development of the pedestrian and bicycle systems in the City, nor would the amount of new development likely cause the capacity of the existing/proposed systems as the City is constantly updating the pedestrian and bicycle facilities in compliance with General Plan Goals C-3 and C-4.

In conclusion, the goals and policies pertaining to transportation contained within the GPU would continue to promote and enhance the alternative modes of transportation within the City and ensure future development would not conflict with programs, plans, policies, and ordinances.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. VMT evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). Furthermore, updates to the Circulation Element would further reduce VMTs associated with future development in the City. In particular, proposed additions of Action C-2.1.5, Vehicle Miles Traveled, Actions C-3.1.3 through C-3.1.5, Transit Service, and Action C-3.2.1, Bike Lanes, Sidewalks, and Crosswalk Improvements, would further reduce potential impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances. These policies GPU (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would create inconsistencies nor result in cumulative impacts with respect to the identified programs, plans, policies, and ordinances.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in new significant impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in new significant impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances.

Mitigation Measures:

None Required.

Impact N-2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 found that growth in residential and non-residential areas over the next 20 plus years, as envisioned in the General Plan Update, together with ambient growth occurring outside of the City, would result in increased daily and peak hour traffic volumes throughout the City's local street network and on the regional Congestion Management Plan (CMP) Network. Without additional intersection capacity, the City's level of service standards for peak hour conditions could be exceeded at 11 intersections at projected Year 2027 conditions, and 10 intersections in projected Year 2037 conditions. Potential traffic impacts related to system performance would be partially or fully mitigated through the Roadway Plan and Circulation Element policies identified in the General Plan EIR 2015 plus implementation of Mitigation Measures TR-1 through TR-10. Mitigation measures TR-1 through TR-10 provide for intersection and roadway improvements that would have an effective means of reducing peak-hour traffic delays and improving the utilization of intersection existing capacity. All of the mitigation measures identified for significant impacts in the Year 2027 scenario would be required to mitigate impacts in the Year 2037 scenario, plus Mitigation Measures TR-11 through TR-15, which would provide roadway improvements in the project area. Regardless of implementation of the mitigation measures, significant and unavoidable impacts would remain for Chino Hills Parkway at Peyton Drive, for the 2027 and 2037 traffic forecasts.

Traffic volumes could also exceed the CMP performance standard at all five CMP intersections in projected 2027 and 2037 conditions. CMP links would be more congested in the near term and long-term, and the City will continue to monitor and report those link conditions in accordance with the provisions of the San Bernardino County Congestion Management Plan. Potential traffic impacts related to exceeding the CMP performance standard would be partially or fully mitigated through the implementation of Mitigation Measures TR-3,TR-5 through TR-8, TR-11, TR-12, and TR-14. Impacts would be less than significant with mitigation incorporated.

2022 Housing Element Update MND Conclusions

The MND determined that new residential development that is fostered by the adoption of the Project would be required to conform to state and city circulation system policies, including transit, roadway, bicycle, and pedestrian facilities. As such, the 2022 Housing Element Update MND determined that impacts relative to consistency with CEQA Guidelines § 15064.3, subdivision (b), would be less than significant.

GPU Impact

As noted above, since the adoption of the General Plan 2015, the state has revised the procedures for evaluating transportation impacts under CEQA from congestion-related metrics to VMT. Accordingly, the transportation analysis conducted for the GPU and discussed below does not attempt to evaluate the GPU using the same methodology as the General Plan EIR 2015, but rather performs this evaluation in conformance with using the most recent requirements of the State CEQA Guidelines.

RHNA Housing Opportunity Sites

In November 2018, the California Natural Resources Agency finalized the updates to the State CEQA Guidelines, which became effective on December 28, 2018, and were subsequently adopted by the City of Chino Hills. On April 26,2022, the City adopted the *City of Chino Hills Administrative Policies and*

Procedures Manual, Vehicle Miles Traveled (VMT) Guidelines Implementation Policy. These policies and procedures will be incorporated into the General Plan Circulation Element as the appropriate metric to evaluate a project's transportation impacts under CEQA. The *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* establishes VMT as the City's formal method of evaluating a project's transportation impacts. The following discussion is based on the VMT analysis prepared in accordance with the City of Chino Hills *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy*.

1) *VMT Screening Criteria*

Under the VMT methodology, screening is used to determine if a project will be required to conduct a detailed VMT analysis. The following section discusses the various screening methods recommended by the City's *Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy*, and whether a project site will screen out, either in its entirety, or partially based on individual land uses, or in this case individual RHNA sites.

Figure 4 of the VMT Memo (**Appendix O**) presents the Traffic Analysis Zones (TAZ) Map from the San Bernardino County Transportation Analysis Model (SBTAM) with the location of the 11 project sites as listed in **Table IV.N-1, TAZ Locations of RHNA Sites**.

Table IV.N-1
TAZ Locations of RHNA Sites

Site	RHNA Site	TAZ
1	The Shoppes II	53603201
2	Community Park Overflow	53603301
3	Los Serranos Golf Course	53614501
4	Western Hills Golf Course	53598201
5	Wang (High Density)	53609101
6	The Shoppes	53603201
7	The Commons	53614201
8	Canyon Estates (Medium Density)	53609101
9	Wang (Medium Density)	53609101
10	Canyon Estates (Low Density)	53609101
11	Los Serranos Golf Course (Low Density)	53614501

Screening Criterion #1: Small Projects

The *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* states:

> *Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or the General Plan, project that generate or attract fewer than 110 trips per day may be assumed to cause a less-than-significant transportation impact*.

As shown in Table 2 of the VMT Memo (**Appendix O**) The 11 RHNA sites will not screen-out since they all generate more than 110 daily trips individually.

Screening Criterion #2: Local-Serving Commercial and Public Facilities, and Affordable Housing

The *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* states:

> *The City, in its discretion, will determine a development project's specific land use type. Projects that are considered "local-serving" and "affordable housing" for the purposes of this VMT screening criteria include, without limitation*:
>
> - *Local-serving retail uses of 50,000 square feet (SF) or less (i.e., corresponding to the most current ITE Trip Generation Manual's Land Use Code 800's for "Retail" and/or 900's for "Services")*
> - *Local-serving public facility (i.e., public schools, libraries, post offices, police and fire facilities, local government offices)*
> - *Deed-restricted housing project with 100% of the units corresponding to affordable to lower-income households*
> - *For a project to be local serving, its user (residents, customers, employees, visitors) must primarily be from the local area. If the project is not one or more of the identified land uses (or not considered to fit within any of the land use categories by City staff), the project cannot be screened under Criteria #2. Conversely, if the project is for one or more of the identified land uses, the project can be screened under Criteria #2 and no further analysis for VMT is needed.*

Based on the above, ten of the 11 RHNA sites will not screen-out since they are not local-serving commercial, public facilities or affordable housing.

The lone exception is Site 2, Community Park Overflow, which has been identified for development of affordable senior housing residential units, and therefore will screen-out.

Screening Criterion #3: Low VMT Areas, Mixed-Use Projects, Redevelopment Projects, Previously Entitled Projects, and Project Consistency with City Planning Framework

The *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* states:

> *Figures 1 and 2 of Attachment A illustrate the Traffic Analysis Zones (TAZs) which are "Low VMT Areas" (i.e., TAZs with VMT per Capita or Employee that are 15% or less than the City Average) for the City under baseline (Year 2016) conditions. These Low VMT Areas were identified using the current version of SBTAM. Figure 1 compares the VMT per Capita for each TAZ against the City's Average VMT per Capita. Figure 2 is based on a comparison between the VMT per Employee for each TAZ and the City's Average per Employee.*
>
> *Development projects that located in low VMT Areas of the City and incorporate features similar to existing development (i.e., density, mix of uses, transit accessibility) will tend to exhibit similarly low VMT. Based on this, a project located in a Low VMT Area of the City depicted on Figure 1 and 2, and that incorporates features similar to existing development (i.e., density, mix of uses, transit accessibility) would meet the screening criteria and will*

be presumed to cause a less-than-significant transportation impact. Consequently, the project would not be required to complete a full VMT impact analysis.

Mixed-use projects should analyze each land use individually, but must apply credits to account for internal capture (i.e., synergy between uses).

For redevelopment projects where the project replaces VMT-generating land uses, the project would not be required to complete a full VMT impact analysis.

With regards to a land use project that has an existing entitlement with an approved CEQA document, and requests a modification to the project, if the modified project leads to a net overall decrease in VMT, the project would meet the screening criteria and be presumed to cause a less-than-significant transportation impact.

The City General Plan reflects Chino Hill's goals of promoting low VMT development and reducing GHG emissions, and the regional RTP/SCS incorporates the City's General Plan Land Use Map. The map-based screening approach (i.e., determining whether a land use project is located in one of the Low VMT TAZs presented on in Figure 1 and 2 and incorporates features similar to existing development) presumes that the proposed project is consistent with the City's General Plan, applicable specific plans, applicable land use ordinances and regulations, and the adopted Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). If the project is in conflict with the City's planning framework, a full VMT impact analysis will be required.

Projects that meet the above Screening Criteria #3 are presumed to cause a less-than-significant impact on transportation.

Based on review of *Figure 1* from the *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy*, Attachment A, as well as a review of the VMT per Capita for TAZs for the 11 project sites under baseline (Year 2016) conditions, four of the 11 RHNA sites are located in a low VMT area of the City as shown in Figure 5 of the VMT Memo (**Appendix O**) and discussed, below. Hence, as presented in **Table IV.N-2, Screening of RHNA Sites**, four of the 11 RHNA sites will screen-out.

Table IV.N-2
Screening of RHNA Sites

Site	RHNA Site	TAZ	Screened-Out?
1	The Shoppes II	53603201	**Yes**
2	Community Park Overflow	53603301	**Yes**
3	Los Serranos Golf Course	53614501	No
4	Western Hills Golf Course	53598201	No
5	Wang (High Density)	53609101	No
6	The Shoppes	53603201	**Yes**
7	The Commons	53614201	**Yes**
8	Canyon Estates (Medium Density)	53609101	No
9	Wang (Medium Density)	53609101	No
10	Canyon Estates (Low Density)	53609101	No
11	Los Serranos Golf Course (Low Density)	53614501	No

2) *VMT Analysis Methodology*

As required by the *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy*, projects that do not screen-out through the steps above shall complete a full VMT analysis and forecasting through the SBTAM to determine the VMT for a project and for the City averages for VMT per Capita (for residential projects or components of a mixed-use development) and/or VMT per Employee (for non-residential projects or components of a mixed-use development). This VMT analysis includes VMT for the project and estimates under the two scenarios listed below:

- Baseline Condition (without project)
- Baseline Plus Project

Based on the above, a full VMT analysis utilizing SBTAM has been used to determine the VMT for the project and for the City and will provide the following:

- City Average VMT per Capita (Baseline Condition)
- Project VMT per Capita (Baseline Plus Project)

3) *VMT Impact Thresholds*

As outlined in the *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy,* on the application of the VMT impact analysis methodology, a land use project would be considered to result in a significant VMT impact if the following is met:

> *A land use project results in a significant VMT impact if the project-generated VMT per Capita or Employee exceeds a level of 3% below the City Average VMT per Capita or Employee under existing baseline conditions*.

4) *VMT Analysis*

Summarized in the section below are the baseline average VMT per Capita values utilizing SBTAM for the City, without and with the project sites. It should be noted that the project development totals were converted into Socio-Economic Data (SED) and inputted into the appropriate TAZs for which the RHNA Sites are located within SBTAM for the "Plus Project" conditions. As shown in **Table IV.N-3, RHNA Sites Screened Out,** the four RHNA Sites that have been screened out as described in the Project Screening Criteria section are listed below:

Table IV.N-3
RHNA Sites Screened Out

Site	RHNA Site	TAZ	Screened-Out?
1	The Shoppes II	53603201	**Yes**
6	The Shoppes		
2	Community Park Overflow	53603301	**Yes**
7	The Commons	53614201	**Yes**

Seven RHNA Sites located within three TAZs cannot be screened out and will be analyzed for VMT impacts. As shown in **Table IV.N-4, RHNA Sites Not Screened Out,** the three TAZs are:

Table IV.N-4
RHNA Sites Not Screened Out

Site	RHNA Site	TAZ	Screened-Out?
3	Los Serranos Golf Course	53614501	No
11	Los Serranos Golf Course (Low Density)		
4	Western Hills Golf Course	53598201	No
5	Wang (High Density)	53609101	No
8	Canyon Estates (Medium Density)		
9	Wang (Medium Density)		
10	Canyon Estates (Low Density)		

Table IV.N-5, Baseline (Year 2016) Project Site Level VMT per Capita, presents the VMT values for the three TAZs and the City:

Table IV.N-5
Baseline (Year 2016) Project Site Level VMT per Capita

Baseline Project VMT Per Capita		
Baseline City of Chino Hills VMT/Cap		20.64
3% Below the City of Chino Hills VMT/Cap (Threshold)		20.02
TAZ 53614501	Project TAZ VMT	127,571
	Project TAZ Population	6,138
	Project TAZ VMT/Cap	20.78
	Compared to the City of Chino Hills Threshold	**A 3.66% Reduction Needed**
TAZ 53598201	Project TAZ VMT	242,743
	Project TAZ Population	11,111
	Project TAZ VMT/Cap	21.85
	Compared to the City of Chino Hills Threshold	**A 8.38% Reduction Needed**
TAZ 53609101	Project TAZ VMT	313,832
	Project TAZ Population	10,558
	Project TAZ VMT/Cap	29.72
	Compared to the City of Chino Hills Threshold	**A 32.64% Reduction Needed**

As shown in **Table IV.N-5, Baseline (Year 2016) Project Site Level VMT per Capita**, the Baseline Project VMT per Capita for the seven RHNA Sites located within the three TAZs will range from needing a 3.66 percent to 32.64 percent VMT reduction.

5) *VMT CAPCOA Measures*

CEQA requires an environmental impact report to identify feasible alternatives and mitigation measures that could avoid or substantially reduce a project's significant environmental impact. If a significant transportation impact is identified for a project, it will be the project applicant's responsibility to submit a mitigation measure plan to reduce impacts to less than significant. Options include the provision of on-site transportation infrastructure, on-site transportation demand management, off-site infrastructure improvements including roadway improvements for active transportation and multimodal infrastructure, or off-site multimodal improvements. The Community Development Director or designee will review, make necessary changes, and approve the transportation demand management (TDM) plan.

Strategies that reduce single occupant automobile trips or reduce travel distance are called TDM strategies. There are several resources for determining the reduction in VMT due to TDM measures such

as the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures.

As referenced in the *Office of Planning and Research (OPR) Technical Advisory*, the CAPCOA's *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, Designed for Local Government, Communities, and Project Developers Report*, Chapter 3 - Transportation, quantifies the reduction in VMT associated with a particular mitigation measure. The CAPCOA VMT reduction strategies include built environment changes and TDM actions. The TDM strategies are sub-categorized into the following:

1) Land Use
2) Trip Reduction Program
3) Parking or Road Pricing/Management
4) Neighborhood Design
5) Transit
6) Clean Vehicles and Fuels

It may be noted that there are rules and combined maximums for calculating the VMT reduction when applying multiple mitigation measures. To safeguard the accuracy and reliability of the methods while maintaining their case of use, the following rules should be followed when considering reductions achieved by transportation measures:

Combining Measures Across Scales

According to the CAPCOA, there are 16 quantified measures at the project/site scale that can be combined with each other and 17 quantified measures at the plan/community scale that can be combined with each other. The GHG reductions of transportation measures from different scales of application should never be combined.

Combining Measures Within a Subsector

Effectiveness levels for multiple measures within a subsector may be multiplied to determine a combined effectiveness level. The CAPCOA recommends that measures reductions within a subsector be multiplied. This will take the following form:

$$Reduction_{subsector} = 1 - [(1 - A) * (1 - B) * (1 - C)]$$

Where A, B, and C are the individual measures reduction percentages for the measures to be combined in each subsector. In addition, each subsector has a maximum allowable reduction.

Combining Measures Across Subsectors

The CAPCOA report adopts 70 percent as a maximum for the combined VMT impact from the following four subsectors: Land Use, Neighborhood Design, Parking or Road Pricing/Management, and Transit:

$$Reduction_{multi-subsector} = 1 - [(1 - Land) * (1 - Design) * (1 - Parking) * (1 - Transit) \leq 70\%$$

Please note that this multi-subsector maximum purposefully excludes the Trip Reduction Program subsector.

General Recommended CAPCOA Mitigation Measures

As mentioned above, the seven RHNA Sites located within the three TAZs are expected to have a VMT impact and will need the applicable mitigation measures. By referring to the CACPOA Report, the following CAPCOA mitigation measures are recommended:

- T-3. Provide Transit-Oriented Development (Up to 31.0% Maximum Reduction)
- T-4. Integrate Affordable and Below Market Rate Housing (Up to 28.6% Maximum Reduction)
- T-9. Implement Subsidized or Discounted Transit Program (Up to 5.5% Maximum Reduction)
- T-15. Limit Residential Parking Supply (Up to 13.7% Maximum Reduction)
- T-16. Unbundle Residential Parking Costs from Property Cost (Up to 15.7% Maximum Reduction)
- T-17. Improve Street Connectivity (Up to 30.0% Maximum Reduction)
- T-18. Provide Pedestrian Network Improvement (Up to 6.4% Maximum Reduction)
- T-19-A. Construct or Improve Bike Facility (Up to 0.8% Maximum Reduction)
- T-19-B. Construct or Improve bike Boulevard (Up to 0.2% Maximum Reduction)
- T-20. Expand Bikeway Network (Up to 0.5% Maximum Reduction)
- T-21-A. Implement Conventional Carshare Program (Up to 0.15% Maximum Reduction)
- T-21-B. Implement Electric Carshare Program (Up to 0.18% Maximum Reduction)
- T-22-A. Implement Pedal (Non-Electric) Bikeshare Program (Up to 0.02% Maximum Reduction)
- T-22-B. Implement Electric Bikeshare Program (Up to 0.06% Maximum Reduction)
- T-22-C. Implement Scootershare Program (Up to 0.07% Maximum Reduction)
- -T23. Provide Community-Based Travel Planning (Up to 2.3% Maximum Reduction)
- T-24. Implement Market Price Public Parking (On-Street) (Up to 30.0% Maximum Reduction)
- T-25. Extend Transit Network Coverage or Hours (Up to 4.6% Maximum Reduction)
- T-26. Increase Transit Service Frequency (Up to 11.3% Maximum Reduction)
- T-27. Implement Transit-Supportive Roadway Treatments (Up to 0.6% Maximum Reduction)
- T-28. Provide Bus Rapid Transit (Up to 13.8% Maximum Reduction)
- T-29. Reduce Transit Fare (Up to 1.2% Maximum Reduction)

Recommended Mitigation Measures For Site 4 - Western Hills Golf Course

Site 4 - Western Hills Golf Course is an ongoing application project within the City and will consist of 187 units as follows:

- 9 Units Studio
- 58 Units 1 Bedroom
- 56 Units 2 Bedroom
- 64 Units 3 Bedroom

405 parking spaces will be provided for the project. Since this is a residential project, there are five potential mitigation measures be applicable for the Site 4 at the Project/Site Scale:

- T-3. Provide Transit-Oriented Development
- T-4. Integrate Affordable and Below Market Rate Housing
- T-9. Implement Subsidized or Discounted Transit Program
- T-15. Limit Residential Parking Supply
- T-16. Unbundle Residential Parking Costs from Property Cost

The following section will further discuss each mitigation measure and its applicability in detail.

T-3. Provide Transit-Oriented Development

This measure would reduce project VMT in the study area relative to the same project site in a non-transit-oriented development (TOD) location. TOD refers to projects built in compact, walkable areas that have easy access to public transit, ideally in a location with a mix of uses, including housing, retail offices, and community facilities. Project site residents, employees, and visitors would have easy access to high-quality public transit, thereby encouraging transit ridership and reducing the number of single-occupancy vehicle trips and associated GHG emissions.

To qualify as a TOD, the development must be a residential or office project that is within a 10-minute walk (0.5 mile) of a high frequency transit station (either rail, or bus rapid transit with headways less than 15 minutes).

Screenshot #1 of the VMT Memo (**Appendix O**), shows Site 4, Western Hills Golf Course, location and a 0.5 miles buffer (blue area). As shown in Screenshot #1 of the VMT Memo (**Appendix O**), there are no transit stations within 0.5 miles from Site 4, Western Hills Golf Course, thus Site 4, Western Hills Golf Course, does not qualify as TOD hence this mitigation measure is not applicable.

T-4. Integrate Affordable and Below Market Rate Housing

This measure requires below market rate (BMR) housing. BMR housing provides greater opportunity for lower income families to live closer to job centers and achieve a jobs/housing match near transit. It is also an important strategy to address the limited availability of affordable housing that might force residents to live far away from jobs or school, requiring longer commutes. The quantification method for this measure accounts for VMT reductions achieved for multifamily residential projects that are deed restricted or otherwise permanently dedicated as affordable housing.

Per the CAPCOA implementation requirements, multifamily residential units must be permanently dedicated as affordable for lower income families. The California Department of Housing and Community Development defines lower-income as 80 percent of area median income or below, and affordable housing as costing 30 percent of gross household income or less.

Since Site 4, Western Hills Golf Course, does not include affordable housing, this mitigation measure is not applicable.

T-9. Implement Subsidized or Discounted Transit

This measure will provide subsidized or discounted, or free transit passes for employees and/or residents. Reducing the out-of-pocket cost for choosing transit improves the competitiveness of transit against driving, increasing the total number of transit trips and decreasing vehicle trips. This decrease in vehicle trips results in reduced VMT and thus a reduction in GHG emissions.

Per the CAPCOA implementation requirements, the project should be accessible either within 1 mile of high-quality transit service (rail or bus with headways of less than 15 minutes), 0.5 mile of local or less frequent transit service, or along a designated shuttle route providing last-mile connections to rail service.

As shown in Screenshot #1 of the VMT Memo (**Appendix O**), there are no transit stations within 0.5 miles from Site 4, Western Hills Golf Course, CAPCOA.

T-15. Limit Residential Parking

This measure will reduce the total parking supply available at a residential project or site. Limiting the amount of parking available creates scarcity and adds additional time and inconvenience to trips made by private auto, thus disincentivizing driving as a mode of travel. Reducing the convenience of driving results in a shift to other modes and decreased VMT and thus a reduction in GHG emissions. Evidence of the effects of reduced parking supply is strongest for residential developments.

Per the CAPCOA implementation requirements, this measure is ineffective in locations where unrestricted street parking or other offsite parking is available nearby and has adequate capacity to accommodate project-related vehicle parking demand.

Unrestricted street parking within the vicinity of Site 4, Western Hills Golf Course, is available, hence this mitigation measure is not applicable.

T-16. Unbundle Residential Parking Costs from Property Cost

This measure will unbundle, or separate, a residential project's parking costs from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost. On the assumption that parking costs are passed through to the vehicle owners/drivers utilizing the parking spaces, this measure results in decreased vehicle ownership and, therefore, a reduction in VMT and GHG emissions. Unbundling may not be available to all residential developments, depending on funding sources.

Since the parking garages are available for the residents and guest spaces are available for the guests, there are no additional parking costs for the residents, hence this mitigation measure is not applicable.

Conclusion

Therefore, based on the mitigation analysis for Site 4, Western Hills Golf Course, there are no applicable mitigation measures. Thus this project site will have an unmitigable transportation impact.

6) *Land Use Plan Level Analysis*

This section provides a land use plan level review of the project, evaluating it as a whole, with the eleven RHNA sites considered collectively as a single project.

The project is a Citywide land use plan consisting of residential development, as detailed in Table 1 of the VMT Memo (**Appendix O**). Based on the ITE Trip Generation 11th Edition, the project will generate 14,042

trips per day, as shown in Table 2 of the VMT Memo (**Appendix O**). Thus, a Cumulative (Year 2040) land use plan level analysis has been conducted to assess the project's impact Citywide.

7) *Cumulative VMT Analysis Methodology*

A full VMT analysis and forecasting through SBTAM has been conducted to determine the Cumulative VMT for the project and the City average. The project in its entirety has been evaluated in the following section. This VMT analysis includes VMT for the project and estimates under the two scenarios listed below:

- Cumulative Condition (Current General Plan)
- Cumulative Plus Project (Proposed General Plan)

As stated in Section 7.5 of the *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy*:

> *The VMT impact study approach for evaluating specific land use types other than general land use categories, accounting for unique characteristics related to mixed-use development, amendments to the General Plan and Specific Plan projects that are not screened out, and determining whether an alternative VMT metric (i.e., VMT per Service Population) is considered more appropriate for application, will be evaluated on a case-by-case basis and determined by the Community Development Director*.

Service Population (SP) is defined as the sum of the total population and employment within the study area's zone or zones. VMT per Service Population is a metric used to estimate VMT by dividing the total VMT generated by a project by the combined population and employment within the area. This metric assesses transportation impacts by considering not only residents but also employees, and potentially other groups such as students and visitors. It is particularly useful in larger-scale transportation analyses, such as at the city or regional level, as it accounts for various trip-generating activities. In this case, as outlined in the Project Description section, "*the proposed Project is an update to the City of Chino Hills 2015 General Plan to accommodate land use changes required by the City of Chino Hills 6th Cycle Housing Element, address other state-mandated General Plan revisions, and incorporate updated information regarding existing conditions and applicable planning document*s." Therefore, VMT per Service Population is deemed the most appropriate metric for the VMT analysis in this instance.

Based on the above, a full VMT analysis utilizing SBTAM has been used to determine the VMT for the project and for the City and will provide the following:

- Cumulative Condition (Current General Plan) City Average VMT per Service Population
- Cumulative Plus Project (Proposed General Plan) City Average VMT per Service Population

8) *Cumulative VMT Impact Threshold*

As outlined in the *City of Chino Hills Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* on the application of the VMT impact analysis methodology, a land use project would be considered to result in a significant VMT impact if the following is met:

> *A land use project results in a significant VMT impact if the project-generated VMT per Capita or Employee exceeds a level of 3% below the City Average VMT per Capita or Employee under existing baseline conditions.*

Since VMT per Service Population has been used for the proposed land use plan level analysis and no specific threshold for cumulative analysis is identified for this metric in the Guidelines, a threshold of "3% below the City average" has been established for the analysis to ensure consistency with the Guidelines:

- Cumulative Land Use Plan Level VMT per Service Population Threshold

  A project results in a significant VMT impact if a project-generated VMT per Service Population exceeds a level of 3 percent below the City Average VMT per Service Population under cumulative conditions.

9) *Cumulative VMT Analysis*

Summarized in the section below are the Cumulative VMT per Service Population values utilizing SBTAM for the City and the project. It should be noted that the project development totals were converted into SED and inputted into the appropriate TAZs for which the eleven RHNA sites are located within SBTAM for the "Plus Project" conditions. SED inputs are needed to run the model.

As shown in **Table IV.N-6, Cumulative (Year 2040) Land Use Plan Level VMT per Service Population**, the Cumulative Plus Project City Average VMT per Service Population is 3.18 percent less than the Cumulative Condition City Average VMT per Service Population threshold.

Table IV.N-6
Cumulative (Year 2040) Land Use Plan Level VMT per Service Population

Cumulative Land Use Plan Level VMT per Service Population	
Cumulative Condition City of Chino Hills VMT/SP	33.07
3% Below the City of Chino Hills VMT/SP (Threshold)	**32.08**
Cumulative Plus Project City of Chino Total VMT	3,610,751
Cumulative Plus Project City of Chino Service Population	116,260
Cumulative Plus Project City of Chino VMT/SP	31.06
Compared to the City of Chino Hills Threshold	**3.18% Lower**

Based on the criteria outlined above, the Cumulative Land Use Plan Level VMT per Service Population will not exceed the City of Chino Hills threshold. Thus, the project is presumed to have no significant CEQA-related transportation impact.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing

fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Updates to the Circulation Element include revisions to reflect current conditions and a policy related to the City's VMT thresholds. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would create inconsistencies or result in additional impacts with respect to VMT beyond those discussed above. Furthermore, updates to the Circulation Element, specifically Action C-2.1.5, Vehicle Miles Traveled, would implement TDM measures that would work to reduce VMT associated with future development in the City.

Comparison of Significance to the General Plan EIR 2015

Direct comparison of the findings of the General Plan EIR 2015 with the analysis of the GPU project presented in this SPEIR is not possible because of the change in methodology for determining transportation impacts mandated by CEQA Guidelines section 15064.3.

Project Site Level Conclusion

Consistent with the *City Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* and based on the VMT methodology, criteria, guidelines, analysis, thresholds and results outlined above, the project will have significant VMT impacts. Further, based on the mitigation analysis for Site 4, Western Hills Golf Course, there are no applicable mitigation measures. Thus this project site will have an unmitigable transportation impact.

Details for the other RHNA sites are currently unavailable. It is recommended that once this information becomes available, the City implements appropriate measures to offset or partially reduce the VMT impacts for the six (6) RHNA sites that were not screened out.

Cumulative Project Level Conclusion

However, consistent with the *City Administrative Policies and Procedures Manual, VMT Guidelines Implementation Policy* and based on the VMT methodology, criteria, guidelines, analysis, thresholds and results outlined above, the project will not have any significant VMT impact. Therefore, the project is presumed to have a less than significant CEQA related transportation impact.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts relative to consistency with CEQA Guidelines § 15064.3, subdivision (b), and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in new significant impacts relative to consistency with CEQA Guidelines § 15064.3, subdivision (b).

Mitigation Measures:

None required.

Impact N-3: Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 found the Roadway Plan in the updated Circulation Element does not include any new segments that were not identified in the Circulation Element. As such, no adverse impacts involving safety hazards are anticipated due to design features of the City's street network. There may be some occasions where an unusual type of motor vehicle traffic occurs on a City street, such as farm equipment or oversized truck loads that are often large and slow to maneuver. This circumstance is not a result of implementing the General Plan, but due to activities of private land uses. Operation of farm equipment or other atypical, motorized equipment on City streets or state highways would require authorization from the City Engineer and/or Caltrans to ensure that temporary traffic controls or other precautions are in place to prevent possible hazards due to unique types of traffic.

2022 Housing Element Update MND Conclusions

The MND determined that new residential development that is fostered by the adoption of the Project would be required to comply with the City's Engineering, Planning, and Building plan check processes. This is designed to identify and, if appropriate, correct potential design hazards or incompatibilities. As such, the 2022 Housing Element Update MND determined that impacts relative to hazards due to a geometric design feature or incompatible uses would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

A project shall undergo further evaluation if it includes new driveways or new vehicle access points to the property from the public ROW or it proposes modifications along the public ROW (i.e., street dedications). This SPEIR provides a program- (Sites 1, 2, 5-11) and project-level (Sites 3 and 4) CEQA for the project that includes land use changes for 11 of the RHNA sites, and buildout of the City pursuant to the General Plan Update Land Use Map. This SPEIR provides a program-level analysis for Site 1, The Shoppes II, Site 2, Community Park Overflow , Sites Site 5, Wang (High Density), Site 6, The Shoppes, and Site 7, The Commons, of the "lower income" sites and Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), of the "moderate income" and "above moderate income" sites, and a project level CEQA review for Site 3, Los Serranos Golf Course, and Site 4, Western Hills Golf Course, of the "lower income" RHNA sites identified in the Housing Element.

The project level review for the 7 "lower income" sites is consistent with Action H-1.2.9 of the Housing Element. For these sites, the SPEIR includes site specific analyses assuming the Housing Element allocated number of units. The site specific analyses include baseline information and estimated environmental impacts associated with all CEQA topics. As development of these sites proceeds to the entitlement stage, the City would assess the potential environmental impacts of the projects against the information provided in this SPEIR to determine the requirement for subsequent CEQA analyses.

In accordance with discretionary review of projects, project applicants would be responsible for developing site access plans for each housing opportunity site to ensure it would not substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts, with consideration to the following factors: (1) the relative amount of pedestrian activity at opportunity site access points; (2) design features/physical configurations that affect the visibility of pedestrians and

bicyclists to drivers entering and exiting the site, and the visibility of cars to pedestrians and bicyclists; (3) the type of bicycle facilities the opportunity site driveway(s) crosses and the relative level of utilization; (4) the physical conditions of the site and surrounding area, such as curves, slopes, walks, landscaping or other barriers that could result in vehicle/pedestrian, vehicle/bicycle, or vehicle/vehicle impacts; (5) the opportunity site location, or opportunity site-related changes to the public ROW, relative to proximity to the High-Injury Network or a Safe Routes to School program area; and (6) any other conditions, including the approximate location of incompatible uses that would substantially increase a transportation hazard.

The GPU is a tool to guide development in the City and no specific development is proposed for Site 1, The Shoppes II, and Site 2, Community Park Overflow, of the "lower income" sites and Site 5, Wang (High Density, Site 6, The Shoppes, Site 7, The Commons, Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), of the "moderate income" and "above moderate income". Site 3, Los Serranos Golf Course, and Site 4, Western Hills Golf Course are discussed in more detail below. As such, details regarding future development for Site 1, The Shoppes II, and Site 2, Community Park Overflow, Site 5, Wang (High Density, Site 6, The Shoppes, Site 7, The Commons, Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), such as project layouts, emergency access, driveway locations, specific land uses, or actual intensities are unknown. Without such detail, it is not possible, using available traffic analysis procedures, to estimate certain types of impacts, including potential design features. Typically, future development facilitated by a project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation, including state and local policies, such as the General Plan and Chino Hills Municipal Code (CHMC), requiring site-specific and project-specific recommendations for adequate driveway design or new vehicle access points to the property from the public ROW. Proper site selection and design through environmental evaluation would ensure that adverse effects from design hazards would be minimized to the extent required by federal, state, and local regulations.

Site 3- Los Serranos Golf Course

The property owner has submitted a preliminary concept site plan that includes two very high density sites: Planning Area (PA) IV containing 315 units on 12.6 acres and PA V containing 217 units on 8.69 acres, for a total of 532 high density units.

1) ***Access***

Figure 2-2 of the Traffic Study (**Appendix N**) illustrates the Conceptual Plan for PA IV and PA V of Site 3, Los Serranos Golf Course Development Plan (Rolling Ridge Ranch). As shown, access to the project site would be provided via two unsignalized driveways on the east side of Pipeline Avenue south of Woodview Road. The northernmost driveway is proposed to be located approximately 45 feet south of Woodview Road which would require the intersection to be restricted to a right-turn in/out only driveway. If full access is desired to be provided to better serve the proposed development via a future signalization at Woodview Road, that the northernmost drive be shifted northerly to align with Woodview Road. The southernmost driveway is proposed to be a full access driveway. The southern most driveway is proposed to be a full access unsignalized driveway. The proposed internal roadway system is proposing multiple roundabouts which will be required to conform to City design standards.

2) ***Internal Circulation***

Based on the evaluation, curb return radii at the project site driveways have been confirmed and are generally considered adequate.[4] The design of the entry/exit points of the project driveways are adequate for the expected traffic volumes. Figures 11-1 and 11-2 of the Traffic Study (**Appendix N**) present the turning movements required of a SU-30 and a Fire Truck as they circulate throughout the project site, respectively. Overall, the turning maneuvers for the SU-30 and Fire Truck are considered adequate.

3) ***Sight Distance Evaluation***

At intersections and/or project driveways, a substantially clear line of sight should be maintained between the driver of a vehicle waiting at the crossroad and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either cross all lanes of through traffic, cross the near lanes and turn left, or turn right, without requiring through traffic to radically alter their speed. Based on the criteria set forth in Table 201.1 of the Caltrans HDM and a speed limit of 30 mph on Pipeline Avenue, a corner sight distance of 287 feet for right-turning vehicles, 331 feet for left-turning vehicles looking right, and 287 feet for left-turning vehicles looking left is required for the project site driveways.

In the event the northernmost driveway cannot be aligned sightline analysis has been performed at its current location. Figures 11-3 and 11-4 of the Traffic Study (**Appendix N**) present a schematic of the sight distance evaluation performed at the proposed project driveway, which illustrates the actual sight distance and corresponding limited use areas for left turning and right turning vehicles, respectively. As shown, a motorist's sight distance will not be obstructed by future landscaping and/or hardscapes.

Site 4: Western Hills Golf Course

The property owner has submitted a preliminary conceptual plan to develop this site with high density residential.

1) ***Access***

Figure 2-3 of the Traffic Study (**Appendix N**) illustrates the Conceptual Plan for Western Hills Residences, Site 4. Access to the project site would be provided via one unsignalized, full access, proposed driveway on the west side of Fairway Drive, just north of the intersection of Fairway Drive at Carbon Canyon Road.

2) ***Internal Circulation***

Based on the evaluation, curb return radii at the project site driveways have been confirmed and are generally considered adequate.[5] The design of the entry/exit points of the project driveways are adequate for the expected traffic volumes. Figures 11-5 and 11-6 of the Traffic Study (**Appendix N**) present the turning movements required of a SU-30 and a Fire Truck as they circulate throughout the project site, respectively. Overall, the turning maneuvers for the SU-30 and Fire Truck are considered adequate.

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[4] *Evaluation of the on-site circulation for the Site 3, Los Serranos Golf Course, was performed using the* Turning Vehicle Templates*, developed by Jack E. Leisch & Associates and AutoTURN for AutoCAD computer software.*

[5] *Evaluation of the on-site circulation for the Site 4, Western Hills Golf Course, was performed using the* Turning Vehicle Templates*, developed by Jack E. Leisch & Associates and AutoTURN for AutoCAD computer software.*

3) *Sight Distance Evaluation*

At intersections and/or project driveways, a substantially clear line of sight should be maintained between the driver of a vehicle waiting at the crossroad and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either cross all lanes of through traffic, cross the near lanes and turn left, or turn right, without requiring through traffic to radically alter their speed. Based on the criteria set forth in Table 405.1A of the Caltrans HDM and a prima facie speed limit of 25 mph on Fairway Drive, a corner sight distance of 239 feet for right-turning vehicles, 276 feet for left-turning vehicles looking right, and 239 feet for left-turning vehicles looking left is required for the project site driveways.

Figures 11-7 and 11-8 of the Traffic Study (**Appendix N**) present a schematic of the sight distance evaluation performed at the proposed project driveway, which illustrates the actual sight distance and corresponding limited use areas for left turning and right turning vehicles, respectively. As shown, a motorist's sight distance maybe obstructed by landscaping and/or hardscapes at the corner of Carbon Canyon Road at Fairway Drive (see limited use areas on Figures 11-7 and 11-8 of the Traffic Study [**Appendix N**]). It should be noted that due to the characteristics of the roadway it is very likely vehicles would be traveling slower than 25 mph around the turn coming from Carbon Canyon Road. Additionally, if stopping sight distance as noted in Table 201.1 of the HDM were to be applied, the stopping sight distance required would be 150 feet which is more than adequate and would not require any landscaping restrictions.

Each opportunity site either has an existing driveway or will design driveway(s) that meet the factors discussed above. Each site would be subject to the City's development standards and application submittal requirements, which would determine if the driveways are in compliance or would introduce new safety hazards at intersections or along roadway segments. Furthermore, access to each opportunity site would be designed to remain clear of hardscapes, vegetation, or signage that would impede sight lines to allow for the safest interaction between pedestrians, vehicles, and bicycles and driveways would be designed to intersect the public ROW at right angles with adequate building setback to allow pedestrians and bicyclists to observe vehicles within the driveways. Therefore, when designed, each opportunity site, including by-right development not subject to CEQA evaluation, would be required to not present any geometric design features that would substantially increase hazards related to traffic movement, mobility, or pedestrian accessibility and, thus, impacts would be considered less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space

Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

Updates to the Circulation Element include revisions to reflect current conditions and a policy related to the City's VMT thresholds. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would create inconsistencies nor present any geometric design features that would substantially increase hazards related to traffic movement, mobility, or pedestrian accessibility. Furthermore, updates to the Circulation Element would implement TDM measures and further reduce VMTs associated with future development in the City. In particular, the addition of Action C-2.1.5, Vehicle Miles Traveled, would further maintain and enhance existing roadways.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in any geometric design features that would substantially increase hazards related to traffic movement, mobility, or pedestrian accessibility and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in significant impacts related to substantially increasing hazards related to traffic movement, mobility, or pedestrian accessibility and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on hazards related to traffic movement, mobility, or pedestrian accessibility.

Mitigation Measures:

None required.

Impact N-4: Would the project result in inadequate emergency access?

General Plan EIR 2015 Impact Conclusions

The Chino Valley Independent Fire District (CVIFD) reviews new development proposals to ensure there is sufficient space to place fire trucks, apparatus, and crews within the required distances of new structures. The General Plan EIR 2015 determined that the General Plan Update would not affect any of the City's existing development standards pertaining to vehicular access, street design standards, or oversight by the CVIFD and would have no effect on emergency access. There would be no impacts.

2022 Housing Element Update MND Conclusions

The MND determined that new residential development that is fostered by the adoption of the Project would be required to comply with the City's Engineering, Planning, and Building plan check processes and CVIFD's plan check process. These plan check processes are designed to identify and, if appropriate, correct inadequate emergency access provisions. As such, the 2022 Housing Element Update MND determined that impacts relative to emergency access would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

As previously discussed, this SPEIR provides a program- and project-level CEQA for any development that occurs pursuant to the GPU and the implementation of the Housing Element that includes land use changes for 11 of the RHNA sites, and buildout of the City pursuant to the General Plan Update Land Use Map. This SPEIR provides a program-level analysis for Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 6, The Shoppes, and Site 7, The Commons, of the "lower income" sites and Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density), of the "moderate income" and "above moderate income" sites, and a project level CEQA review for Sites 3 and 4 of the "lower income" RHNA sites identified in the Housing Element. As such, details regarding future development, such as project layouts, emergency access, driveway locations, specific land uses, or actual intensities are unknown for Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 6, The Shoppes, Site 7, The Commons, Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), Site 10, Canyon Estates (Low Density), and Site 11, Los Serranos (Low Density). Without such detail, it is not possible, using available traffic analysis procedures, to estimate certain types of impacts, including potential design features, such as emergency access. Therefore, ongoing development proposals must be reviewed on a case-by-case basis as they arise, and as site specific details become known. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation, including state and local policies, such as the General Plan and CHMC, requiring site-specific and project-specific recommendations. As described in Title 8, Chapter 8.16 of the CHMC, which adopts the California Fire Code, provisions include construction standards for new structures and remodels, road configuration design standards to accommodate fire equipment, and requirements for minimum fire flow rates for water mains.

As previously discussed under **Impact 14-3**, site access for Los Serranos Golf Course (Site 3) and Western Hills Residence (Site 4, Western Hills Golf Course) and truck circulation, are considered adequate. As such, vehicles entering and exiting the site are anticipated to do so without experiencing undo congestion. Furthermore, all future "by-right" development would be subject to the City's criteria identified in **Section III. Project Description**, as well as the Fire Prevention Regulations of the City, and application submittal requirements. Compliance with all applicable laws would ensure that all potential emergency access impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

Updates to the Circulation Element include revisions to reflect current conditions and a policy related to the City's VMT thresholds. These policies would not interfere with any emergency access and would instead guide and improve the City's preparation and response efforts to emergencies. Specifically, newly created actions under General Plan Goal S-1, Provide Adequate Emergency Service, require the City to regularly assess emergency service response times, provide current and extensive emergency preparedness information, and collaborate with local, regional, and state emergency management, law enforcement, and fire agencies when updating plans related to emergency preparedness and response. Additionally, newly created policies and actions under General Plan Goal S-5, Maintain a Safe and Efficient Evacuation Network, requires a safe and efficient evacuation network by ensuring complete access by CVFD to all locations in the City, increasing emergency access and evacuation capacity, improving evacuation communication protocols, maintaining and updating the City's Evacuation Plan, and providing evacuation preparation and assistance to vulnerable communities. Newly created actions under General Plan Goal S-8 (formerly Goal S-4) require the provision and maintenance of two points of emergency evacuation as required by SB 99 and prohibit new or intensified land uses within VHFHSZs without sufficient secondary egress and evacuation capacity of adjoining highways and streets, as well as safe access for emergency response. List of current, revised and new goals, policies and actions for the GPU is presented in **Appendix G**.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not result in inconsistencies or in impacts with respect to emergency access and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in inconsistencies or in impacts with respect to emergency access and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in inconsistencies or in impacts with respect to emergency access.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined the analysis of Future (Years 2027 and 2037) with the General Plan 2015 is based on growth in traffic over 15-year (2027) and 25-year (2037) periods, including regional background growth on regional CMP freeway and arterial segments. All potentially significant impacts to study area intersections would be mitigated to less than significant levels by Mitigation Measures TR-1 thru TR-15, except at Chino Hills Parkway and Peyton Drive, where the proposed signal timing optimization measure (TR-4) would not fully reduce cumulative impacts below a significant level. Additional improvements to physically expand that intersection are considered to be infeasible.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

The geographic scope for traffic includes long-term project effects on cumulative growth projections for Chino Hills that are reflected in the SCAG RTP/SCS. Past projects in Chino Hills have converted undeveloped land to urban uses resulting in residential and employment population increases and associated demand for expansions of roadway systems. The contribution of these past projects to area growth is also reflected in the SCAG RTP/SCS. The 2020-2045 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around. Safe, secure, and efficient transportation systems will provide improved access to opportunities, such as jobs, education, and healthcare. SCAG utilizes an integrated analytical framework to develop growth projections, travel forecasts, and emissions estimates to support the region's various planning programs. In addition, SCAG also maintains a robust subregional modeling and data service program that is essential to the analysis of many of the region's projects and programs.

To assess the effects of potential land use changes on the transportation system, the regional travel demand model of the SCAG has been applied. The SCAG model covers the six county areas (Los Angeles plus Orange, Ventura, Riverside, San Bernardino and Imperial counties). Thus, the model is the appropriate tool to test changes in land uses in the region and to also take into account changes and growth in the surrounding City areas. Because the modeling used for the traffic analyses contained in this section incorporates SCAG's regional growth projections, the analyses assess the traffic impacts of all cumulative development reasonably anticipated by Year 2040, not including the GPU. As discussed above, when the growth associated with the GPU is added to projected Citywide growth, the residential land uses in aggregate exceed the residential VMT/capita threshold under with and without project scenarios. Therefore, the GPU is determined to have a significant transportation impact for residential development. The GPU does not include any new land uses other than residential. Therefore, the GPU would not have any potential to contribute to cumulative transportation impacts related to office, retail and other land uses.

Future developers/project applicants would contribute their fair share to regional programs, as applicable, including application of the City's approved TDM strategies for the residential land uses, which could in turn reduce a project's VMT to below the significance threshold. However, if these programs are not implemented, the cumulative transportation and traffic impacts would remain cumulatively significant and unavoidable.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to traffic.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. In particular, proposed additions of Action C-2.1.5, Vehicle Miles Traveled, Actions C-3.1.3 through C-3.1.5, Transit Service, and Action C-3.2.1, Bike Lanes, Sidewalks, and Crosswalk Improvements, would further reduce potential impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances. Newly created actions under General Plan Goal S-1, General Plan Goal S-5, General Plan Goal S-8 (formerly Goal S-4) would provide adequate emergency services, including maintaining a safe and efficient evacuation network throughout the City.

Regardless, while the majority of impacts discussed above would be less than significant, cumulative impacts associated with volumes on local roadways would be significant and unavoidable because when the growth associated with the GPU is added to projected Citywide growth, the residential land uses in aggregate exceed the residential VMT/capita threshold under with and without project scenarios.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU goals and policies and application of all local, state, and federal regulations pertaining to traffic, cumulative transportation impacts of the GPU would be significant and unavoidable.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts pertaining to traffic, cumulative transportation impacts. In addition, the proposed Objective Design standards would not result in cumulative transportation impacts.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2015 findings and the 2022 Housing Element Update MND, implementation of the GPU with respect to transportation would be less than significant. Unlike the 2022 Housing Element Update MND less than significant findings, but similar to the General Plan EIR 2015 findings, the GPU would contribute to significant and unavoidable regional transportation impacts when considered in conjunction with projected regional growth.

IV. ENVIRONMENTAL IMPACT ANALYSIS
O.1 UTILITIES – WATER

1. INTRODUCTION

This section of the SPEIR describes the City of Chino Hills's existing water system and provides information on local water conservation initiatives. The section also identifies and describes applicable local, regional, and state policies. Data for this section were taken from the City's Public Works Department, the Monte Vista Water District (MVWD), 2020 Urban Water Management Plan (UWMP), 2021 Citywide Water and Recycled Water Master Plan Update (RWMP), City of Chino Hills General Plan, and the California Water Code.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would increase the demand for water treatment. To meet the projected long-term increases in water demand as the City continues to grow toward the build out levels anticipated in the General Plan 2015, expansions and upgrades of regional and local water supply and treatment facilities would be needed. The City would continue to update and implement its water system master plan to identify deficiencies and needs for system expansion, and to design and construct improvements in a timely and cost-effective manner. Environmental impacts associated with construction of local water system improvements would primarily affect the streets where the water pipelines and appurtenant facilities are located. However, such impacts are rarely significant and are handled through a variety of routine construction control measures. As such, the General Plan EIR 2015 determined that since water demand in the City would increase incrementally, over time, and since the City' water demand represents only a portion of the water demand served by the regional water supply entities, the proportional impact of the General Plan 2015 involving construction of future water supply and treatment facilities is considered to be less than significant.

The General Plan EIR 2015 determined the General Plan 2015 would result in an increase in water demand. However, existing water supply entitlements and resources were sufficient to serve the implementation of the General Plan 2015. New or expanded entitlements were not needed. Therefore, water supply impacts were determined to be less than significant under buildout of the General Plan 2015.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 Urban Water Master Plan (UWMP) finds that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing

Element Update MND determined that impacts related to the relocation or construction of new or expanded water facilities would be less than significant.

The MND determined that the UWMP found that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. As such, the 2022 Housing Element Update MND determined that the Project will positively affect water supplies available to the City and have no adverse impacts regarding water supplies.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Water Sources*

The MVWD owns and operates a potable water system that serves the cities of Chino Hills, Montclair, portions of Chino and the unincorporated area lying between the cities of Pomona, Chino Hills, Chino and Ontario. The total service area of MVWD covers a population of over 135,000 within approximately 30 square miles.[1] The MVWD delivery system includes 11.5 million gallons per day (mgd) of potable water, six (6) storage reservoirs with 13.2 million gallons capacity, four (4) booster stations, ten (10) active groundwater wells, and about 197 miles of water mains.[2] Inland Empire Utilities Agency (IEUA) currently supplies more than 1,400 acre-feet/year (AF/yr) of recycled water to the City from its Carbon Canyon Water Recycling Facility (CCWRF), which includes over four miles of pipeline for service to the cities of Chino Hills and Chino, and from Regional Water Recycling Plant No. 5.[3]

The MVWD has five sources of water supply:

1. MVWD from combined imported water and groundwater;
2. Water Facilities Authority (WFA) which imports raw water from the State Water Project and the Colorado River, for treatment at the Agua de Lejos Water Treatment Plant;
3. City of Chino Hills groundwater wells;
4. Desalted water from the Chino Basin Desalter Authority (CDA); and
5. Recycled water from the IEUA.[4]

Recent and projected water supplies from imported water, recycled water, and groundwater are shown in **Table IV.O.1-1, Recent and Projected Water Supply (AFY)**.

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1 *Monte Vista Water District, About Us, available at: https://www.mvwd.org/27/About-Us, accessed September 2024.*

2 *Monte Vista Water District, Fact/Tip Sheets, 2023, available at: https://www.mvwd.org/DocumentCenter/View/581/2021-MVWD-Fact-Sheet-PDF, accessed September 2024.*

3 *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-2.*

4 *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-2.*

Table IV.O.1-1
Recent and Projected Water Supply (AFY)

Source	Year					
	2020	2025	2030	2035	2040	2045
Purchased/Imported from WFA	1,700	14,258	14,258	14,258	14,258	14,258
Purchased/Imported from MVWD[1]	7,707	8,407	8,407	8,407	8,407	8,407
Groundwater (not desalinated)	0	4,158	4,158	4,158	4,158	4,158
Desalinated Water-Groundwater	3,669	4,200	4,200	4,200	4,200	4,200
Recycled Water	1,417	2,661	2,661	2,661	2,661	2,661
Total Water Supply	**14,436**	**33,684**	**33,684**	**33,684**	**33,684**	**33,684**

Notes:
1 MVWD availability is calculated as the total MVWD contractual amount (20.22 mgd) less the City of Chino Hill's 12.72 mgd ownership of WFA plant capacity.
Source: Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, Table 6-1.

a) Imported Water

The Metropolitan Water District (MWD) was formed in 1928 by thirteen Southern California cites to acquire and manage a water supply to promote economic development. The MWD imports water from northern California through the State Water Project (SWP), which is stored at Castaic Lake. Currently, MVWD receives SWP water from the northern California supply system originating from the Sacramento-San Joaquin Bay-Delta that is delivered to the service area by MWD. The imported water is treated at the Agua De Lejos Regional Treatment Water Plant (WFA Treatment Plant) in Upland.[5] The plant has the capacity to deliver up to 81 mgd. The WFA Treatment Plant typically operates with a minimum flow of 40 to 50 mgd during the peak summer months and can be as low as 9 to 12 mgd during the slower winter months.[6] The WFA member agencies that jointly own the WFA Treatment Plant, are the Cities of Upland, Ontario, Chino, Chino Hills, and MVWD. The City of Chino Hills owns 12.72 mgd (14,258 AF/yr) of capacity (a 15.7 percent share) in the WFA treatment plant.[7]

b) Purchased Water

Water delivered under the acquisition agreement with IEUA and WFA is comprised of a combination of imported water through the WFA Treatment Plant and groundwater produced by the MVWD wells. The City of Chino Hills purchased capacity rights from MVWD for a total of 20.22 mgd (22,2649 AF/yr).[8]

CDA is a joint powers agency formed to achieve sustainable management of water quality in the lower portions of the Chino Basin through the construction of desalter facilities. The Santa Anna Watershed Project Authority (SAWPA) in cooperation with IEUA, MVWD, and the Orange County Water District, formed SAWPA Project Committee #14 to initiate the Chino I Desalter. The City of Chino Hills is a capacity shareholder in the CDA along with the cities of Ontario, Chino, Norco, IEUA, JCSD, Santa Ana River Water Company, and WMWD, for new desalters. With the completion of the Chino II Desalter, the City of Chino Hills is subscribed to 3.75 mgd (4,200 AF/yr), which could provide more than 20 percent of the City's total

[5] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-3.*
[6] *Water Facilities Authority, Facilities, Agua de Lejos Treatment Plant, available at: http://www.wfajpa.org/#Facilities, accessed September 2024.*
[7] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-4.*
[8] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-4.*

water demand. Overall, desalinated groundwater is a local and reliable source of water, which can reduce the City of Chino Hills demand of imported water and make contaminated groundwater available for municipal use. The current capacity of the desalter facilities is 24,600 AF/yr.[9]

c) Recycled Water

IEUA currently supplies more than 1,400 acre-feet per year of recycled water to the City from its CCWRF and Regional Water Recycling Plant No. 5, both located in Chino.[10] The CCWRF has been operational since 1992 with a current plant capacity of 11.4 mgd for irrigation and agricultural use.[11] Recycled water produced at the CCWRF enters the City's recycled water system from Chino Hills Parkway. Regional Water Recycling Plant No. 5 has been operational since 2004 and has a current plant capacity to produce 16.3 mgd recycled water.[12]

The City's existing recycled water system lies in the southeastern portions of the City. The system layout is typical of most recycled water systems, which is comprised of a relatively simple transmission system layout aimed at new development and high water use customers such as golf courses and regional parks. A system of pump stations, pipelines, and reservoirs deliver recycled water from its source through a series of pressure zones. The recycled water usage is primarily landscape irrigation for golf courses, parks, landscaped medians, and groundwater recharge. Major recycled water users within the City include the Big League Dreams recreational sports park and the Los Serranos Golf Course, and the City itself, which uses recycled water for parks and public landscaped areas. IEUA expanded its recycled water infrastructure within the City, constructing a five million gallon reservoir on Galloping Hills Road. The reservoir provides recycled water opportunities for the north end of the City that were previously unavailable. Since the reservoir came on-line, the Community Center, McCoy's Equestrian Center, Government Center, the Shoppes, Boys Republic and several churches on Peyton Dr have had their landscape irrigation converted to recycled water.[13]

In February 1998, the City enacted Ordinance No. 101, adding Chapter 15.08 Regulations for the Availability and Use of Reclaimed Water of the Chino Hills Municipal Code (CHMC). The City's current retail recycled water rate is 85 percent of the City's potable water rate.[14]

d) Groundwater

The Chino Groundwater Basin is one of the largest groundwater basins in Southern California, containing approximately 5 million AF of water in storage, with an additional unused storage capacity of approximately 1 million AF.[15] However, only approximately 90,000 AF of that water can be used in a single

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[9] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-4.*

[10] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-2.*

[11] *Inland Empire Utilities Agency, Carbon Canyon Water Recycling Facility, available at: https://www.ieua.org/carbon-canyon-water-recycling-facility/, accessed September 2024.*

[12] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 5, available at: https://www.ieua.org/regional-water-recycling-plant-no-5/, accessed September 2024.*

[13] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-9.*

[14] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-11.*

[15] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-5.*

year, in order for the Basin to remain sustainably managed and to ensure this resource is not depleted over time.[16]

Groundwater underlying MVWD's service area is of poor quality and is not currently used for the potable water system. The City has been working on a solution that would restore reliable operation of its wells and is in the process of designing a granular activated carbon (GAC) water treatment facility, which is expected to go online by 2025, at which time the City would be able to use the wells as a supply source again.[17]

e) Surface Water

There are no significant surface water sources in the service area.

2) *Water Distribution System*

The Chino Hills water distribution system is operated by the MVWD. The system consists of booster stations, groundwater wells, supply connections and reservoirs/tanks, and 197 miles of pipeline.[18]

3) *Water Demand and Supply*

As noted in the 2020 UWMP, water use within the MVWD depends on land use, population, types of water fixtures, water loss, irrigation, and availability. Changes in demand would be affected by changes in the type and intensity of land uses, household size, population growth, landscape areas, rainfall, and conservation efforts. In making its projections regarding future water demand in the 2020 UWMP, the MVWD relied on statistics compiled from a review of billing records in the MVWD service area from the years 2009 through 2020.[19]

The MVWD water system provides water to a variety of different end users. In 2020, Single-Family Residential accounted for the most water use by sector in the MVWD, utilizing 60 percent of the total water use. The next largest water user by sector was Commercial, which consumed 22 percent of the total water use. The remaining 7.7 percent showed Multi-Family Residential, street and sewer cleaning, fire hydrant flushing, construction, and other temporary uses.[20]

Table IV.O.1-2, MVWD Water Supply and Demand Comparison (AFY), identifies the projected supply and demand through year 2045, as well as the difference between the two scenarios. **Table IV.O.1-2, MVWD Water Supply and Demand Comparison (AFY),** demonstrates that in average precipitation years the MVWD has sufficient water to meet its customer's needs through 2045.

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[16] *Chino Basin Water Conservation District, the Chino Groundwater Basin webpage, available at: https://www.cbwcd.org/387/The-Chino-Groundwater-Basin, accessed September 2024.*

[17] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 6-11.*

[18] *Monte Vista Water District, Fact/Tip Sheets, 2023, available at: https://www.mvwd.org/DocumentCenter/View/581/2021-MVWD-Fact-Sheet-PDF, accessed September 2024.*

[19] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 4-2.*

[20] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 4-2.*

Table IV.O.1-2
MVWD Water Supply and Demand Comparison (AFY)

Source	Year				
	2025	2030	2035	2040	2045
Water Supply	33,684	33,684	33,684	33,684	33,684
Water Demand	16,226	16,449	16,673	16,896	17,120
Difference	**17,458**	**17,235**	**17,011**	**16,788**	**16,564**

Source: City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, Table 4-7.

a) Water Conservation

MVWD maintains Ordinance 300u for Water Conservation that describes water use restrictions, which prohibit wasteful practices and water usage in progressively more restrictive water shortage stages. Additionally, the City has adopted the Water Efficient Landscape Ordinance with the purpose of being at least as effective in conserving water as the Model Water Efficient Landscape Ordinance drafted by the California Department of Water Resources pursuant to Assembly Bill (AB) 1881.[21]

4) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is currently developed with a surface parking area and landscaping. Site 1 is currently served by existing on-site water supply infrastructure.

Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density)

Sites 2, 5, 8, 9, and 10 are currently undeveloped. Because no land uses requiring water supply are currently located on Sites 2, 5, 8, 9, and 10, the sites may not be currently served by existing on-site water supply infrastructure. However, there are existing off-site water mains available for connection along the adjacent roadways.

Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density)

Sites 3, 4, and 11, are currently developed with golf courses. Sites 3, 4, and 11 are currently served by existing on-site water supply infrastructure.

Site 6, The Shoppes, and Site 7, The Commons

Sites 6 and 7 are currently developed with shopping centers. Sites 6 and 7 are currently served by existing on-site water supply infrastructure.

[21] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, page 9-1.*

B. Regulatory Setting

1) *Federal*

a) Clean Water Act (1972)

The federal Clean Water Act (CWA), 33 U.S.C. §1251 et seq.) establishes regulatory requirements for potable water supplies, including treated water quality criteria.[22] The MVWD is required to monitor water quality and conform to the regulatory requirements of the CWA.

b) Safe Drinking Water Act (1974)

The Federal Safe Drinking Water Act (SDWA) establishes standards for contaminants in drinking water supplies.[23] Maximum contaminant levels and treatment techniques are established for each of the contaminants. The listed contaminants include metals, nitrates, asbestos, total dissolved solids, and microbes. These standards are discussed further in **Section IV.G, Hydrology and Water Quality**, of this SPEIR.

2) *State*

a) Safe Drinking Water Act (1974)

California enacted its own Safe Drinking Water Act (CASDWA).[24] The California Department of Public Health (CDPH) has been granted primary enforcement responsibility for the CASDWA. Title 22 of the California Administrative Code establishes CDPH authority, and stipulates drinking water quality and monitoring standards. These standards are equal to, or more stringent than, federal standards.

b) California Urban Water Management Act

The California Urban Water Management Planning Act (Water Code, Section 10610, et seq.) addresses several state policies regarding water conservation and the development of water management plans to ensure the efficient use of available supplies. The California Urban Water Management Planning Act also requires Urban Water Suppliers to develop Urban Water Management Plans (UWMPs) every five years to identify short-term and long-term demand management measures to meet growing water demands during normal, dry, and multiple-dry years. Urban Water Suppliers are defined as water suppliers that either serve more than 3,000 customers or provide more than 3,000 acre-feet per year (af/y) of water to customers.

c) Senate Bill 610, Senate Bill 221, and Senate Bill 7

Two of the state laws addressing the assessment of water supply necessary to serve large-scale development projects, Senate Bill (SB) 610 and SB 221, became effective January 1, 2002. SB 610, codified in Water Code Sections 10910-10915, specifies the requirements for water supply assessments (WSAs)

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[22] *Clean Water Act, 33 U.S.C. §1251 et seq.*

[23] *Safe Drinking Water Act, 42 U.S.C. §300f et seq.*

[24] *California Safe Drinking Water Act, Health and Safety Code, Division 104, Part 12, Chapter 4, Section 116270 et seq.*

and their role in the California Environmental Quality Act (CEQA) process, and defines the role UWMPs play in the WSA process. SB 610 requires that, for projects subject to CEQA that meet specific size criteria, the water supplier prepare WSAs that determine whether the water supplier has sufficient water resources to serve the projected water demands associated with the projects. SB 610 provides specific guidance regarding how future supplies are to be calculated in the WSAs where an applicable UWMP has been prepared. Specifically, a WSA must identify existing water supply entitlements, water rights, or water service contracts held by the public water system, and prior years' actual water deliveries received by the public water system. In addition, the WSA must address water supplies over a 20-year period and consider normal, single-dry, and multiple-dry year conditions. In accordance with SB 610, projects for which a WSA must be prepared are those subject to CEQA that meet any of the following criteria:

- Residential developments of more than 500 dwelling units;
- Shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons;
- Commercial office buildings of more than 250,000 square feet of floor space or employing more than 1,000 persons;
- Hotel or motels, or both, having more than 500 rooms;
- Proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons;
- Mixed-use projects that falls in one or more of the above-identified categories; or
- A project not falling in one of the above-identified categories but that would demand water equal or greater to a 500 dwelling-unit project.

The WSA must be approved by the public water supplier serving the project at a regular or special meeting and must be incorporated into the CEQA document. The lead agency must then make certain findings related to water supply based on the WSA.

In addition, under SB 610, a water supplier responsible for the preparation and periodic updating of an UWMP must describe the water supply projects and programs that may be undertaken to meet the total project water use of the service area. If groundwater is identified as a source of water available to the supplier, the following additional information must be included in the UWMP: (1) a groundwater management plan; (2) a description of the groundwater basin(s) to be used and the water use adjudication rights, if any; (3) a description and analysis of groundwater use in the past 5 years; and (4) a discussion of the sufficiency of the groundwater that is projected to be pumped by the supplier.

Senate Bill 221 also addresses water supply in the land use approval process for large residential subdivision projects. However, unlike SB 610 WSAs, which are prepared at the beginning of a planning process, SB 221-required Water Supply Verification (WSV) is prepared at the end of the planning process for such projects. Under SB 221, a water supplier must prepare and adopt a WSV indicating sufficient water supply is available to serve a proposed subdivision, or the local agency must make a specific finding that sufficient water supplies are or will be available prior to completion of a project, as part of the conditions for the approval of a final subdivision map. SB 221 specifically applies to residential subdivisions of 500 units or more. However, Government Code Section 66473.7(i) exempts "…any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses; or where the immediate contiguous properties surrounding the residential project site are, or previously

have been, developed for urban uses; or housing projects that are exclusively for very low and low-income households."

SB 7, enacted on November 10, 2009, mandates new water conservation goals for UWMPs, requiring Urban Water Suppliers to achieve a 20 percent per capita water consumption reduction by the year 2020 statewide, as described in the "20 x 2020" State Water Conservation Plan.[25] As such, each updated UWMP must now incorporate a description of how each respective urban water supplier will quantitatively implement this water conservation mandate, which requirements in turn must be taken into consideration in preparing and adopting WSAs under SB 610.

d) Senate Bill X7-7 – Water Conservation Act

SB X7-7 (Water Conservation Act of 2009), codified in California Water Code Section 10608, requires all water suppliers to increase water use efficiency. Enacted in 2009, this legislation sets an overall goal of reducing per capita urban water use, compared to 2009 use, by 20 percent by December 31, 2020. The State of California was required to make incremental progress towards this goal by reducing per capita water use by at least 10 percent on or before December 31, 2015. Monthly statewide potable water savings reached 25.1 percent in February 2017 as compared to that in February 2013.[26] Cumulative statewide savings from June 2015 through February 2017 were estimated at 22.5 percent.[27] Following a multi-year drought and improvements to hydrologic conditions, statewide potable water savings reached 14.7 percent in August 2017 as compared to August 2013 potable water production.[28]

e) Sustainable Groundwater Management Act of 2014[29]

The Sustainable Groundwater Management Act (SGMA) of 2014, passed in September 2014, is a comprehensive three-bill package that provides a framework for the sustainable management of groundwater supplies by local authorities.[30] The SGMA requires the formation of local groundwater sustainability agencies to assess local water basin conditions and adopt locally based management plans. Local groundwater sustainability agencies were required to be formed by June 30, 2017. The SGMA provides 20 years for groundwater sustainability agencies to implement plans and achieve long-term groundwater sustainability and protect existing surface water and groundwater rights. The SGMA provides local groundwater sustainability agencies with the authority to require registration of groundwater wells, measure and manage extractions, require reports, assess fees, and request revisions

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[25] *California State Water Resources Control Board, 20 x 2020 Water Conservation Plan, February 2010, available at: https://www.waterboards.ca.gov/water_issues/hot_topics/20x2020/docs/20x2020plan.pdf, accessed September 2024.*

[26] *State Water Resources Control Board, Fact Sheet, February 2017 Statewide Conservation Data, updated April 4, 2017.*

[27] *State Water Resources Control Board, Media Release, "Statewide Water Savings Exceed 25 Percent in February; Conservation to Remain a California Way of Life," April 4, 2017.*

[28] *State Water Resources Control Board, Fact Sheet, August 2017 Statewide Conservation Data, updated October 3, 2017.*

[29] *Sustainable Groundwater Management Act [And Related Statutory Provisions from SB1168 (Pavley), AB1739 (Dickinson), and SB1319 (Pavley) as Chaptered], 2015 Amendments, effective January 1, 2016.*

[30] *California Department of Water Resources. SGMA Groundwater Management, available at: https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management, accessed September 2024.*

of basin boundaries, including establishing new subbasins. Furthermore, SGMA requires governments and water agencies of high and medium priority basins to stop overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For the basins that are critically over-drafted the timeline is 2040. For the remaining high and medium priority basins, the deadline is 2042.

f) California Code of Regulations

Title 20

Title 20, Section 1605.3 (h) and 1505(i) of the California Code of Regulations (CCR) establishes applicable State efficiency standards (i.e., maximum flow rates) for plumbing fittings and fixtures, including fixtures such as showerheads, lavatory faucets and water closets (toilets). Among the standards, the maximum flow rate for showerheads manufactured on or after July 1, 2018,is 1.8 gpm at 80 psi; and lavatory faucets manufactured after July 1, 2016, is 1.2 gpm at 60 psi. The standard for toilets sold or offered for sale on or after January 1, 2016, is 1.28 gallons per flush.[31]

CALGreen Code

Part 11 of Title 24, the title that regulates the design and construction of buildings, establishes the California Green Building Standards (CALGreen) Code. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encouraging sustainable construction practices in the following categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The CALGreen Code includes both mandatory measures as well as voluntary measures. The mandatory measures establish minimum baselines that must be met in order for a building to be approved. The mandatory measures for water conservation provide limits for fixture flow rates, which are the same as those for the Title 20 efficiency standards listed above. The voluntary measures can be adopted by local jurisdictions for greater efficiency.

Plumbing Code

Title 24, Part 5 of the CCR establishes the California Plumbing Code. The California Plumbing Code sets forth efficiency standards (i.e., maximum flow rates) for all new federally-regulated plumbing fittings and fixtures, including showerheads and lavatory faucets. The 2019 California Plumbing Code, which is based on the 2018 Uniform Plumbing Code, has been published by the California Building Standards Commission and went into effect on January 1, 2019.

g) Executive Order B-40-17

On April 7, 2017, Executive Order B-40-17 was issued. Cities and water districts throughout the state are required to report their water use each month and bans wasteful practices, including hosing off sidewalks and running sprinklers when it rains.

[31] *California Code of Regulations, Title 20, Section 1605.3(h).*

h) Executive Order N-10-21

Title 24, Part 5 of the CCR establishes the California Plumbing Code. The California Plumbing Code sets forth on July 8, 2021, Executive Order N-10-21 (Order) was issued calling for voluntary cutbacks of water usage by 15 percent from 2020 usage levels. The Order lists commonsense measures Californians can undertake to achieve water usage reduction goals and identifies the State Water Resources Control Board (Water Board) for tracking of monthly reporting on the State's progress.

3) *Regional*

a) Monte Vista Water District

The MVWD has published multiple plans and reports which outline the state of the District's infrastructure, capacity, resources, and projected levels of supply and demand. Documents relevant to this section include the MVWD 2025 Strategic Plan and the 2020 UWMP.

4) *Local*

a) Chino Hills 2020 Urban Water Management Plan

The MVWD's 2020 UWMP was adopted by MVWD in June 2021. Every water supplier is required to prepare an Urban Water Management Plan to comply with Water Code Section 10610 through 10656 of the Urban Water Management Planning Act. The act requires all urban water suppliers to prepare, adopt, and file an UWMP with the California Department of Water Resources every five years. The City's 2020 UWMP outlines water demands, sources, and supply reliability to the City by forecasting water use based on climate, demographics, and land use changes within the City. The 2020 UWMP also provides demand management measures to increase water use efficiency for various land use types and details a water supplies contingency plan in case of shortage emergencies.[32]

b) Chino Hills Municipal Code

Chapter 13.08. Water Conservation

This ordinance establishes municipal procedures to respond and minimize impacts of water shortages through the practice of water conservation pursuant to California Water Code §375 et seq., based upon the need to conserve water supplies and to avoid or minimize the effects of any future shortage.[33]

Chapter 13.32. Reclaimed Water Regulations

This ordinance reiterates the City's policy that reclaimed water should be used for any purpose approved for reclaimed water use, when it is economically, financially, technically and institutionally feasible to do so. Use of potable water for nondomestic uses is contrary to City policy and is to be avoided to the maximum extent feasible. This ordinance establishes rules and regulations for the safe and orderly

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[32] *City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021.*

[33] *City of Chino Hills, Chino Hills Municipal Code, Chapter 13.08, available at: https://library.municode.com/ca/chino_hills/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.08WACO, accessed September 2024.*

development of a reclaimed water system to serve the entire City. The City may approve use of reclaimed water for any or all of the following purposes, in accordance with all applicable public health regulations:

- Agricultural irrigation
- Commercial uses
- Construction
- Groundwater recharge
- Industrial processes
- Landscape irrigation
- Landscape and/or recreational impoundment
- Wildlife habitat[34]

c) Chino Hills General Plan

Goals and policies pertaining to water sources contained within the currently adopted General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to recreation, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Conservation Element

Goal CN-4: Ensure Adequate Water Supply and Delivery

Policy CN-4.1: Promote water conservation.

Action CN-4.1.1: Amend the General Plan and Zoning Map as required to implement the Housing Plan of this Housing Element, within the required 36 months of Housing Element adoption, and involve the public in this process through outreach programs such as workshops and surveys.

Action CN-4.1.2: Promote use of drought-tolerant plant materials and low-water-usage irrigation systems.

Action CN-4.1.3: Promote low-water-use plantings and materials in City street medians and parkways.

[34] *City of Chino Hills, Chino Hills Municipal Code, Chapter 13.32, available at: https://library.municode.com/ca/chino_hills/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.32REWARE, accessed September 2024.*

Action CN-4.1.4: Continue to use reclaimed water for non-potable water supplies wherever not precluded by public health considerations.

Policy CN-4.2: Plan for water resources and distribution.

Action CN-4.2.1: Continue master plan water supply and distribution to meet current and projected City demands.

Action CN-4.2.2: Implement water master plan policies through the City's capital improvement program.

Policy CN-4.3: Protect water quality.

Action CN-4.3.1: Protect water resources from urban runoff and other potential pollution sources through implementation of best management practices and area-wide Urban Storm Water Runoff Programs.

Action CN-4.3.2: Require reclaimed water to meet the Regional Quality Control Board requirements.

Action CN-4.3.3: Support appropriate ground water contamination investigations and cleanup efforts by the local water agencies, the Regional Water Quality Control Board, and responsible private parties.

Safety Element

Goal S-4: Minimize the Risk from Fire Hazards

Policy S-4.1: Maintain the water distribution system to deliver the fire flow requirements set in the City adopted Fire Code.

Action S-4.1.1: Ensure adequate fire flow capabilities in the Los Serranos and Carbon Canyon areas, and other sections of the City where deficiencies may occur.

Action S-4.1.2: Replace and upgrade old cast-iron pipelines and/or inadequately sized water mains when street improvements are made.

Action S-4.1.3: Provide for redundant emergency distribution pipelines in areas of potential ground failure or where deemed necessary by the Fire District and City.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to water infrastructure. Specifically, the Guidelines state that the proposed project may have an adverse significant water infrastructure impact if it would:

a) Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects; or
b) [Not] have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

B. Project Impacts and Mitigation Measures

Impact O-1: Would the project require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would increase the demand for water treatment. To meet the projected long-term increases in water demand as the City continues to grow toward the build out levels anticipated in the General Plan 2015, expansions and upgrades of regional and local water supply and treatment facilities would be needed. The City would continue to update and implement its water system master plan to identify deficiencies and needs for system expansion, and to design and construct improvements in a timely and cost-effective manner. Environmental impacts associated with construction of local water system improvements would primarily affect the streets where the water pipelines and appurtenant facilities are located. However, such impacts are rarely significant and are handled through a variety of routine construction control measures. As such, the General Plan EIR 2015 determined that since water demand in the City would increase incrementally, over time, and since the City' water demand represents only a portion of the water demand served by the regional water supply entities, the proportional impact of the General Plan 2015 involving construction of future water supply and treatment facilities is considered to be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 Urban Water Master Plan (UWMP) finds that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that impacts related to the relocation or construction of new or expanded water facilities would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use

Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

As shown in **Table III-1, Proposed General Plan Amendment and Rezone Sites**, in **Section III, Project Description**, of this SPEIR, implementation of the project with the 11 housing opportunity sites could result in the buildout of 2,849 units. When added to the existing housing stock of 26,142 units (see **Table IV.K-3, Housing Stock Growth**, in **Section IV.K, Population and Housing** of this SPEIR), implementation of the project would result in a total of 28,991 dwelling units in the City, resulting in an approximate 10.9 percent increase in dwelling units in the City. The addition of 2,849 units to the City's housing stock would result in a population increase of approximately 8,575 persons.[35] When added to the existing population of 76,414 persons (see **Table IV.K-1, Changes in Total Population, 2000-2024**, in **Section IV.K, Population and Housing** of this SPEIR), implementation of the project would result in a population increase of 84,989 persons, an approximate 11.2 percent increase.

As shown in **Table IV.O.1-3, Total Water Demands Projections Under the Project,** based on an increased population estimate of 11.2 percent with the GPU, the additional water demand would be 1,483,475 gpd. As previously discussed, the WFA Treatment Plant has the capacity to deliver up to 81 mgd. The WFA Treatment Plant typically operates with a minimum flow of 40 to 50 mgd during the peak summer months and can be as low as 9 to 12 mgd during the slower winter months.[36] There is already more than enough water for the increase associated with implementation of the GPU.

However, such increases could create an increased demand on the existing water delivery infrastructure. The District's capability to respond to increased water demand is unknown at this time. Regardless, upgrades to water delivery infrastructure would be the responsibility of MVWD and they would continually evaluate and adjust water delivery infrastructure in order to provide adequate water supply, storage facilities, and delivery system to serve the needs of existing and future water needs.

Furthermore, development of the housing would require installation of on-site distribution infrastructure, such as supply lines and meters, however these would be installed as part of normal building construction. The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans). Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection, and would be subject to later environmental evaluation. However, some future residential development may be eligible

[35] *Estimated population increase was based on an average household size for Chino Hills of 3.01 persons per household. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2024.*

[36] *Water Facilities Authority, Facilities, Agua de Lejos Treatment Plant, available at: http://www.wfajpa.org/#Facilities, accessed September 2024.*

for "by-right," ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts. However, all future "by-right" development would be subject to the City's development standards outlined in **Section III. Project Description**, and application submittal requirements. Further, some new development may also require off-site upgrades, such as new or expanded water mains in adjacent streets and/or additional fire hydrants. Such improvements would be conducted in coordination with the City and MVWD in order to avoid impacts to water service to adjacent uses. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing. The Land Use Element also incorporated revisions to Action LU-4.2.3 to be consistent with state and local water conservation requirements and included newly created Action LU-4.2.4 to require landscaping that uses water efficiently. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. In particular newly created policies and actions under the newly created General Plan Goal S-3, Increase the City's Climate Resilience, require the City to identify and implement strategies to reduce water demand, continue to implement water conservation provisions, and to provide education and resources to promote alternative sources of water. Updates to the Land Use Element and Safety Element would not have the potential to impact water delivery infrastructure within the City. Overall, policy revisions (including Objective Design Standards and other Zoning and Specific Plan Amendments) would do not have the potential to impact water delivery infrastructure within the City.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant impacts related to water delivery infrastructure.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would

not result in significant impacts related to water delivery infrastructure and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on water delivery infrastructure.

Mitigation Measures:

None required.

Impact O-2: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined the General Plan 2015 would result in an increase in water demand. However, existing water supply entitlements and resources were sufficient to serve the implementation of the General Plan 2015. New or expanded entitlements were not needed. Therefore, water supply impacts were determined to be less than significant under buildout of the General Plan 2015.

2022 Housing Element Update MND Impact Conclusions

The MND determined that the UWMP found that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. As such, the 2022 Housing Element Update MND determined that the Project will positively affect water supplies available to the City and have no adverse impacts regarding water supplies.

GPU Impact

RHNA Housing Opportunity Sites

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan.

Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Changes in land use designations, ultimate rezoning as a result of the change in land use designations would result in an increase in residential units on the housing opportunity sites, and an associated increase in residential population within the City. **Table IV.O.1-3, Total Water Demands Projections Under the Project**, presents the estimated additional water demand within the City under buildout of the project.

Table IV.O.1-3
Total Water Demands Projections Under the Project

Land Use	Demand Rate (gal/cap/day)[1]	Total Demand (gal/day)
8,575 Persons[2]	173	1,483,475

Notes:
gal/cap/day = gallons per capita per day
1 City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, Table 5-1.
*2 See **Section IV.K, Population and Housing**, of this SPEIR.*

As shown in **Table IV.O.1-3**, buildout of the project would result in an additional water demand in the City of 1,483,475 gpd, or 1,679 acre feet/year (AFY). Based on the lowest amount of water supply projected for normal years, single dry years, and multiple dry years at 33,684 AFY,[37] the increased water demand resulting from buildout that would be supported by the project would represent five percent of water supplies. The MVWD is also making efforts to increase the availability of water supplies, including increasing recycled water use and identification of alternative water supplies, such as wells, desalters, water treatment plants, water and brine pipelines, and pumping stations.

As detailed in the MVWD's 2020 UWMP, Chino Hills would be able to meet the projected future demand for water for normal years through 2045. The City's service area contained within the 2020 UWMP assumed a population increase within the City for the horizon year of 2045 of 25,041 persons[38] and as detailed, in **Section IV.K, Population and Housing,** of this SPEIR, development of the housing opportunity sites could result in a total population increase within the City of 8,575 persons, approximately 34 percent of the projected population. In general, projects that conform to the demographic projections from Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) are considered to have been included in water supply planning efforts. Because the City's 2020 UWMP was based on growth rate projections obtained from data provided by SCAG, it is assumed that growth that would occur under the project was not accounted for within the projections of future water demand. However, with the MVWD's existing sources of water supply, coupled with the combined effect of the District's efforts to increase available water supplies, it is expected that there would be adequate water supplies for the MVWD service area through at least 2045. Furthermore, existing General Plan Goal CN-4, Ensure Adequate Water Supply and Delivery and Policy CN-4.2, Plan for water resources and distribution, would ensure that future development approval would be contingent upon availability of adequate water supply, as determined through coordination with MVWD. Additionally, as outlined in Title 15, Chapter 15.04 of the CHMC, prior to development of each opportunity site final project approval would be based on compliance with all requirements as to area, improvement and design, floodwater, drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection. Therefore, impacts would be less than significant in regard to available projected water supplies within the City.

Policies contained in the General Plan would help to reduce future water demand and ensure adequate future supplies. For example, compliance with Policy CN-4.1, Promote Water Conservation, would minimize water consumption through required water conservation measures such as water-efficient

37 City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, Tables 7-5, 7-6, and 7-7.
38 City of Chino Hills, Monte Vista Water District, 2020 Urban Water Management Plan, June 2021, Table 3-1.

landscaping and irrigation and the use of recycled water for irrigation and would further ensure that increased development associated with the GPU would comply with water supply and demand regulations. The City is also required to comply with all District water rationing requirements that may be in effect. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. The Land Use Element also incorporated revisions to Action LU-4.2.3 to be consistent with state and local water conservation requirements and included newly created Action LU-4.2.4 to require landscaping that uses water efficiently, thereby further reducing the overall usage of water. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. In particular newly created policies and actions under the newly created General Plan Goal S-3, Increase the City's Climate Resilience, require the City to identify and implement strategies to reduce water demand, continue to implement water conservation provisions, and to provide education and resources to promote alternative sources of water. These new provisions would reduce the overall water supply demand in the City. Updates to the Land Use Element and Safety Element would not have the potential to impact water supplies within the City. Overall, policy revisions (including the Objective Design Standards and Specific Plan Amendments) would do not have the potential to impact water supplies within the City.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant impacts related to water supplies.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to water supplies. In addition, the proposed Objective Design standards would not result in adverse impacts on water supplies.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there would be no adverse impact related to water infrastructure and water supplies. Therefore, the 2015 EIR determined that the General Plan 2015 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have a less than significant impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The geographic context for the analysis of cumulative impacts associated with water infrastructure and water supplies would be the service area of the City's water provider, MVWD. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable.

Buildout of the GPU would place additional demand on MVWD's water delivery infrastructure. Portions of the water delivery infrastructure serving related site-specific projects may not have adequate capacity to handle additional water loads, which has the potential to result in a significant cumulative impact. The District's capability to respond to increased water demand is unknown at this time. Regardless, upgrades to the water delivery infrastructure would be the responsibility of the MVWD and they would continually evaluate and adjust water delivery infrastructure in order to provide adequate water supply, storage

facilities, and delivery system to serve the needs of existing and future water needs. Therefore, impacts would be less than significant.

The MVWD, which provides water service to the City of Chino Hills, has prepared the 2020 UWMP to address the potable and recycled water systems of MVWD and examine the ability of existing facilities to adequately meet water demands over the next 25 years. As part of the 2020 UWMP, water supply and demand for the entire service area is accounted for. Because the City's 2020 UWMP was based on growth rate projections obtained from data provided by SCAG, it is assumed that growth that would occur under the project was not accounted for within the projections of future water demand. However, with the MVWD's existing sources of water supply, coupled with the combined effect of the District's efforts to increase available water supplies, it is expected that there would be adequate water supplies for the MVWD service area through at least 2045. Furthermore, existing General Plan Goal CN-4, Ensure Adequate Water Supply and Delivery and Policy CN-4.2, Plan for water resources and distribution, would ensure that future development approval would be contingent upon availability of adequate water supply, as determined through coordination with MVWD. Additionally, prior to development of a project approval would be based on compliance with all requirements as to area, improvement and design, floodwater, drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to water infrastructure and water supply. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. Updates to the Land Use Element would also assist in reducing overall water usage. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA housing Opportunity sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience, which would reduce overall water usage; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These updates and policies (including the Objective Design Standards and Specific Plan Amendments) do not propose any development that would impact water infrastructure and water supplies. There would be no cumulative impact from adoption of the updates to these General Plan elements.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant impacts related to water infrastructure and water supplies.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to water infrastructure and water supplies. In addition, the proposed Objective Design standards would not result in cumulative impacts with regards to water infrastructure and water supplies.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2015 findings and the 2022 Housing Element Update MND, implementation of the GPU would result in less than significant impacts related to water infrastructure. Similar to the General Plan EIR 2015 less than significant findings, but unlike the 2022 Housing Element Update MND no impact findings, implementation of the GPU would result in less than significant impacts related to water supplies.

IV. ENVIRONMENTAL IMPACT ANALYSIS
O.2 UTILITIES – WASTEWATER

1. INTRODUCTION

This section of the SPEIR describes the City of Chino Hills' existing wastewater system. Information for this section was obtained from the City's Public Works Department, Sewer Division, and the Inland Empire Utilities Agency (IEUA).

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that increases in wastewater flows from Chino Hills would occur gradually and incrementally over the next 20 to 25 years as additional growth occurs in accordance with the updated General Plan 2015. Flows from Chino Hills, along with flows from other areas would eventually require upgrades and expansions of wastewater conveyance and treatment facilities. Each new development project in the City, and in other jurisdictions within service area, is required to pay a sewer system connection fee that helps fund maintenance and expansion of conveyance and treatment facilities. Furthermore, environmental impacts are examined with associated with facilities upgrades through the California Environmental Quality Act (CEQA) process. Through these existing and continuing fee and environmental impact review programs, the impacts of the additional wastewater generated in the City and its conveyance facilities would be reduced to less than significant. As such, the General Plan EIR 2015 found that impacts would be less than significant.

The General Plan EIR 2015 determined that although future development in accordance with the General Plan 2015 would increase the amount of wastewater needing treatment, it would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). As such, the General Plan EIR 2015 found that impacts to wastewater services would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 Urban Water Master Plan (UWMP) finds that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that impacts related to the relocation or construction of new or expanded wastewater treatment facilities would be less than significant.

At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. The additional residential units and associated population increase that would result from the 6th Cycle RHNA would increase City buildout and affect future wastewater collection and treatment. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated

Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that no impacts would occur that are related to wastewater treatment capacity.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Wastewater Collection System*

The City of Chino Hills does not have wastewater treatment capacity or facilities, only a wastewater collection system. The local sewer lines are operated and maintained by the City's Sewer Division, which are comprised of approximately 200 miles of gravity sewer lines, ranging from 4 to 30 inches in diameter, over 4,500 manholes, 8 lift stations, and approximately 6.7 miles of force mains ranging from 2 to 12 inches in diameter.[39] Sewer structural defects and deficiencies in the City's wastewater collection system are also identified and prioritized by critical defectiveness. The northern portion of the City is served by lateral and trunk sewers that are predominantly gravity-fed to the IEUA interceptor for conveyance to IEUA's Regional Water Recycling Plant No. 5. The southern portion of the City is served by IEUA Carbon Canyon Water Recycling Facility (CCWRF) that works in tandem with Regional Water Recycling Plant No. 2 and serves the areas of Chino, Chino Hills, Montclair and Upland. The western, hilly side of the City, which includes Tonner and Carbon Canyons, is served by on-site septic systems. An exception is the Western Hills Mobile Home Trailer Park adjacent to the Western Hills Golf Course, which has its own private reclamation plant that also supplies reclaimed water to irrigate the golf course.

2) *Wastewater Treatment Facility*

The IEUA was formed by popular vote of its residents in June 1950 as the Chino Basin Municipal Water District to become a member agency of the Metropolitan Water District of Southern California (MWDSC) for the purpose of importing supplemental State Water Project (SWP) water and augmenting local stream and groundwater supplies. The IEUA serves 935,000 residents living across 242 square miles of western San Bernardino County.[40]

All of the wastewater collected from the northern portion of the City of Chino Hills is treated at IEUA's Regional Water Recycling Plant No. 5, located at 6063 Kimball Avenue, in Chino. Regional Water Recycling Plant No. 5 has a capacity to process up to 16.3 million gallons per day (mgd) of wastewater, but currently averages about nine mgd of wastewater.[41] All of the wastewater collected from the southern portion of the City of Chino Hills is treated at IEUA's CCWRF, located at 14950 Telephone Avenue, in Chino. CCWRF has a capacity to process up to 11.4 mgd of wastewater, but currently averages about seven mgd of wastewater.[42] Both Regional Water Recycling Plant No. 5 and CCWRF works in tandem with Regional

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[39] *City of Chino Hills, Citywide Wastewater Master Plan Update, August 2022.*

[40] *Inland Empire Utilities Agency, Annual Report, Fiscal Year 2022-2023, available at: https://issuu.com/ylam-ieua/docs/web_ieua_annual_report_fy_22-23, accessed September 2024.*

[41] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 5, available at: https://www.ieua.org/regional-water-recycling-plant-no-5/, accessed September 2023.*

[42] *Inland Empire Utilities Agency, Carbon Canyon Water Recycling Facility, available at: https://www.ieua.org/carbon-canyon-water-recycling-facility, accessed September 2023.*

Water Recycling Plant No. 2, located at 16400 El Prado Road, in Chino. Solids are removed from Regional Water Recycling Plant No. 5 and CCWRF and treated at Regional Water Recycling Plant No. 2.[43]

Wastewater entering Regional Water Recycling Plant No. 5 and CCWRF flows by gravity into an influent pump station where it is pumped to a preliminary treatment facility. Larger items are removed, like rags, sticks, Styrofoam, and miscellaneous debris with mechanically operated coarse screens and removing inorganic material such as sand and gravel. These materials are stored in large bins and disposed of at a landfill. The remaining wastewater is then pumped to primary sedimentation tanks. Primary Clarification is a separation process using gravity, where the solids in the wastewater are allowed to settle to the bottom of the tank.[44]

Secondary treatment is a biological process. The wastewater is put through aeration tanks to be "cleaned up" by beneficial microorganisms. This is similar to the natural water-purification cycle but is accomplished in less time. As in nature, microorganisms remove contaminants and clean the water as they feed, grow, and multiply. Oxygen is injected into the tanks, which helps speed the process. The partially treated wastewater then flows to the secondary sedimentation tanks, where the microorganisms are allowed to settle out. They are then collected and returned to the aeration tanks, to work on another batch of wastewater. Meanwhile, the liquid portion goes on to tertiary treatment, which is a filtration process designed to remove any remaining extremely small particles. Chemicals are added to flocculate, or clump the particles together, making them easier to filter out. The water is then disinfected with chlorine and neutralized. Wastewater liquid is treated to State Division of Drinking Water Title 22 Code of Regulations standards for disinfected tertiary recycled water.[45]

The solids removed from Regional Water Recycling Plant No. 5 and CCWRF are pumped to Regional Water Recycling Plant No. 2 for thickening, anaerobic digestion, and dewatering. The thickened solids are pumped to anaerobic digestion and then to the belt presses for dewatering. After dewatering, the biosolids are hauled to the Inland Empire Regional Composting Facility in the City of Rancho Cucamonga for further treatment to produce Class A compost.

The Regional Water Recycling Plant No. 2 is within the flood zone upstream of the Prado Dam, on land leased from the US Army Corps of Engineers; the lease will expire in 2035. The maximum operational water level upstream of the dam is anticipated to be raised to increase the available Orange County water storage. Therefore, the lease is not expected to be renewed upon expiration.[46] Before completion of the spillway project, a new solids treatment facility will be constructed and in operation at Regional Water Recycling Plant No. 5 to allow the decommissioning of Regional Water Recycling Plant No. 2.[47]

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[43] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 2, available at: https://www.ieua.org/regional-water-recycling-plant-no-2/, accessed September 2023.*

[44] *Inland Empire Utilities Agency, Wastewater Treatment Process, available at: https://www.ieua.org/wastewater-treatment-process/, accessed September 2023.*

[45] *Inland Empire Utilities Agency, Wastewater Treatment Process, available at: https://www.ieua.org/wastewater-treatment-process/, accessed September 2024.*

[46] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 2, available at: https://www.ieua.org/regional-water-recycling-plant-no-2/, accessed September 2024.*

[47] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 5 Expansion Project, available at: https://www.ieua.org/regional-water-recycling-plant-no-5-expansion-project/, accessed September 2024.*

3) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is currently developed with a surface parking area and landscaping. Site 1 is currently served by existing onsite wastewater infrastructure.

Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density)

Sites 2, 5, 8, 9, and 10 are currently undeveloped. Because no land uses requiring wastewater infrastructure are currently located on Sites 2, 5, 8, 9, and 10 the sites may not be currently served by existing onsite wastewater infrastructure. However, there are existing offsite wastewater mains available for connection along the adjacent roadways.

Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density)

Sites 3, 4, and 11 are currently developed with golf courses. Sites 3, 4, and 11 are currently served by existing onsite wastewater infrastructure.

Site 6, The Shoppes, and Site 7, The Commons

Sites 6 and 7 are currently developed with shopping centers. Sites 6 and 7 are currently served by existing onsite wastewater infrastructure.

B. Regulatory Setting

1) *Federal and State*

a) National Pollutant Discharge Elimination System

Under the National Pollutant Discharge Elimination System (NPDES) program promulgated under Section 402 of the Clean Water Act, which is overseen by the U.S. Environmental Protection Agency (EPA), all facilities that discharge pollutants from any point source into the waters of the United States are required to obtain a NPDES permit. In California, the SWRCB and local Regional Water Quality Control Boards (RWQCB) have assumed the responsibility of implementing the NPDES permit program. Wastewater treatment plants, which are direct point-source discharges (that is, facilities that discharge sources directly to receiving waters), are required by the EPA to meet applicable standards of treatment plant discharge requirements. Specifically, they are regulated under NPDES permits, which are issued by the RWQCBs. The NPDES permit regulated the amount and type of pollutants that the wastewater treatment plants can discharge into receiving waters.

b) Disposal of Biosolids

Title 40 of the Code of Federal Regulations (CFR) Part 503, Title 23 California Code of Regulations, and standards established by the Central Valley Regional Water Quality Control Board (CVRWQCB) regulate the disposal of biosolids.

Also, the federal Clean Water Act and regulations set forth by the California Department of Health Services and State Water Resources Control Board are aimed primarily at discharges of effluent to surface waters and are addressed in **Section IV.H. Hydrology and Water Quality**.

c) California Green Building Code

The California Green Building Standards Code, commonly referred to as the CALGreen Code, is set forth in California Code of Regulations Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all flush toilets are limited to 1.28 gallons per flush, and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established at: 2.0 gallons per minute (gpm) at 80 pounds per square inch (psi) for showerheads; 1.2 gpm at 60 psi for residential lavatory faucets; and 1.8 gpm at 60 psi for kitchen faucets.

2) *Regional*

a) Regional Water Quality Control Board National Pollution Discharge Elimination System

Under the RWQCB NPDES, all existing and future municipal and industrial discharges to surface waters within the City of Chino Hills are subject to regulations. NPDES permits are required for operators of municipal separate storm sewer systems (MS4s), construction projects, and industrial facilities. These permits contain limits on the amount of pollutants that can be contained in each facility's discharge.

The Federal EPA's Capacity, Management, Operations, and Maintenance Regulations are proposed to be adopted by the RWQCB, affecting Chino Hills' capacity, management, operations, and maintenance of wastewater facilities. Future waste discharge requirements would have greater emphasis on the control of fats, oils, and grease (FOG) in the City's waste discharge. As part of the regulations, the RWQCB may require the City to complete a sewer system management plan which would address emergency spill response, preventative maintenance program, establish legal authority, and FOG mitigation measures.

3) *Local*

a) Chino Hills General Plan

Conservation Element

Goal and policy pertaining to wastewater contained within the currently adopted General Plan is listed below. This goal and policy would remain as part of the GPU. The GPU proposes no additional goals and policies related to wastewater, nor changes to those existing.

Goal CN-4: Ensure Adequate Water Supply and Delivery

Policy CN-4.3: Protect water quality.

Action CN-4.3.2: Require reclaimed water to meet the Regional Quality Control Board requirements.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to wastewater collection and treatment facilities. Specifically, the Guidelines state that a proposed project may have an adverse significant wastewater collection and treatment facilities impact if it would:

a) Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects; or

b) Result in a determination by the wastewater treatment provider that is has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

B. Project Impacts and Mitigation Measures

Impact O-3: Would the project require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that increases in wastewater flows from Chino Hills would occur gradually and incrementally over the next 20 to 25 years as additional growth occurs in accordance with the updated General Plan 2015. Flows from Chino Hills, along with flows from other areas would eventually require upgrades and expansions of wastewater conveyance and treatment facilities. Each new development project in the City, and in other jurisdictions within service area, is required to pay a sewer system connection fee that helps fund maintenance and expansion of conveyance and treatment facilities. Furthermore, environmental impacts are examined with associated with facilities upgrades through the CEQA process. Through these existing and continuing fee and environmental impact review programs, the impacts of the additional wastewater generated in the City and its conveyance facilities would be reduced to less than significant. As such, the General Plan EIR 2015 found that impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the RHNA. The MND determined any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 UWMP finds that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that impacts related to the relocation or construction of new or expanded wastewater treatment facilities would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

As shown in **Table III-1, Proposed General Plan Amendment and Rezone Sites**, in **Section III, Project Description**, of this SPEIR, implementation of the project with the 11 housing opportunity sites could result in the buildout of 2,849 units. When added to the existing housing stock of 26,142 units (see **Table IV.K-3, Housing Stock Growth**, in **Section IV.K, Population and Housing** of this SPEIR), implementation of the project would result in a total of 28,991 dwelling units in the City, resulting in an approximate 10.9 percent increase in dwelling units in the City. The addition of 2,849 units to the City's housing stock would result in a population increase of approximately 8,575 persons.[48] When added to the existing population of 76,414 persons (see **Table IV.K-1, Changes in Total Population, 2000-2024**, in **Section IV.K, Population and Housing** of this SPEIR), implementation of the project would result in a population increase of 84,989 persons, an approximate 11.2 percent increase.

Therefore, the project's proposed changes in land use designations, the ultimate action of rezoning to comply with the land use designation changes, and updates to the Housing Element and Parks, Recreation and Open Space Element would result in an increase in residential units and an associated increase in residential population and wastewater generated within the City. **Table IV.O.2-1, Total Wastewater Generation Projections Under the Project**, presents the estimated additional wastewater generation within the City under buildout of the project.

[48] *Estimated population increase was based on an average household size for Chino Hills of 3.01 persons per household. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2024.*

Table IV.O.2-1
Total Wastewater Generation Projections Under the Project

Land Use	Generation Rate (gal/day)[1]	Total Demand (gal/day)
2,849 Dwelling Unit	330 gpd/du	940,170

Notes:
gal/ day = gallons per day
1 City of Los Angeles Wastewater Program Management, 1988.
*2 See **Section IV.K, Population and Housing**, of this Draft SPEIR.*

Based on an increased dwelling unit estimate of 10.9 percent with the GPU, the additional wastewater generation would be between 940,170 gpd. As previously discussed, Regional Water Recycling Plant No. 5 has a capacity to process up to 16.3 million mgd of wastewater, but currently averages about nine mgd of wastewater[49] and the CCWRF has a capacity to process up to 11.4 mgd of wastewater, but currently averages about seven mgd of wastewater.[50] Therefore, there is enough capacity for the increase associated with implementation of the GPU. However, such increases would create an increased demand on the existing wastewater infrastructure. IEUA's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of IEUA and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater services to serve the needs of existing and future wastewater needs. Furthermore, development of the housing would require installation of on-site wastewater infrastructure, however these would be installed as part of normal building construction. The GPU is a tool to guide development in the City and no specific development is proposed under the project with the exception of Site 4 Western Golf Course (see **Appendix B** for project specific site plans). Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection, as well as subject to future environmental evaluation. However, some future residential development may be eligible for "by-right," ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts. However, all future "by-right" development would be subject to the City's development standards in **Section III. Project Description**, and application submittal requirements. Further, some new development may also require off-site upgrades, such as new or expanded wastewater lines in adjacent streets. Such improvements would be conducted in coordination with the City and IEUA in order to avoid impacts to wastewater service to adjacent uses.

Further, the General Plan includes Goal CN-4, Ensure Adequate Water Supply and Delivery, and Policy CN-4.3.2, Protect Water Quality, which calls for the continued implementation of RWQCB regulations which would further ensure that increased development associated with the General Plan Update would comply with RWQCB regulations. Future development under the General Plan Update would be required to adhere to federal, state, regional, and local regulations, and the proposed goal and policy identified above. Therefore, impacts would be less than significant.

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[49] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 5, available at: https://www.ieua.org/regional-water-recycling-plant-no-5/, accessed September 2024.*

[50] *Inland Empire Utilities Agency, Carbon Canyon Water Recycling Facility, available at: https://www.ieua.org/carbon-canyon-water-recycling-facility, accessed September 2024.*

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Overall, the updates to the GPU (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not have the potential to impact wastewater treatment facilities. Impacts of these updates would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant impacts related wastewater facilities.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to wastewater facilities and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on wastewater facilities.

Mitigation Measures:

None required.

Impact O-4: Would the project result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that although future development in accordance with the General Plan 2015 would increase the amount of wastewater needing treatment, it would not exceed wastewater

treatment requirements of the Regional Water Quality Control Board (RWQCB). As such, the General Plan EIR 2015 found that impacts to wastewater services would be less than significant.

2022 Housing Element Update MND Impact Conclusions

At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. The additional residential units and associated population increase that would result from the 6th Cycle RHNA would increase City buildout and affect future wastewater collection and treatment. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that no impacts would occur that are related to wastewater treatment capacity.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

As previously discussed, all of the wastewater collected from the City of Chino Hills is treated at the Regional Water Recycling Plant No. 5 and the CCWRF. Based on an increased dwelling unit estimate of 10.9 percent with the GPU, the additional wastewater generation would be 940,170 gpd. As previously discussed, Regional Water Recycling Plant No. 5 has a capacity to process up to 16.3 million mgd of wastewater, but currently averages about nine mgd of wastewater[51] and the CCWRF has a capacity to process up to 11.4 mgd of wastewater, but currently averages about seven mgd of wastewater.[52] Therefore, there is enough capacity for the increase of wastewater associated with implementation of the GPU. The District's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of IEUA and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater

[51] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 5, available at: https://www.ieua.org/regional-water-recycling-plant-no-5/, accessed September 2024.*

[52] *Inland Empire Utilities Agency, Carbon Canyon Water Recycling Facility, available at: https://www.ieua.org/carbon-canyon-water-recycling-facility, accessed September 2024.*

services to serve the needs of existing and future wastewater needs. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Overall, the updates to the GPU (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not have the potential create impacts to the capacity of wastewater treatment facilities. Impacts of these updates would be less than significant.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant impacts related to wastewater treatment capacity.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to wastewater treatment capacity. In addition, the proposed Objective Design standards would not result in adverse impacts on wastewater treatment capacity.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there would be no adverse impact on wastewater generation and facilities. Therefore, the General Plan 2015 would not contribute to adverse impacts to these areas, impacts would not be cumulatively considerable, and the project would have a less than significant impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

The geographic context for the analysis of cumulative impacts associated with sewage treatment systems and recycled water conveyance systems would be the service area of the wastewater service and treatment service provider, IEUA. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

IEUA provides regional wastewater treatment services. Based on an increased dwelling unit estimate of 10.9 percent with the GPU, the additional wastewater generation would be 940,170 gpd. As previously discussed, Regional Water Recycling Plant No. 5 has a capacity to process up to 16.3 million mgd of wastewater, but currently averages about nine mgd of wastewater[53] and the CCWRF has a capacity to process up to 11.4 mgd of wastewater, but currently averages about seven mgd of wastewater.[54] Therefore, there is enough capacity for the increase associated with implementation of the GPU and future development in the IEUA. The District's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of IEAU and they would continually evaluate and adjust wastewater infrastructure in order to provide

[53] *Inland Empire Utilities Agency, Regional Water Recycling Plant No. 5, available at: https://www.ieua.org/regional-water-recycling-plant-no-5/, accessed September 2024.*

[54] *Inland Empire Utilities Agency, Carbon Canyon Water Recycling Facility, available at: https://www.ieua.org/carbon-canyon-water-recycling-facility, accessed September 2024.*

adequate wastewater services to serve the needs of existing and future wastewater needs. Therefore, the project's cumulative impacts would be less than significant.

The cumulative impacts of development projects within the IEAU service area would generate additional quantities of wastewater, which would contribute to the overall regional demand for wastewater treatment service. Therefore, such increases, including the buildout of the GPU, would create an increased demand on the existing wastewater infrastructure. IEAU's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of IEAU and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater services to serve the needs of existing and future wastewater needs. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to wastewater generation and facilities.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Land Use Element would also assist in reducing overall water usage. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience, which would reduce overall water usage; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact wastewater generation and facilities. Cumulative impacts would be less than significant from adoption of the updates to General Plan elements.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant cumulative impacts related to wastewater generation and facilities.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not

result in cumulative impacts related to wastewater generation and facilities. In addition, the proposed Objective Design standards would not result in cumulative impacts with regards to wastewater generation and facilities.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2015 findings and the 2022 Housing Element Update MND, implementation of the GPU would result in less than significant impacts related to wastewater generation and facilities. Similar to the General Plan EIR 2015 less than significant findings, but unlike the 2022 Housing Element Update MND no impact findings, implementation of the GPU would result in less than significant impacts related to wastewater generation and facilities.

IV. ENVIRONMENTAL IMPACT ANALYSIS
O.3 UTILITIES – SOLID WASTE

1. INTRODUCTION

This section of the SPEIR discusses the potential impacts of the General Plan 2015 on solid waste services. Solid waste is defined as refuse requiring collection, recycling or disposal into a landfill. The section describes Chino Hills' existing solid waste management and resource recovery systems, identifies current federal, state, regional, and local regulations regarding the collection and disposal of solid waste, and forecasts potential impacts on solid waste systems attributable to the General Plan 2015. This analysis is based in part on the County of San Bernardino Countywide Integrated Waste Management Plan (CIWMP).

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR determined that future development in accordance with the General Plan 2015 would not require new or expanded solid waste disposal facilities and would result in the project being served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Furthermore, the City would continue to update and implement its local waste reduction, recycling, and reuse programs to reduce total waste disposal at landfills, in accordance with its Source Reduction and Recycling Element. Construction and demolition wastes would continue to be reused and/or recycled as required by Chapter 13.40 of the City's Municipal Code (CHMC). As such, the General Plan EIR found that impacts to solid waste disposal would less than significant.

The General Plan EIR determined that implementation of the General Plan 2015 would comply with applicable federal, state, and local statutes and regulations related to solid waste. As such, the General Plan EIR found that the General Plan 2015 would not conflict with solid waste regulations and impacts would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The land inventory that is a focus of the plan identifies housing sites that are in areas with infrastructure available on site or nearby. The MND determined that future development of these identified housing sites would occur consistent with State housing growth mandates. The residential development that would result from the 6th Cycle RHNA would be required by the City to participate in trash and recyclable collection services from the City provider, and to pay for these services through City collector user fees. As such, the 2022 Housing Element Update MND determined that no impacts would occur that are related to solid waste generation.

The MND determined that any residential development that occurs pursuant to 6th Cycle Housing Element policies would be required by the City to participate in trash and recyclable collection services from the City provider, and to pay for these services through City collector user fees. Therefore, the 2022 Housing Element Update MND determined there would be no impact in regards to compliance with solid waste statutes and regulations.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Solid Waste Collection and Disposal*

The San Bernardino County Department of Waste Resources is responsible for implementation of the CIWMP and managing solid waste on a regional basis. In 2022, approximately 43,804 tons of trash, including recyclables, food, construction debris, and green waste was generated from all sources in Chino Hills.[55]

a) Residential Collection

The City of Chino Hills contracts the collection of waste with Waste Management to pick-up and dispose of waste throughout the City. The current residential solid waste program is a curbside source separation system where residents are provided three carts for collection: a blue can for recyclables, a black can for trash, and a green can for organics. Residents have the option to select from different service levels depending on the amount of refuse they generate, including a mini can service that provides 35-gallon carts or 65-gallon carts. The most common cart ordered by residents is a 95-gallon trash cart, followed by a 95-gallon recycling cart and a 95-gallon green waste cart that is also utilized for food waste recycling. Residents are also provided a bulky item collection service, which allows for three free pick-up per calendar year for household items like couches, stoves, washers, dryers, refrigerators, and electronic waste.[56]

b) Commercial and Industrial Collection

The commercial and industrial waste is also hauled by Waste Management.

c) Hazardous Waste Collection

Waste Management does not collect solid or liquid household hazardous, electronic, or universal waste. Chino Hills residents are able to drop off their hazardous waste on the 2nd and 4th Saturday of each month at the City of Chino Public Works Service Center.[57]

d) Waste Reduction Programs

The City of Chino Hills, in collaboration with the County of San Bernardino, is engaged in a number of activities and programs designed to reduce the waste stream and increase recycling. Under the California Integrated Waste Management Act of 1989 (AB 939), the City must demonstrate the diversion of 50 percent of its disposable waste stream from landfills. This is accomplished in the residential sector through

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[55] *California Integrated Waste Management Board. Jurisdiction Profile for City of Chino Hills, available at: https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports, accessed September 2024.*

[56] *City of Chino Hills, Trash Services, available at: https://www.chinohills.org/79/Trash-Services, accessed September 2024.*

[57] *City of Chino Hills, Trash Services, available at: https://www.chinohills.org/79/Trash-Services, accessed September 2024.*

curbside recycling. All residential services include a 95-gallon recycling cart and a 95-gallon green waste cart.

AB 341 requires all cities to implement programs to address commercial recycling and recycling in multi-family unit complexes that generate more than four cubic yards of refuse per week. To address this issue of commercial recycling, all businesses in the City of Chino Hills are automatically enrolled to receive recycling and organic waste service by September 1, 2022.[58]

e) Regional Landfills

Waste disposal sites (i.e., landfills) are operated by the County as well as by private companies. In addition, transfer stations temporarily store debris until larger haul trucks are available to transport the materials directly to the landfills. Landfill availability is limited by several factors, including: (1) restrictions to accepting waste generated only within a particular landfill's jurisdiction and/or wasteshed boundary, (2) tonnage permit limitations, (3) types of waste, and (4) operational constraints. Planning to serve long-term disposal needs is constantly being conducted at the regional level (e.g., siting new landfills within the County and transporting waste outside the region).

In 2016, the most recent year for which reported data is available, the County disposed of approximately 1.75 million tons of materials.[59] There are five (5) Class III landfills in the County, which collectively accept the majority of solid waste generated in the County (approximately 164,209,140 tons).[60]

Solid waste from the City is hauled to a material recovery facility in Pomona, the Pomona Valley Transfer Station, located at 1371 E. 9th Street, Pomona, CA, 91766, with the remaining waste taken to El Sobrante Landfill, located at 10910 Dawson Canyon Road, Temescal Valley, CA 92783.[61]

2) *Housing Element RHNA Project Sites*

Site 1: The Shoppes II

Site 1 is currently developed with a surface parking area and landscaping. No residential and commercial waste and recycling hauling is currently provided to the site, however, once developed, service would be provided by Waste Management.

Site 2, Community Park Overflow, Site 5, Wang (High Density), Site 8, Canyon Estates (Medium Density), Site 9, Canyon Estates (Medium Density), and Site 10, Canyon Estates (Low Density)

Sites 2, 5, 8, 9, and 10 are currently undeveloped. As the sites are currently undeveloped, no residential and commercial waste and recycling hauling is currently provided to the site, however, once developed, service would be provided by Waste Management.

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[58] *City of Chino Hills, Trash Services, Commercial, available at: https://www.chinohills.org/1353/Commercial, accessed September 2024.*

[59] *County of San Bernardino Solid Waste Management Division, Countywide Integrated Waste Management Plan, Countywide Summary Plan, Revised: April 2018, Table SP-4-2.*

[60] *County of San Bernardino Solid Waste Management Division, Countywide Integrated Waste Management Plan, Countywide Siting Element, Revised: April 2018, Table SE 3-1.*

[61] *City of Chino Hills, Exhibit 8, Processing, Transfer, and Disposal Services and Facility Standards, February 2022.*

Site 3, Los Serranos Golf Course, Site 4, Western Hills Golf Course, and Site 11, Los Serranos (Low Density)

Sites 3, 4, and 11 are currently developed with golf courses. Commercial waste and recycling hauling is provided by Waste Management.

Site 6, The Shoppes, and Site 7, The Commons

Sites 6 and 7 are currently developed with shopping centers. Commercial waste and recycling hauling is provided by Waste Management.

B. Regulatory Setting

1) *Federal*

The Resource Conservation and Recovery Act of 1976 (RCRA – Title 40 of the Code of Federal Regulations), Part 258, contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design (liners, leachate collection, run-off control, etc.), groundwater monitoring, and closure of landfills.

2) *State*

a) Assembly Bill 939: Integrated Waste Management Act of 1089

The California Integrated Waste Management Act of 1989 (AB 939), as amended, was enacted to reduce, recycle, and reuse solid waste generated in the state. AB 939 requires city and county jurisdictions to divert 50 percent of the total waste stream from landfill disposal. AB 939 also requires each city and county to promote source reduction, recycling, and safe disposal or transformation. AB 939 further requires each city and county to conduct a Solid Waste Generation Study and to prepare a Source Reduction and Recycling Element to describe how it would reach these goals. The Source Reduction and Recycling Element contains programs and policies for fulfillment of the goals of AB 939, including the above-noted diversion goals, and must be updated annually to account for changing market and infrastructure conditions. As projects and programs are implemented, the characteristics of the waste stream, the capacities of the current solid waste disposal facilities, and the operational status of those facilities are upgraded, as appropriate. California cities and counties are required to the California Department of Resources Recycling and Recovery (CalRecycle) to update their progress toward the AB 939 goals.[62] CalRecycle is a department within the California Environmental Protection Agency (CalEPA) that administers and provides oversight for all of California's State-managed non-hazardous waste handling and recycling programs.

b) Assembly Bill 1327

The California Solid Waste Reuse and the Recycling Access Act of 1991 (AB 1327) is codified in Public Resources Code (PRC) Sections 42900-42911. As amended, AB 1327 requires each local jurisdiction to

[62] *California Public Resources Code Section 41821.*

adopt an ordinance requiring commercial, industrial, or institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The size of these storage areas is to be determined by the appropriate jurisdiction's ordinance.

c) Senate Bill 1374

Signed in 2002, the Construction and Demolition Waste Materials Diversion Requirements (Senate Bill [SB] 1374) were codified in PRC Section 42919. SB 1374 requires that jurisdictions include in their annual AB 939 report a summary of the progress made in diverting construction and demolition waste. The legislation also required that CalRecycle adopt a model ordinance for diverting 50 to 75 percent of all construction and demolition waste from landfills. The model ordinance was adopted by CalRecycle on March 16, 2004.[63]

d) Assembly Bill 1826

AB 1826 requires jurisdictions to implement an organic waste recycling program for businesses, including outreach, education, and monitoring of affected businesses. Additionally, each jurisdiction is to identify a multitude of information, including barriers to siting organic waste recycling facilities, as well as closed or abandoned sites that might be available for new organic waste recycling facilities. AB 1826 defines "organic waste" as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. It also defines a "business" as a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity, or a multifamily residential dwelling consisting of five or more units. As of January 1, 2017, businesses that generate 4 cubic yards or more of organic waste per week are subject to this requirement. Commencing January 1, 2019, businesses that generate 4 cubic yards or more of commercial solid waste per week also were required to arrange for organic waste recycling services. In September 2020, CalRecycle reduced this threshold to 2 cubic yards of solid waste (i.e., total of trash, recycling, and organics) per week generated by covered businesses.[64]

e) Zero Waste California

Zero Waste California is a state program launched by CalRecycle in 2002 to promote a new vision for the management of solid waste by maximizing existing recycling and reuse efforts, while ensuring that products are designed for the environment and have the potential to be repaired, reused, or recycled. The Zero Waste California program promotes the goals of market development, recycled product procurement, and research and development of new and sustainable technologies.

f) California Green Building Standards

The 2022 California Green Building Standards Code, referred to as the CALGreen Code,[65] sets standards for new structures to minimize the state's carbon output. California requires that new buildings reduce

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[63] *CalRecycle, Senate Bill 1374 (2002), August 24, 2018, available at: https://www2.calrecycle.ca.gov/Docs/CIWMBMeeting/Agenda/821, accessed September 2024.*

[64] *CalRecycle, Mandatory Commercial Organics Recycling, available at: www.calrecycle.ca.gov/recycle/commercial/organics/. accessed September 2024.*

[65] *Building Standards Commission, CALGreen, available at: www.dgs.ca.gov/BSC/Codes, accessed September 2024.*

water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Each local jurisdiction retains the administrative authority to exceed the new CALGreen standards. The 2022 CALGreen Code went into effect January 1, 2023.

g) Assembly Bill 341

AB 341, signed on February 10, 2011, directed that no less than 75 percent of solid waste generated in California be source reduced[66], recycled, or composted by 2020, and required CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal by January 1, 2014. AB 341 also mandated local jurisdictions to implement commercial recycling by July 1, 2012.

3) *Regional*

a) County Integrated Waste Management Plan

Pursuant to AB 939, each County is required to prepare and administer a CIWMP, including preparation of an Annual Report. The CIWMP is to comprise of the various counties' and cities' solid waste reduction planning documents, plus an Integrated Waste Management Summary Plan (Summary Plan) and a Countywide Siting Element (CSE). The Summary Plan describes the steps to be taken by local agencies, acting independently and in concert, to achieve the mandated State diversion rate by integrating strategies aimed toward reducing, reusing, recycling, diverting, and marketing solid waste generated within the County. The County's Department of Public Works is responsible for preparing and administering the Summary Plan and the CSE.

The County continually evaluates landfill disposal needs and capacity as part of the preparation of a CIWMP Annual Report. Within each annual report, future landfill disposal needs over the next 15-year planning horizon are addressed in part by determining the available landfill capacity. The most recent report is the CIWMP Revised in April 2018, provides disposal analysis and facility capacities for 2020, as well as projections to the CoIWMP's horizon year of 2032.[67] As stated within the CIWMP, Countywide Summary Plan, the County is not anticipating a solid waste disposal capacity shortfall within the next 15 years under current conditions.[68]

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[66] *Source reduction refers to activities designed to reduce the volume, mass, or toxicity of products throughout their life cycle. It includes the design and manufacture, use, and disposal of products with minimum toxic content, minimum volume of material, and/or a longer useful life.*

[67] *County of San Bernardino Solid Waste Management Division, Countywide Integrated Waste Management Plan, Countywide Siting Element, Amendment 6: 2018.*

[68] *County of San Bernardino Solid Waste Management Division, Countywide Integrated Waste Management Plan, Countywide Summary Plan, Revised: April 2018, page iv.*

4) *Local*

a) City of Chino Hills Municipal Code

Chapter 13.20. Integrated Waste Management

This ordinance establishes municipal procedures for controlling vectors and carrying out the mandatory duties related to the collection, transfer and disposal of solid waste, recyclables, and compostables, or any combination of the three.[69]

Chapter 13.40. Materials and Waste Management Plan for Construction and Demolition Projects

This section of the Municipal Code establishes requirements to prepare project level waste management plans and implement measures to reduce construction and demolition wastes and to divert such wastes from landfills.[70]

b) Chino Hills General Plan

Conservation Element

Goals and policies pertaining to solid waste contained within the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to solid waste, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Goal CN-3: Promote Sustainable Practices that Conserve Natural Resources and Reduce Greenhouse Gas Emissions

Policy CN-3.1: Endorse green building design in new and existing construction.

Action CN-3.1.1: Implement green building policies that promote increased use of energy efficiency, alternative energy, recycled materials, renewable resources, local materials, water efficiency, and pollution reduction.

Action CN-3.1.3: Seek available funding sources that can be applied toward green building programs.

Goal CN-5: Provide for Adequate and Efficient Solid Waste Disposal

Policy CN-5.1: Meet the City's solid waste disposal needs, while maximizing opportunities for waste reduction and recycling.

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[69] *City of Chino Hills, Chino Hills Municipal Code, Chapter 13.20, available at: https://library.municode.com/ca/chino_hills/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.20INWAMASY, accessed September 2024.*

[70] *City of Chino Hills, Chino Hills Municipal Code, Chapter 13.40, available at: https://library.municode.com/ca/chino_hills/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.40MAWAMAPLCODEPR, accessed September 2024.*

Action CN-5.1.1: Implement the City's Source Reduction and Recycling Element as required by the California Integrated Waste Management Act.

Action CN-5.1.2: Publicize and educate the public about waste reduction techniques and facilities.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to solid waste. Specifically, the Guidelines state that the proposed project may have an adverse significant solid waste impact if it would:

a) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
b) Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

B. Project Impacts and Mitigation Measures

Impact O-5: Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR determined that future development in accordance with the General Plan 2015 would not require new or expanded solid waste disposal facilities and would result in the project being served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Furthermore, the City would continue to update and implement its local waste reduction, recycling, and reuse programs to reduce total waste disposal at landfills, in accordance with its Source Reduction and Recycling Element. Construction and demolition wastes would continue to be reused and/or recycled as required by Chapter 13.40 of the City's Municipal Code. As such, the General Plan EIR found that impacts to solid waste disposal would less than significant.

2022 Housing Element Update MND Impact Conclusions

The 6th Cycle Housing Element was prepared to comply with State mandates, including RHNA. The land inventory that is a focus of the plan identifies housing sites that are in areas with infrastructure available on site or nearby. The MND determined that future development of these identified housing sites would occur consistent with State housing growth mandates. The residential development that would result from the 6th Cycle RHNA would be required by the City to participate in trash and recyclable collection services from the City provider, and to pay for these services through City collector user fees. As such, the 2022 Housing Element Update MND determined that not impacts would occur that are related to solid waste generation.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Additional development throughout the City accommodated under the GPU, such as infill and redevelopment, would increase solid waste generation within the City. The El Sobrante Landfill currently serves the City of Chino Hills and has a remaining capacity of approximately 143,977,170 tons.[71]

An additional 2,849 residential units could be developed under the project, per **Table III-1, Proposed General Plan Amendment and Rezone Sites**, in **Section III. Project Description**, of this SPEIR. **Table IV.O.3-1, Estimated Solid Waste Generation Under the Project**, presents the estimated additional solid waste that would be generated by an additional 2,849 residential units in the City.

Table IV.O.3-1
Estimated Daily Solid Waste Generation Under the Project

Land Use	Buildout Under the Project (dwelling units)	Generation Rate (lbs/day) [1]	Total (lbs/day)
Residential	2,849	12.23	34,843

Notes:
lbs/day = pounds per day
1 Generation rate source: CalRecycle, Residential Sector Generation Rates, available at: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates, accessed September 2024.

As shown in **Table IV.O.3-1**, the Project would generate an increase of approximately 34,843 pounds of solid waste per day in the City. Under a contract with the City, Waste Management would continue to provide services to future development in Chino Hills. The El Sobrante Landfill has a maximum throughput of 16,054 tons per day (or 35,393,012 pounds per day). The additional solid waste that would be generated from development on the housing opportunity sites would represent approximately 0.11 percent of the total landfill daily throughput. The El Sobrante Landfill is scheduled to remain until approximately 2051. Therefore, waste generated by the project would be accommodated by existing and likely future landfill capacities.

The total 34,843 pounds (17.4 tons) per day anticipated to be generated with the project would comprise approximately 0.11 percent of the daily permitted landfill capacity at a landfill that will remain open after

[71] *CalRecycle, SWIS Facility/Site Activity Details, El Sobrante Landfill (33-AA-0217), available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402. Accessed September 2024.*

2035. Therefore, it is anticipated that waste generated by additional growth under the Project would be accommodated by existing and future landfill capacities.

In addition, Goal CN-5, Provide for Adequate and Efficient Solid Waste Disposal, and Policy CN-5.1, Diversion of Waste, of the General Plan require that adequate solid waste collection be maintained and recycling be required to divert nonhazardous waste from landfills.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Objective Design Standards and Specific Plan Amendments would not induce substantial unplanned population growth directly or indirectly as these are development guidelines and would not result in adverse impacts on population and housing. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. The Conservation Element has also incorporated two revised actions, Action CN-5.1.1, which now partners the City up with the franchised solid waste hauler to host regular cleanup events, including e-waste, and Action CN-5.1.2, which partners the City up with the franchised solid waste hauler and the County of San Bernardino to advertise programs and locations accepting hazardous material, which will increase the adequacy and efficiency of solid waste disposal in the City. Regardless, these policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact solid waste generation. There would be no impact from adoption of the updates to these General Plan elements.

An incremental increase in solid waste could be produced from increased vegetation removal activities associated with additional enhanced vegetation management activities, however, such solid waste would be considered green waste and would be disposed of in accordance with applicable green waste and composting regulations and policies. Since vegetation removal is only conducted periodically and much greenwaste is recycled into mulch, the daily solid waste generation rates used in **Table IV.3.O-1, Estimated Solid Waste Generation Under the Project,** are sufficient to reflect any minor increases associated with additional vegetation removal for wildfire prevention. Thus, the additional wildfire management policies in the General Plan Update (including Objective Design Standards and other Zoning and Specific Plan Amendments) would not result in significant impacts to landfill capacity.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would not generate solid waste in excess of state or local standards, or in excess of the capacity of local

infrastructure, or otherwise impair the attainment of solid waste reduction goal. Impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goal. In addition, the proposed Objective Design standards would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goal.

Mitigation Measures:

None required.

Impact O-6: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR determined that implementation of the General Plan 2015 would comply with applicable federal, state, and local statutes and regulations related to solid waste. As such, the General Plan EIR found that the General Plan 2015 would not conflict with solid waste regulations and impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The MND determined that any residential development that occurs pursuant to 6th Cycle Housing Element policies would be required by the City to participate in trash and recyclable collection services from the City provider, and to pay for these services through City collector user fees. Therefore, the 2022 Housing Element Update MND determined there would be no impact in regards to compliance with solid waste statutes and regulations.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval

process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

State law currently requires a 50 percent diversion of solid waste from landfills. The City of Chino Hills has achieved this diversion through recycling and collection of green waste. Therefore, the City is in compliance with state law.

Solid waste generated as a result of the GPU would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste, including AB 939. Specifically, AB 939 requires city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal. The City currently meets the requirements and is working to further reduce waste entering landfills to meet future mandates. In addition, Policy CN-3.1, Endorse green design, under Goal CN-3, Promote Sustainable Practices, and Policy CN-5.1, Diversion of Waste, under Goal CN-5, Provide for Adequate and Efficient Solid Waste Disposal, of the General Plan require that adequate solid waste collection be maintained and recycling be required to divert nonhazardous waste from landfills. Thus, implementation of the project, with adherence to the policies of Goals CN-3 and CN-5, would ensure that no conflict with federal, state, or local statues or regulations related to solid waste disposal would occur, and so impacts would be less than significant.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. The Conservation Element has also incorporated two revised actions, Action CN-5.1.1, which now partners the City up with the franchised solid waste hauler to host regular cleanup events, including e-waste, and Action CN-5.1.2, which partners the City up with the franchised solid waste hauler and the County of San Bernardino to advertise programs and locations accepting hazardous material, which will promote federal, state, or local statues or regulations related to solid waste disposal in the City. Regardless, these policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact solid waste generation. There would be no impact from adoption of the updates to these General Plan elements.

An incremental increase in solid waste could be produced from increased vegetation removal activities associated with additional enhanced vegetation management activities, however, such solid waste would be considered green waste and would be disposed of in accordance with applicable green waste and composting regulations and policies. Since vegetation removal is only conducted periodically and much

greenwaste is recycled into mulch, the daily solid waste generation rates used in **Table IV.3.O-1, Estimated Solid Waste Generation Under the Project,** are sufficient to reflect any minor increases associated with additional vegetation removal for wildfire prevention. Thus, the additional wildfire management policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) in the General Plan Update would not result in significant impacts to landfill capacity.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the Project would not conflict with solid waste reduction statues and regulations, and impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not conflict with solid waste reduction statues and regulations. In addition, the proposed Objective Design standards would not conflict with solid waste reduction statues and regulations.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that there would be no adverse impact on solid waste. Therefore, the General Plan 2015 would not contribute to adverse impacts to these areas, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new

housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Any existing capacity that currently exists within a landfill's service boundary is finite. Thus, it is considered that, without approved specific plans for substantial expansion of the landfill facilities that serve the County, solid waste generation from approved and foreseeable cumulative projects in the GPU area would exacerbate regional landfill capacity issues in the future. That is, any additional solid waste incrementally added to existing facilities would decrease the amount of time until they are completely full. The implementation of source reduction measures would be required by law on a project-specific basis as development projects are proposed, and requirements for recycling would partially address landfill capacity issues by diverting additional solid waste at the source of generation. Although the project itself would have a less-than-significant impact to solid waste, development associated with projects both within and outside of the City would be cumulatively considerable, and impacts associated with cumulative development would be significant and unavoidable due to the unknown status of landfills serving the City of Chino Hills at the time of GPU buildout (2035).

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to solid waste.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Land Use Element would also assist in reducing overall water usage. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would impact solid waste. Cumulative impacts would be less than significant from adoption of these updates to General Plan elements.

Comparison of Significance to the General Plan EIR 2015

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in less than significant cumulative impacts related to solid waste.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to solid waste. In addition, the proposed Objective Design standards would not result in cumulative impacts with regards to solid waste.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the General Plan EIR 2015 less than significant findings, but unlike the 2022 Housing Element Update MND no impact findings, implementation of the GPU would result in less than significant impacts related to solid waste.

IV. ENVIRONMENTAL IMPACT ANALYSIS
O.4 UTILITIES – ENERGY

1. INTRODUCTION

This section of the SPEIR analyzes the potential environmental effects related to energy consumption, including the relocation, reconstruction, or expansion of energy (electricity and natural gas) infrastructure, from implementation of the proposed project. Analysis in this section is based on the VMT Assessment prepared for the project, on road emissions data from the California Air Resources Board (EMFAC), and energy consumption data and projections from the United States Energy Information Administration, the California Energy Commission, Southern California Gas Company, and Southern California Edison.

A. General Plan EIR 2015 Analysis and Conclusions

The General Plan EIR 2015 determined that future development supported by the 2015 General Plan would increase the consumption of electricity and natural gas; however, the 2015 General Plan and Implementation Program included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve buildout, help reduce energy demand on service providers and require that future development comply with energy regulations. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would increase the amount of energy used. However, no significant changes in patterns or types of energy usage are anticipated. Per capita energy consumption may decline, however, due to existing regulatory programs affecting building energy consumption, automobile fuel efficiency, and efforts to reduce vehicle miles traveled through expanded rail and motor vehicle transit services and more compact forms of urban land use patterns. Furthermore, the 2015 General Plan and Implementation Program included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve buildout, help reduce energy demand on service providers and require that future development comply with energy regulations. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would be compliant with statewide programs by concentrating new growth along established transportation routes, creating a new Mixed Use Designation and redesignating other sites for Very High Density Residential uses in developed nodes along arterial routes to reduce trip lengths and enhance opportunities for other modes of travel, such as local transit, bicycles and walking. To the extent that vehicle trips are eliminated or shortened, consumption of gasoline and diesel fuels associated with vehicular travel would be reduced. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

B. 2022 Housing Element Update MND Analysis and Conclusions

The 2022 Housing Element Update Mitigated Negative Declaration (MND), also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the Regional Housing Needs Assessment (RHNA). The MND determined any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 Urban Water Master Plan (UWMP) finds that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's

planned water supply and conveyance capacity. At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that impacts related to the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities would be less than significant.

The MND stated that the Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to CBC energy efficiency standards. As such, the 2022 Housing Element Update MND determined that no impacts of wasteful consumption of energy resources would occur.

The MND determined that new residential development that is fostered by the adoption of the Project would be required to conform to CBC energy efficiency standards. Therefore, the 2022 Housing Element Update MND determined there would be no conflict with or obstruction for a plan for renewable energy or energy efficiency.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

A summary of and context for energy consumption and energy demands within California is presented in "U.S. Energy Information Administration, California State Profile and Energy Estimates, Quick Facts" excerpted below:

- In 2023, California was the seventh-largest producer of crude oil among the 50 states, and the state ranked third in crude oil refining capacity.
- California is the largest consumer of jet fuel and second-largest consumer of motor gasoline among the 50 states.
- California is the second-largest total energy consumer among the states, after Texas, but its per capita energy consumption is the fourth-lowest in the nation.
- In 2023, renewable resources, including hydroelectric power and small-scale solar power, supplied 54 percent of California's in-state electricity generation. Natural gas fueled another 39 percent and nuclear power provided almost all the rest.
- In 2023, California was the fourth-largest electricity producer in the nation. It is also the nation's third-largest electricity consumer and imports more electricity than any other state.[72]

As indicated above, California is one of the nation's leading energy-producing states, and California per capita energy use is among the nation's most efficient. Given the nature of the proposed project, the remainder of this discussion will focus on the three sources of energy that are most relevant to the project—namely, electricity and natural gas for building uses, and transportation fuel for vehicle trips associated with the proposed project.

[72] *United States Energy Information Administration, Independent Statistics and Analysis, State Profile and Energy Estimates, California, Quick Facts, available at: http://www.eia.gov/state/?sid=CA#tabs2, accessed September 2024.*

As of 2022, the year of most recent data currently available by the United States Energy Information Administration (EIA), energy use in California by demand sector was:

- Approximately 42.6 percent transportation;
- Approximately 22.5 percent industrial;
- Approximately 17.4 percent commercial; and
- Approximately 17.6 percent residential.[73]

California's estimated annual energy use as of 2022 included:

- Approximately 287,826 gigawatt hours (GWh) of electricity; [74]
- Approximately 2,056,267 million cubic feet of natural gas;[75] and
- Approximately 13,640 million gallons of gasoline and 3,067 million gallons of diesel.[76]

1) *Electricity*

Electricity would be provided to the future development of opportunity sites in the Housing Element by Southern California Edison (SCE). The SCE provides electric power to more than 15 million persons, within a service area encompassing approximately 50,000 square miles.[77] The SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. The SCE also purchases from independent power producers and utilities, including out-of-state suppliers.[78] **Table IV.O.4-1, SCE 2022 Power Content Mix,** identifies SCE's specific proportional shares of electricity sources in 2022.

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[73] *United States Energy Information Administration, Independent Statistics and Analysis, State Profile and Energy Estimates, California, Consumption by Sector, California Energy Consumption by End-Use Sector, available at: https://www.eia.gov/state/?sid=CA#tabs-2, accessed September 2024.*

[74] *California Energy Commission, Energy Reports, Electricity Consumption by County, 2022, available at: http://www.ecdms.energy.ca.gov/elecbycounty.aspx, accessed September 2024.*

[75] *United States Energy Information Administration, Natural Gas Consumption by End Use, August 31, 2022, available at: https://www.eia.gov/dnav/ng/ng_cons_sum_a_EPG0_VC0_mmcf_a.htm, accessed September 2024.*

[76] *California Energy Commission, Table: A15 Report Responses vs. California Department of Tax and Fee Administration (CDTFA), "CDTFA Gasoline Taxable" and "CDTFA Taxable Diesel Sales" Columns, Year 2022, available at: https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-retail-fuel-outlet-annual-reporting. Note that diesel total is adjusted to account for retail (49%) and non-retail (51%) diesel sales, accessed September 2024.*

[77] *Southern California Edison, About Us, Who We Are, Our Service Territory, available at: https://www.sce.com/about-us/who-we-are/leadership/our-service-territory, accessed September 2024.*

[78] *California Energy Commission, Utility Energy Supply plans from 2019, available at: https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/utility-plans-2022, accessed September 2024.*

Table IV.O.4-1
SCE 2022 Power Content Mix

Energy Resources	SCE Power Mix	SCE Green Rate 50%	SCE Green Rate 100%
Eligible Renewable	33.2%	66.7%	100%
Biomass & Waste	*0.1%*	*0.1%*	*0.0%*
Geothermal	*5.7%*	*2.9%*	*0.0%*
Eligible Hydroelectric	*0.5%*	*0.3%*	*0.0%*
Solar	*17.0%*	*58.6%*	*100%*
Wind	*9.8%*	*4.9%*	*0.0%*
Coal	0.0%	0.0%	0.0%
Large Hydroelectric	3.4%	1.7%	0.0%
Natural Gas	24.7%	12.3%	0.0%
Nuclear	8.3%	4.2%	0.0%
Other	0.1%	0.0%	0.0%
Unspecified Sources of power *	30.3%	15.1%	0.0%
Total	100%	100%	100%

Notes:
* *"Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources.*
Source: Southern California Edison, 2022 Power Content Label, available at: https://www.sce.com/sites/default/files/custom-files/PDF_Files/SCE_2022_Power_Content_Label_B%26W.pdf, accessed September 2024.

SCE engages in a wide variety of energy efficiency programs and incentives, including services for lighting, appliances, heating and cooling, multi-family housing, pools, and customer generation (solar) and behind-the-meter storage (solar-fed battery). In 2023, SCE offered more than 90 energy-efficiency programs that saved 1,400 gigawatt hours (GWh) of energy.[79] The SCE is one of the nation's largest purchasers of renewable energy. In addition to their standard power mix, SCE offers customers their Green Rate and Community Renewables programs which supply options of 50% and 100% renewable power (primarily from solar). In 2023, SCE delivered 79.3 billion kWh of electricity to customers in its 50,000 square-mile service area, 26 billion of which went to residential customers.[80]

Electricity is transmitted to the City through a series of high-transmission power lines. It is down-converted at substations and distributed to residential, commercial, and institutional uses throughout the City. The SCE regularly reviews its grid system and infrastructure for reliability of service to its customers. In addition, capital improvements by SCE are funded from SCE's General Rate Case (GRC) approved by the California Public Utilities Commission (CPUC) for expansion and improvement projects within SCE's power grid. The GRC is SCE's proposal to CPUC for what it needs to continue to provide high level service to its customers. It is a mandated regulatory proceeding that SCE goes through every three years, in which SCE requests funds for its infrastructure, maintenance, and upgrade investments. The funding that is allocated to SCE is used to inspect, repair, and when appropriate, upgrade its electrical infrastructure within its

[79] *Southern California Edison, 2023 Sustainability Report, page 60.*

[80] *Southern California Edison, 2023 Financial & Statistical Report, available at: https://download.edison.com/406/files/202403/2023-financial-statistical-report.pdf?Signature=BnOEdS06ADNsBsi5xGoITTdTKlk%3D&Expires=1725658310&AWSAccessKeyId=AKIAJX7XEOOELCYGIVDQ&versionId=tuMWpxCOrG2LsXM9WOqBIR8J50oEM.Z_&response-content-disposition=attachment, page 8, accessed September 2024.*

50,000 square-mile service territory, which includes Chino Hills. Based on modeling using the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.26 prepared for the air quality and greenhouse gas analyses, existing land uses in the City currently consume approximately 86,132,290,270 kilowatt-hours (kWh) of electricity per year.[81]

2) *Natural Gas*

Natural gas would be provided to the future development of housing opportunity sites in the Housing Element by Southern California Gas (SoCalGas). SoCalGas is the principal distributor of natural gas in Southern California, serving residential, commercial, and industrial markets. Southern California Gas receives gas supplies from several sedimentary basins in the western United States and Canada, including supply basins located in New Mexico (San Juan Basin), West Texas (Permian Basin), the Rocky Mountains, and Western Canada as well as local California supplies.[82] The traditional southwestern United States sources of natural gas will continue to supply most of SoCalGas' natural gas demand. The Rocky Mountain supply is available but is used as an alternative supplementary supply source, and the use of Canadian sources provide only a small share of SoCalGas supplies due to the high cost of transport.[83] The availability of natural gas is based upon present conditions of gas supply and regulatory policies as the SoCalGas is under the jurisdiction of the CPUC and other federal regulatory agencies. In addition, SoCalGas makes available to its customers energy efficiency programs with rebates and incentives for the purpose of reducing natural gas consumption. In 2019, the total demand across for natural gas all sectors (excluding wholesale and natural gas vehicle stations) within the SoCalGas service area was 341.3 billion cubic feet (cf), 237.5 billion cf of which was delivered to residential uses.[84]

Natural gas is supplied to the Southern California region through a system of interstate pipelines. Current capacities in the interstate pipeline system can provide approximately 3,775 million cf of gas per day for Southern California customers.[85] The City receives its natural gas through a series of existing steel and plastic mains and distribution pipelines of various sizes and pressures underneath public streets and rights-of-way. Capital improvement projects for SoCalGas are generally underwritten by SoCalGas ratepayers.

Based on CalEEMod modeling, existing land uses in the City currently consume approximately 136,629,322,954 kilo-British thermal units (kBTU),[86] or approximately 133,950,317 cubic feet (cf), of natural gas per year.

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[81] *Refer to the CalEEMod output data sheets for Existing Detailed Report (included as **Appendix H**). Section 5.11.1 Operational Energy Consumption Unmitigated.*

[82] *California Gas and Electric Utilities, 2020 California Gas Report, page 111.*

[83] *California Gas and Electric Utilities, 2020 California Gas Report, pages 111-112.*

[84] *Calculated as follows: 237.5 billion cubic feet (residential) + 82.8 billion cubic feet (commercial) + 21.0 billion cubic feet (industrial) = 341.3 billion cubic feet. Source: California Gas and Electric Utilities, 2020 California Gas Report, pages 99, 100, and 102.*

[85] *California Gas and Electric Utilities, 2020 California Gas Report, Figure 20 – Receipt Point and Transmissions Zone Firm Capacities, page 114.*

[86] *Refer to the CalEEMod output data sheets for Existing Detailed Report (included as **Appendix H**), Section 5.11.1 Operational Energy Consumption Unmitigated.*

3) *Transportation Fuels*

As discussed above, transportation accounted for nearly 43 percent of California's total energy consumption in 2023.[87] Petroleum-based fuels (gasoline and diesel fuels) currently account for 89 percent of California's transportation energy sources.[88] However, the state is now working on developing flexible strategies to reduce petroleum use. Over the last decade, California has implemented several policies, rules, and regulations to improve vehicle efficiency, increase the development and use of alternative fuels, reduce air pollutants and GHGs from the transportation sector, and reduce VMT. According to the California Department of Tax and Fee Administration, total statewide gasoline consumption has decreased by 10.2 percent from 2015 to 2023.[89] The California Energy Commission (CEC), forecasts a decline in gasoline demand due to increased fuel efficiency and increased use of alternative fuels, such as natural gas, biofuels, and electricity.[90] Revisions to EPA fuel economy testing methods in 2006 as well as to manufacturing calculations in 2017 have resulted in improved fuel efficiency of gasoline- and diesel-powered vehicles, resulting in a reduction of fuel consumption. In 2022, the CEC estimates that the total fuel sold within the County of San Bernardino was 915 million gallons of gasoline and 258 million gallons of diesel fuel.[91]

Gasoline (and other vehicle fuels) are commercially-provided commodities and would be available to future residents, visitors, and employees in the City via commercial outlets. Based on CalEEMod modeling, existing land uses in the City generate approximately 789,608,515 vehicle miles travelled (VMT) per year.[92] According to CARB's On-Road Emissions Factor (EMFAC) model, diesel-powered vehicles account for 4.41 percent of all on-road VMT and have an average fuel efficiency weighted for percentage of total miles traveled of 11 miles per gallon (mpg) in 2022, while gasoline-powered vehicles account for 91.52 percent of all on-road VMT with a weighted average fuel efficiency of 25 mpg; electric-powered vehicles, natural-gas-powered vehicles, and plug-in hybrid vehicles account for the remaining on-road VMT.[93] Using the same percentages of VMT and average fuel economy projected by EMFAC, existing uses in the City

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87 *United States Energy Information Administration, Independent Statistics and Analysis, State Profile and Energy Estimates, California, Consumption by Sector, California Energy Consumption by End-Use Sector, available at: https://www.eia.gov/state/?sid=CA#tabs-2, accessed September 2024.*

88 *California Energy Commission, 2023-2024 Investment Plan Update for the Clean Transportation Program, March 2024, page 66. Based on analysis from California Energy Commission Energy Assessments Division, with data from the California Department of Motor Vehicles.*

89 *California Department of Tax and Fee Administration, Fuel Taxes Statistics & Reports, 10 Year Gas Report, https://www.cdtfa.ca.gov/taxes-and-fees/spftrpts.htm, accessed September 2024.*

90 *California Energy Commission, 2023 Integrated Energy Policy Report, February 2024.*

91 *California Energy Commission, 2010-2022 CEC-A15 Results and Analysis, "Retail Gasoline Sales by County" and "Retail Diesel Sales by County," Year 2020, available at: https://www.energy.ca.gov/media/3874, accessed September 2024. Note that diesel total is adjusted to account for retail (49%) and non-retail (51%) diesel sales.*

92 *Refer to the CalEEMod output data sheets for Existing Detailed Report (included as **Appendix H**), Section 5.9.1 Operational Mobile Sources Unmitigated.*

93 *California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2022). The modeling input values are considered generally representative of conditions for the region and representative of the majority of vehicles associated with Project-related VMT.*

currently consume approximately 3,165,612 gallons of diesel fuel and 28,905,989 gallons of gasoline per year.[94]

4) *Housing Element RHNA Project Sites*

Electrical and natural gas services and infrastructure is currently available from SCE and SoCalGas, respectively, at all project sites identified for potential future development under the GPU. CalEEMod modeling prepared for the project determined that existing development at the housing opportunity sites consumes approximately 136,629,322,954 kBTU,[95] or 133,950,317 cf of natural gas, and approximately 86,132,290,270 kWh[96] of electricity per year. In addition, CalEEMod estimates that existing development at the housing opportunity sites is associated with approximately 789,608,515 VMT annually.[97] Using the percentages of VMT and average fuel economy projected by EMFAC and discussed above, existing uses at the housing opportunity sites currently consume approximately 3,165,612 gallons of diesel fuel and 28,905,989 gallons of gasoline per year.[98]

B. Regulatory Setting

Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. On the state level, the CPUC and the California CEC are two agencies with authority over different aspects of energy. Relevant federal and state energy-related laws and plans are summarized below.

1) *Federal*

a) Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 (EISA) facilitates the reduction of national greenhouse gas (GHG) emissions by requiring the following:

- Increasing the supply of alternative fuel sources by setting mandatory Renewable Fuel Standards (RFS) that require fuel producers to use at least 36 billion gallons of biofuel in 2022;
- Prescribing or revising standards affecting regional efficiency for heating and cooling products, procedures for new or amended standards, energy conservation, energy efficiency labeling for

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[94] *Calculated as follows for diesel: 4.41 percent of total 789,608,515 VMT = 34,821,736 diesel VMT / 11 diesel mpg = 3,165,612 diesel gallons. Calculated as follows for gasoline: 91.52 percent of total 789,608,515 VMT = 722,649,713 gasoline VMT / 25 gasoline mpg = 28,905,989 gasoline gallons.*

[95] *Refer to the CalEEMod output data sheets for Existing Detailed Report (included as **Appendix H**), Section 5.11.1 Operational Energy Consumption Unmitigated*

[96] *Refer to the CalEEMod output data sheets for Existing Detailed Report (included as **Appendix H**), Section 5.11.1 Operational Energy Consumption Unmitigated.*

[97] *Refer to the CalEEMod output data sheets for Existing Detailed Report (included as **Appendix H**), Section 5.9.1 Operational Mobile Sources Unmitigated.*

[98] *Calculated as follows for diesel: 4.41 percent of total 789,608,515 VMT = 34,821,736 diesel VMT / 11 diesel mpg = 3,165,612 diesel gallons. Calculated as follows for gasoline: 91.52 percent of total 789,608,515 VMT = 722,649,713 gasoline VMT / 25 gasoline mpg = 28,905,989 gasoline gallons.*

consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances;

- Requiring approximately 25 percent greater efficiency for light bulbs by phasing out incandescent light bulbs between 2012 and 2014;
- Requiring approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020; and
- Establishing miles per gallon (mpg) targets for cars and light trucks and directing the NHTSA to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for trucks, as superseded by the U.S. Environmental Protection Agency (USEPA) and the National Highway Traffic Safety Administration (NHTSA) actions described below.

Additional provisions of EISA address energy savings in government and public institutions, promote research for alternative energy, additional research in carbon capture, international energy programs, and the creation of "green jobs".[99]

b) Corporate Average Fuel Economy (CAFE) Standards

First established by the U.S. Congress in 1975, the Corporate Average Fuel Economy (CAFE) standards reduce energy consumption by increasing the fuel economy of cars and light trucks. The National Highway Traffic Safety Administration (NHTSA) and U.S. Environmental Protection Agency (USEPA) jointly administer the CAFE standards. The U.S. Congress has specified that CAFE standards must be set at the "maximum feasible level" with consideration given for: (1) technological feasibility; (2) economic practicality; (3) effect of other standards on fuel economy; and (4) need for the nation to conserve energy.

Issued by NHTSA and EPA in March 2020 (published on April 30, 2020 and effective after June 29, 2020), the Safer Affordable Fuel-Efficient Vehicles Rule would maintain the CAFE and CO2 standards applicable in model year 2020 for model years 2021 through 2026. The estimated CAFE and CO2 standards for model year 2020 are 43.7 mpg and 204 grams of CO2 per mile for passenger cars and 31.3 mpg and 284 grams of CO2 per mile for light trucks, projecting an overall industry average of 37 mpg, as compared to 46.7 mpg under the standards issued in 2012.

c) Federal Energy Policy and Conservation Act

The Energy Policy and Conservation Act of 1975 (EPCA) is a United States Act of Congress that responded to the 1973 oil crisis by creating a comprehensive approach to federal energy policy. The primary goals of EPCA are to increase energy production and supply, reduce energy demand, provide energy efficiency, and give the executive branch additional powers to respond to disruptions in energy supply. Most notably, EPCA established the Strategic Petroleum Reserve, the Energy Conservation Program for Consumer Products, and CAFE regulations.

[99] *A "green job," as defined by the United States Department of Labor, is a job in business that produces goods or provides services that benefit the environment or conserve natural resources. U.S. Department of Labor, Bureau of Labor Statistics, Green Jobs Overview, https://www.bls.gov/green/overview.htm, accessed December 4, 2023.*

d) Phase 1 and Phase 2 Heavy-Duty Vehicle GHG Standards

Fuel efficiency standards for medium- and heavy-duty trucks have been jointly developed by the USEPA and the NHTSA. The Phase 1 heavy-duty truck standards apply to combination tractors, heavy-duty pickup trucks and vans, and vocational vehicles for model years 2014 through 2018, and result in a reduction in fuel consumption from 6 to 23 percent over the 2010 baseline, depending on the vehicle type.[100] The USEPA and the NHTSA have also adopted the Phase 2 heavy-duty truck standards, which cover model years 2021 through 2027 and require the phase-in of a 5 to 25 percent reduction in fuel consumption over the 2017 baseline depending on the compliance year and vehicle type.

e) Public Utility Regulatory Policies Act of 1978 (PURPA), Public Law 95-617

PURPA sought to promote conservation of electric energy. Additionally, PURPA created a new class of nonutility generators (small power producers) from which, along with qualified co-generators, utilities are required to buy power.

PURPA was in part intended to augment electric utility generation with more efficiently produced electricity and to provide equitable rates to electric consumers. Utility companies are required to buy all electricity from qualifying facilities (Qfs) at avoided cost (i.e., the incremental savings associated with not having to produce additional units of electricity). PURPA expanded participation of nonutility generators in the electricity market and demonstrated that electricity from nonutility generators could successfully be integrated with a utility's own supply. In addition, PURPA requires utilities to buy whatever power is produced by Qfs (usually cogeneration or renewable energy). The Fuel Use Act (FUA) of 1978 (repealed in 1987) also helped Qfs become established. Under FUA, utilities were not allowed to use natural gas to fuel new generating technologies, but Qfs, by definition not utilities, were able to take advantage of abundant natural gas and abundant new technologies (such as combined-cycle). The technologies lowered the financial threshold for entrance into the electricity generation business as well as shortened the lead time for constructing new plants.

f) National Energy Policy Act of 1992 (EPACT92)

EPACT92 calls for programs that promote efficiency and the use of alternative fuels. EPACT92 requires certain federal, state, and local government and private fleets to purchase a percentage of light duty alternative fuel vehicles (AFV) capable of running on alternative fuels each year. In addition, EPACT92 has financial incentives. Federal tax deductions are allowed for businesses and individuals to cover the incremental cost of AFVs. The Act also requires states to consider a variety of incentive programs to help promote AFVs.

g) Energy Policy Act of 2005

The Energy Policy Act of 2005 provides renewed and expanded tax credits for electricity generated by qualified energy sources, such as landfill gas; provides bond financing, tax incentives, grants, and loan

[100] *United States Environmental Protection Agency, Federal Register/Vol. 81, No. 206/Tuesday, Greenhouse Gas Emissions and Fuel Efficiency Standards for Medium- and Heavy-Duty Engines and Vehicles—Phase 2, 2018.*

guarantees for clean renewable energy and rural community electrification; and establishes a federal purchase requirement for renewable energy.

h) Clean Air Act

Clean Air Act (CAA) Section 211(o), as amended by the Energy Policy Act of 2005, requires the Administrator of the USEPA to annually determine a renewable fuel standard (RFS), which is applicable to refineries, importers, and certain blenders of gasoline, and to publish the standard in the Federal Register by November 30 each year. On the basis of this standard, each obligated party determines the volume of renewable fuel that it must ensure is consumed as motor vehicle fuel. This standard is calculated as a percentage, by dividing the amount of renewable fuel that the Energy Policy Act requires to be blended into gasoline for a given year by the amount of gasoline expected to be used during that year, including certain adjustments specified by the CAA.

i) Clean Cities Program

The U.S. Department of Energy's (DOE) Clean Cities Program promotes voluntary, locally based government/industry partnerships for the purpose of expanding the use of alternatives to gasoline and diesel fuel by accelerating the deployment of AFVs and building local AFV refueling infrastructure. The mission of the Clean Cities Program is to advance the nation's economic, environmental and energy security by supporting local decisions to adopt practices that contribute to the reduction of petroleum consumption. The Clean Cities Program carries out this mission through a network of more than 80 volunteer coalitions, which develop public/private partnerships to promote alternative fuels and vehicles, fuel blends, fuel economy, hybrid vehicles, and idle reduction

2) *State*

California energy infrastructure policy is governed by three institutions: the California Independent System Operator (California ISO), the CPUC, and the CEC. These three agencies share similar goals, but have different roles and responsibilities in managing the state's energy needs. The majority of state regulations with respect to electricity and natural gas pertain to energy conservation. There are, however, regulations pertaining to infrastructure. These are discussed further below.

a) Integrated Energy Policy Report (IEPR)

Senate Bill 1389 requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety. The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report (IEPR).

The 2023 Integrated Energy Policy Report (2023 IEPR) was adopted February 2024, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2023 IEPR focuses on a variety of topics such as decarbonizing buildings, integrating renewables, energy efficiency, energy equity, integrating renewable energy, updates on Southern California electricity reliability, climate adaptation activities for the energy sector, natural gas assessment, transportation energy demand forecast, and the California Energy Demand Forecast.

The 2023 IEPR identifies actions the state and others can take to ensure a clean, affordable, and reliable energy system. In 2023, the IEPR focuses on California's transportation future and the transition to zero-emission vehicles, examines microgrids, lessons learned from a decade of state-supported research, and stakeholder feedback on the potential of microgrids to contribute to a lean and resilient energy system; and reports on California's energy demand outlook, updated to reflect the global pandemic and help plan for a growth in zero-emission plug in electric vehicles.

b) State of California Energy Plan

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

c) California Building Standards Code (Title 24)

California Building Energy Efficiency Standards (Title 24, Part 6)

The California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were adopted to ensure that building construction and system design and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current California Building Energy Efficiency Standards (Title 24 standards) are the 2022 Title 24 standards, effective on January 1, 2023. The 2022 Title 24 standards continue to improve upon the preceding versions of Title 24 standards for new construction of, and additions and alterations to, residential and nonresidential buildings, which encourage use of electric heat pumps, requiring newly constructed residences to be electric-ready and introduces solar and battery storage standards as an optional measure to achieve compliance and increases minimum ventilation requirements to improve air quality.

California Building Energy Efficiency Standards (Title 24, Part 11)

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11) are commonly referred to as the CALGreen Code. The 2022 CALGreen Code includes mandatory measures for non-residential development related to site development, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.[101] The 2022 CALGreen Code improves upon the preceding versions of the CALGreen Code by simplifying the code and its application by offering choices related to new voluntary measures to builders, including battery storage systems, electric heat pump space, and water heating that encourage building electrification. The 2022 CALGreen Code went into effect on January 1, 2023.

d) Senate Bill 350

Senate Bill 350 (SB 350) was signed into law October 7, 2015, SB 350 increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This will increase the use of

[101] *California Building Standards Commission, Guide to the 2022 California Green Building Standards Code Nonresidential, 2022.*

Renewables Portfolio Standard (RPS) eligible resources, including solar, wind, biomass, geothermal, and others. In addition, SB 350 requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030. To help ensure these goals are met and the greenhouse gas emission reductions are realized, large utilities will be required to develop and submit Integrated Resource Plans (IRPs). These IRPs will detail how each entity will meet their customers resource needs, reduce greenhouse gas emissions and ramp up the deployment of clean energy resources.

e) Assembly Bill 32

In 2006 the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and best management practices that are technologically feasible and cost effective.

f) Assembly Bill 1493/Pavley Regulations

California Assembly Bill 1493 enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2005, the CARB submitted a "waiver" request to the EPA from a portion of the federal Clean Air Act in order to allow the State to set more stringent tailpipe emission standards for CO2 and other GHG emissions from passenger vehicles and light duty trucks. On December 19, 2007 the EPA announced that it denied the "waiver" request. On January 21, 2009, CARB submitted a letter to the EPA administrator regarding the State's request to reconsider the waiver denial. The EPA approved the waiver on June 30, 2009.

g) Executive Order S-1-07/Low Carbon Fuel Standard

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009, CARB approved the proposed regulation to implement the low carbon fuel standard and began implementation on January 1, 2011. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. CARB approved some amendments to the LCFS in December 2011, which were implemented on January 1, 2013. In September 2015, the Board approved the re-adoption of the LCFS, which became effective on January 1, 2016, to address procedural deficiencies in the way the original regulation was adopted. In 2018, the Board approved amendments to the regulation, which included strengthening and smoothing the carbon intensity benchmarks through 2030 in-line with California's 2030 GHG emission reduction target enacted through SB 32, adding new crediting opportunities to promote zero emission vehicle adoption, alternative jet fuel, carbon capture and sequestration, and advanced technologies to achieve deep decarbonization in the transportation sector.

The LCFS is designed to encourage the use of cleaner low-carbon transportation fuels in California, encourage the production of those fuels, and therefore, reduce GHG emissions and decrease petroleum dependence in the transportation sector. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded," with more reductions

required in the last five years, than during the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

h) Executive Order O-79-20

Executive Order O-79-20 was signed into law on September 23, 2020, and mandates 100 percent of in-state sales of new passenger cars and trucks be zero-emission by 2035; 100 percent of medium- and heavy-duty vehicles in the state be zero-emission vehicles by 2045 for all operations where feasible and by 2035 for drayage trucks; and to transition to 100 percent zero-emission off-road vehicles and equipment by 2035 where feasible.

i) Assembly Bill 758

AB 758 requires the CEC to develop a comprehensive program to achieve greater energy efficiency in the state's existing buildings. As part of the requirements of AB 758, the AB 758 Action Plan was released March 2015 and provides a 10-year roadmap that would result in accelerated growth of energy efficiency markets, more effective targeting and delivery of building upgrade services, improved quality of occupant and investor decisions, and vastly improved performance of California's buildings in service of those who own and occupy them. The AB 758 Action Plan provides a comprehensive framework centered on five goals, each with an objective and a series of strategies to achieve it.

j) Senate Bill 1389

Senate Bill (SB) 1389 (Public Resources Code Sections 25300–25323) requires the California Energy Commission (CEC) to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code Section 25301[a]). The latest report, published in 2024, provides an analysis of electricity sector trends, building decarbonization and energy efficiency, zero-emissions vehicles, energy equity, climate change adaptation, electricity reliability in Southern California, natural gas assessment, and electricity, natural gas, and transportation energy demand forecasts.[102]

[102] *California Energy Commission, 2023 Integrated Energy Policy Report, February 2024.*

k) California Air Resources Board

CARB's Advanced Clean Cars Program

Closely associated with the Pavley regulations, the Advanced Clean Cars emissions control program was approved by CARB in 2012. The program combines the control of smog, soot, and GHGs with requirements for greater numbers of zero-emission vehicles for model years 2015–2025. The components of the Advanced Clean Cars program include the Low-Emission Vehicle (LEV) regulations that reduce criteria pollutants and GHG emissions from light- and medium-duty vehicles, and the Zero-Emission Vehicle (ZEV) regulation, which requires manufacturers to produce an increasing number of pure ZEVs (meaning battery electric and fuel cell electric vehicles), with provisions to also produce plug-in hybrid electric vehicles (PHEV) in the 2018 through 2025 model years.

Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling

The Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (Title 13, California Code of Regulations, Division 3, Chapter 10, Section 2435) was adopted to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. This section applies to diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. Reducing idling of diesel-fueled commercial motor vehicles reduces the amount of petroleum-based fuel used by the vehicle.

Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen, and other Criteria Pollutants, form In-Use Heavy-Duty Diesel-Fueled Vehicles

The Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles (Title 13, California Code of Regulations, Division 3, Chapter 1, Section 2025) was adopted to reduce emissions of diesel particulate matter, oxides of nitrogen (NOX) and other criteria pollutants from in-use diesel-fueled vehicles. This regulation is phased, with full implementation by 2023. The regulation aims to reduce emissions by requiring the installation of diesel soot filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models. The newer emission-controlled models would use petroleum-based fuel in a more efficient manner.

l) Sustainable Communities Strategy

The Sustainable Communities and Climate Protection Act of 2008, or Senate Bill 375 (SB 375), coordinates land use planning, regional transportation plans, and funding priorities to help California meet the GHG reduction mandates established in AB 32.

Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

m) California Independent System Operator

The California ISO is an independent public benefit corporation responsible for operating California's long-distance electric transmission lines. The California ISO is led by a five-member board appointment by the Governor and is also regulated by FERC. While transmission owners and private electric utilities own their lines, the California ISO operates the transmission system independently to ensure that electricity flows comply with federal operational standards. The California ISO analyzes current and future electrical demand and plans for any needed expansion or upgrade of the electric transmission system.

n) California Public Utilities Commission

The CPUC establishes policies and rules for electricity and natural gas rates provided by private utilities in California such as Southern California Edison (SCE) and Southern California Gas Company (SoCalGas). Public owned utilities such as the Los Angeles Department of Water and Power (LADWP) do not fall under the CPUC's jurisdiction. The Digital Infrastructure and Video Competition Act of 2006 (DIVCA) established the CPUC as the sole cable/video TV franchising authority in the State of California. DIVCA took effect January 1, 2007.

The CPUC is overseen by five commissioners appointed by the Governor and confirmed by the state Senate. The CPUC's responsibilities include regulating electric power procurement and generation, infrastructure oversight for electric transmission lines and natural gas pipelines and permitting of electrical transmission and substation facilities.

o) California Energy Commission

The CEC is a planning agency which provides guidance on setting the state's energy policy. Responsibilities include forecasting electricity and natural gas demand, promoting and setting energy efficiency standards throughout the state, developing renewable energy resources, and permitting thermal power plants 50 megawatts and larger. The CEC also has regulatory specific regulatory authority over publicly owned utilities to certify, monitor and verify eligible renewable energy resources procured.

p) Senate Bill 1389

Senate Bill (SB) 1389 (Public Resources Code (PRC) Sections 25300–25323; SB 1389) requires the California Energy Commission (CEC) to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the State's economy; and protect public health and safety (PRC Section 25301[a]). The 2023 IEPR, the latest published report from CEC, provides the results of the CEC's assessments related to energy sector trends, building decarbonization and energy efficiency, zero-emission vehicles (ZEV), energy equity, climate change adaptation, electricity reliability in Southern California, natural gas assessment, and electricity, natural gas, and transportation energy demand forecasts.

q) Senate Bill 649

Senate Bill 649 (SB 649) requires small cellular installations be on vertical infrastructure and on property outside of public rights-of-way. The installation is required to comply with all applicable federal, state, and local health and safety regulations. Additionally, cellular equipment that is no longer in use is required to be removed at no cost to the City.

3) *Regional*

Pursuant to Government Code Section 65080(b)(2)(B), Southern California Association of Governments (SCAG) must prepare a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) which (1) identifies the general location of uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Government Code Section 65584; (4) identify a transportation network to service the transportation needs of the region; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; and (6) consider the state housing goals specified in Sections 65580 and 65581; (7) set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the GHG emissions from automobiles and light trucks to achieve the GHG reduction targets approved by the state board; and (8) allow the RTP to comply with air quality conformity requirements under the federal Clean Air Act.

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS. On October 30, 2020, CARB accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern, including land use strategies that focus on urban infill growth and walkable, mixed-use communities in existing urbanized and opportunity areas. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family homes, as well as more compact commercial buildings types. Furthermore, the 2020-2045 RTP/SCS includes transportation investments and land use strategies that encourage carpooling, increased transit use, active transportation opportunities, and promoting more walkable and mixed-use communities which would potentially help to offset passenger VMT.

4) *Local*

a) City of Chino Hills General Plan

Goals and policies pertaining to energy contained within the General Plan 2015 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to energy, are summarized in **Chapter III, Project Description**, presented in full in **Appendix G**, and discussed in the analysis below.

Land Use Element

Goal LU-2: Balance Residential with Commercial, Business, and Public Land Uses

Policy LU-2.3: Ensure public land uses and utilities blend with surrounding development.

Action LU-2.3.3: Require all utilities to be designed and installed in a manner that minimizes visual and environmental impacts.

Policy LU-2.5: Promote land use patterns that support a regional jobs/housing balance.

Action LU-2.5.1: Achieve a balance of commercial uses that provides for the retail, business, professional, and other service needs of City residents, and that will attract customers from the surrounding region.

Action LU-2.5.2: Create a broad range of employment opportunities for Chino Hills' residents that are compatible with the community's residential character and the skills and education of Chino Hills' work force.

Action LU-2.5.3: Concentrate major business park and commercial uses that represent a potential employment base near the Chino Valley Freeway corridor and along major arterials.

Action LU-2.5.4: Continue to review, and amend as necessary, the Municipal Code to ensure that a wide range of commercial and employment is available.

Action LU-2.5.5: Encourage the revitalization of existing commercial areas.

Goal LU-5: Plan for Sustainable Land Uses

Policy LU-5.1: Promote infill, mixed use, and higher density development.

Action LU-5.1.2: Identify mixed use development standards that support sustainable development.

Action LU-5.1.3: Coordinate land use patterns with transportation plans to improve and protect air quality, and reduce vehicular trips.

Action LU-5.1.4: Plan for high density residential and mixed use development near commercial areas, major roadways, and transit facilities.

Action LU-5.1.5: Encourage development to incorporate pedestrian and bicycle trails, fitness areas, and/or other facilities that promote healthy living.

Circulation Element

Goal C-1: Provide a Comprehensive Vehicular Transportation Network

Policy C-1.1: Provide a comprehensive roadway network that supports the movement of people and goods in a safe and efficient manner.

Goal C-2: Support Regional Transportation Policies That Link Chino Hills to Neighboring Cities and Counties

Policy C-2.1: Support and participate in regional efforts to improve vehicular and non-vehicular transportation systems.

Action C-2.1.4: Support regional efforts to the extent feasible to reduce single-occupancy vehicle travel.

Action C-2.1.5: Continue to implement the citywide trip reduction ordinance, consistent with San Bernardino County CMP requirements, to reduce traffic congestion and improve air quality.

Goal C-3: Provide Safe and Adequate Pedestrian, Bicycle, and Public Transportation Systems to Provide Alternatives to Single Occupant Vehicular Travel and to Support Land Uses

Policy C-3.1: Encourage the use of public transportation for commute and local, and increase citywide transit ridership.

Action C-3.1.1: Work with OmniTrans and/or other bus providers to expand transit routes serving the City and the surrounding communities.

Policy C-3.2: Support other alternatives to single-occupant vehicular travel.

Action C-3.2.1: Work with the Chino Valley Unified School District to implement ride sharing, bike routes, and other non-single-occupant vehicle transportation options.

Action C-3.2.2: Establish one or more park-and-ride lots to be located near freeway interchanges, and require secure and easily accessible park-and-ride facilities.

Action C-3.2.3: Support the citywide Bicycle Master Plan and bikeway improvements.

Goal C-4: Encourage Development That Supports Balanced Land Uses and Alternative Modes of Transportation That Reduce the Reliance on the Automobile

Policy C-4.1: Plan for high density mixed use development close to regional transit and non-vehicular transportation corridors.

Action C-4.1.1: Locate high density housing within walking distance of transit, as determined by state and regional policies.

Action C-4.1.2: Require mixed use and/or high density development to incorporate pedestrian-oriented design elements, such as accessibility to transit; safe pedestrian connections and crossings; parks and public open spaces; street furniture, attractive pedestrian-oriented design at the street level; street facing buildings; and street trees and landscaping.

Action C-4.1.3: Encourage use of alternative fuel vehicles and the construction of infrastructure to charge/fuel alternative fuel vehicles.

Goal C-5: Ensure an Adequate and Well-Maintained Infrastructure System

Policy C-5.1: Provide adequate infrastructure improvements in conjunction with development.

Action C-5.1.1: Plan and design new roadways and expansion/completion of existing roadways to allow for co-location of water, sewer, storm drainage, communications, and energy facilities within the road right of way.

Action C-5.1.3: Require private and public development projects to be responsible for providing traffic control devices and wet and dry utility

improvements necessary to meet the needs of the project, and to properly integrate into the established and planned infrastructure systems.

Housing Element

Goal H-3: Ensure that New Housing is Sensitive to the Natural Environment

Policy H-3.3: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Conservation Element

Goal CN-3: Promote Sustainable Practices that Conserve Natural Resources and Reduce Greenhouse Gas Emissions

Policy CN-3.1: Endorse green building design in new and existing construction.

Action CN-3.1.1: Implement green building policies that promote increased use of energy efficiency, alternative energy, recycled materials, renewable resources, local materials, water efficiency, and pollution reduction.

Action CN-3.1.2: Establish programs that encourage homeowners to reduce energy consumption.

Action CN-3.1.3: Seek available funding sources that can be applied toward green building programs.

Action CN-3.1.4: Coordinate with state and regional agencies to ensure that alternative energy facilities are compatible with Chino Hills' natural and built environment.

Policy CN-3.2: Develop and implement a Climate Action Plan.

Action CN-3.2.1: Reduce greenhouse gas emissions in City operations.

Action CN-3.2.2: Power City vehicles and equipment with reduced carbon dioxide emission fuels.

Action CN-3.2.3: Provide Climate Action Plan information and resources to the Chino Hills community.

Goal CN-6: Promote Clean Air to Reduce Adverse Effects on Human Health and the Environment

Policy CN-6.1: Reduce air pollution through coordinated land use, transportation, and energy use planning.

Action CN-6.1.1: Endorse regional air quality and transportation management plans in order to reduce air pollution emissions and vehicle trips.

Action CN-6.1.2: Encourage multifamily development to develop close to existing/planned transit and commercial areas to encourage pedestrian and non-automobile traffic.

Action CN-6.1.3: Promote transit that serves the City and links to adjacent cities and counties.

Action CN-6.1.4: Provide commercial areas that are conducive to pedestrian and bicycle circulation.

Action CN-6.1.5: Provide a coordinated system of pedestrian and bikeways.

Action CN-6.1.6: Encourage businesses to alter truck delivery routes and local delivery schedules to off-peak hours.

Policy CN-6.2: Reduce air pollution impacts on health.

Action CN-6.2.1: Encourage compliance with the California Air Resources Board (CARB) "Air Quality and Land Use Handbook: A Community Health Perspective," which provides guidelines for siting new sensitive land uses in proximity to air pollutant emitting sources.

Action CN-6.2.2: Require businesses to limit air pollution emissions in compliance with state and regional regulations and to reduce health impacts on sensitive land uses.

Policy CN-6.3: Reduce air pollution emissions from construction activities.

Action CN-6.3.1: Require preparation of air quality analyses of construction-related air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

Action CN-6.3.2: Encourage large construction projects to mitigate diesel exhaust emissions through the use of alternative fuels and control devices.

Policy CN-6.4: Reduce air pollution emissions from new development.

Action CN-6.4.1: Require preparation of air quality analyses that analyze operational air quality impacts using the latest available air emissions model or other analytical method determined in conjunction with SCAQMD for all projects subject to the California Environmental Quality Act (CEQA). If such analyses identify potentially significant regional or local air quality impacts, require the incorporation of appropriate mitigation to reduce such impacts.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts related to electricity and natural gas infrastructure. Specifically, the Guidelines state that the proposed project may have an adverse significant electricity and natural gas infrastructure impact if it would:

a) Require or result in the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects.

In addition, in compliance with Appendix G of the State CEQA Guidelines, the proposed project may have an adverse significant impact related to energy use if the project would:

b) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or

c) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

B. Project Impacts and Mitigation Measures

Impact O-7: Would the project require or result in the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would increase the amount of energy used. Future development supported by the 2015 General Plan could increase the consumption of electricity and natural gas; however, the 2015 General Plan and Implementation Program included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve buildout, help reduce energy demand on service providers, and require that future development comply with energy regulations. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND, also referred to as the 6th Cycle Housing Element, was prepared to comply with State mandates, including the RHNA. The MND determined any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 UWMP finds that the additional residential units and associated population increase that would result from the 6th Cycle RHNA could be accommodated by the City's planned water supply and conveyance capacity. At the time the MND was completed, the City was in the process of updating the Sewer Master Plan to assess future water system requirements. Updated population and housing projections were prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. As such, the 2022 Housing Element Update MND determined that impacts related to the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

The project proposes updates to the General Plan Housing, Land Use, Safety, Circulation, and Parks, Recreation, and Open Space Elements (the GPU). Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing four new land use categories: Medium-Plus Density Housing (130 acres and consisting of Site 8, Canyon Estates (Medium Density) and Site 9, Canyon Estates (Medium Density), Very High Density-Urban, Very High-Plus Density Housing (61 acres and consisting of Sites 2-5) and Mixed Use Housing-Urban (15 acres and consisting of Sites 6, The Shoppes, and 7, The Commons). These new residential categories will accommodate the RHNA allocation and will include

rezoning three sites to Very High Density Housing to provide the necessary Lower Income units and four properties to Medium Density Housing and Low Density Residential (R-S) to provide Moderate Income units.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 Housing Priority Zoning Districts (HPZD) is proposed that will amend the Chino Hills Municipal Code (CHMC) that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

As further detailed in response to Impact O-8 below, future development associated with the GPU is projected to increase the electrical demand of SCE by 0.01 percent. Such an increase would not require the construction of new or the expansion of existing regional electrical infrastructure, such as supply generation, high-voltage transmission grid, or substation facilities. In addition, future development associated with the GPU is projected to increase the natural gas demand of SoCalGas by 1.8 percent, which would also not require the construction of new natural gas supply infrastructure or expansion of existing high-capacity transmission lines. Furthermore, the construction of new and expansion of existing supply production and transmission facilities would be under the purview of SCE and SoCalGas and would be subject to applicable environmental review at the time that SCE and/or SoCalGas determines that new or expanded infrastructure are required to meet the demands of their respective service area customers.

Although new supply generation and transmission facilities would not be required, similar to other new infill development, it is anticipated that new housing development under the GPU would result in the need for the construction, relocation, or undergrounding of local electrical delivery power lines or service connections, as well as local natural gas distribution lines. Sites 1 through 11 are located in areas of Chino Hills served by existing electricity and natural gas infrastructure (above- and below-ground electrical distribution lines and natural gas delivery lines). Construction of any development on Sites 1 through 11 would require the installation of new on-site electrical and natural gas infrastructure that would connect to the existing local delivery systems located in adjacent rights-of-way. Impacts from such construction or relocation work would not be anticipated to result in significant impacts based on the localized nature of installation and connection of electric power lines in existing rights-of-way and other public easements that have been previously disturbed. As part of the normal construction process, project applicants would be required to coordinate electrical infrastructure removals or relocations with SCE and expansion of and connections to natural gas distribution lines with SoCalGas prior to construction activities. Coordination with SCE and SoCalGas, would ensure that impacts from the installation of new or expansion of existing local-serving electrical and natural gas delivery facilities would be less than significant.

Furthermore, existing General Plan Goal C-5 (Ensure Adequate Infrastructure System) and Policy C-5.1 (Provide Infrastructure Improvement), would ensure that future development approval would be contingent upon availability of adequate electrical and natural gas facilities, as determined through coordination with SCE and SoCalGas.

Other Updates to General Plan Elements, Zoning Map/Code and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. Updates to the

Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Furthermore, updates to the Circulation Element would further reduce VMTs associated with future development in the City. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would result in the relocation or expansion of electric or natural gas facilities.

Comparison of Significance to the General Plan EIR 2015

Therefore, similar to the General Plan EIR 2015, impacts related to the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects, would be less than significant with the project.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation and impacts would be less than significant. In addition, the proposed Objective Design standards would not result in adverse impacts on the relocation or construction of new or expanded electricity or natural gas facilities.

Mitigation Measures:

None required.

Impact O-8: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would increase the amount of energy used. However, no significant changes in patterns or types of energy usage are anticipated. Per capita energy consumption may decline, however, due to existing regulatory programs affecting building energy consumption, automobile fuel efficiency, and efforts to reduce vehicle miles traveled through expanded rail and motor vehicle transit services and more compact forms of urban land use patterns. Furthermore, the 2015 General Plan and Implementation Program included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve

buildout, help reduce energy demand on service providers and require that future development comply with energy regulations. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The MND stated that the Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to CBC energy efficiency standards. As such, the 2022 Housing Element Update MND determined that no impacts of wasteful consumption of energy resources would occur.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Construction Energy Demand

Construction activities associated with the housing opportunity sites would occur over buildout of the Housing Element, which includes years 2021 through 2029. Information regarding each specific development project accommodated under the Housing Element update (such as construction timeline, earthworks information, amount, and type of construction equipment etc.) would be needed in order to quantitatively analyze the energy impacts associated with construction activity. Therefore, the construction related energy demands of the future development accommodated under the Housing Element have been discussed below in a qualitative manner.

Construction equipment used during the construction phase of each individual project site would be required to conform to California Air Resources Board (CARB) regulations and California emissions standards. The sites are that of residential development and would be anticipated to require the typical use of energy resources common to households. Due to the residential nature of the future development to be accommodated under the Housing Element, there are no unusual project characteristics or construction processes anticipated that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed during construction of the individual development projects would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

The CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Additionally, California Code of Regulations (Title 13, Motor Vehicles, section 2449(d)(3), Idling) limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints. Compliance with these measures is mandatory and would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of fuel. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Therefore, construction activities associated with the future development of the RHNA Housing Opportunity Sites would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

Operational Energy Demand

Energy consumption in support of, or related to, the operations of the future development identified in the Housing Element would include transportation energy demands (energy consumed by employee, resident, and visitor vehicles accessing the project sites) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of residents. The RHNA Housing Opportunity Sites are located in urbanized areas with existing transportation networks. Based on the CalEEMod modeling, the operation of 2,849 units that could be developed under the GPU would result in 48,744,405 VMT per year.[103] This corresponds to a per unit annual VMT of 17,109.[104] According to CARB's EMFAC model, diesel-powered vehicles will account for 4.89 percent of all on-road VMT and will have an average fuel efficiency weighted for percentage of total miles traveled of 12 miles per gallon (mpg) in 2029, while gasoline-powered vehicles will account for 87.04 percent of all on-road VMT with a weighted average fuel efficiency of 27 mpg; electric-powered vehicles, natural-gas-powered vehicles, and plug-in hybrid vehicles will account for the remaining on-road VMT.[105] Using the same percentages of VMT and average fuel economy projected by EMFAC, the housing development under the GPU would result in the consumption of an additional 198,633 gallons of diesel fuel and 1,571,375 gallons of gasoline over existing uses.[106]

[103] *Refer to the CalEEMod output data sheets for Project Detailed Report (included as **Appendix H**), Section 5.9.1 Operational Mobile Sources Unmitigated.*

[104] *Calculated as follows: 48,744,405 annual VMT / 2,849 housing units = 17,109 annual VMT per housing unit.*

[105] *California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2029). The modeling input values are considered generally representative of conditions for the region and representative of the majority of vehicles associated with Project-related VMT.*

[106] *Calculated as follows for diesel: 4.89 percent of total 48,744,405 VMT = 2,383,601 diesel VMT / 12 diesel mpg = 198,633 diesel gallons. Calculated as follows for gasoline: 87.04 percent of total 48,744,405 VMT = 42,427,130 gasoline VMT / 27 gasoline mpg = 1,571,375 gasoline gallons.*

The trip generation and VMT generated by the uses would be consistent with other similar residential uses of similar scale and configuration as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual. That is, the future development associated with the project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Furthermore, EMFAC estimates that the total fuel sold within the County of Los Angeles in 2029 will be 3.3 billion gallons of gasoline and 533 million gallons of diesel fuel.[107] As such, the projected fuel consumption associated with the project would not be a significant amount relative to Countywide consumption. In addition, the vehicles that would be commercially available to project's future residents and visitors would be required by law to comply with CAFE fuel economy standards and the Pavley standards, which are designed to result in more efficient use of transportation fuels. Therefore, transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Furthermore, existing General Plan Policy LU-2.5 (Support Regional Job/Housing Balance); Goal LU-5 (Sustainable Land Uses); Goal C-1 (Vehicular Transportation Network); Policy C-1.1 (Comprehensive Roadway Network); Goal C-2 (Support Regional Transportation Policies); Policy C-2.1 (Regional Transportation Efforts including Single-Occupancy Vehicle Travel); Goal C-3 (Provide Pedestrian, Bicycle, and Public Transportation Systems); Policy C-3.1 (Encourage Public Transportation); Policy C-3.2 (Support Single-Occupant Vehicular Travel); Goal C-4 (Balanced Land Uses and Alternative Modes of Transportation); Policy C-4.1 (High-Density Mixed Use Development); Goal CN-6 (Promote Clean Air); Polices CN-6.1, CN-6.2, CN-6.3, and CN-6.4 (Reduce Air Pollution); would continue to reduce overall VMT associated with operation of future development within the City through the promotion and improvement of opportunities for alternative modes of transportation (such as walking and biking), as well as the prioritization of infill development and the creation of mixed-use districts and developments that co-locate commercial and entertainment land uses with housing, thereby reducing the need for residents to travel offsite for services.

Facility Energy Demands (Electricity and Natural Gas)

Under the project, building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by SCE) and natural gas (provided by SoCalGas). Operation of the future development associated with the proposed GPU would involve the use of energy for heating, cooling, and equipment operation. These facilities would be required to comply with all applicable California Energy Efficiency Standards and 2022 CALGreen Standards.

Based on the CalEEMod modeling prepared for the air quality and greenhouse gas analyses, the operation of the proposed units that could be developed under the GPU of 2,849 housing units would result in the consumption of 13,210,088 kWh of electricity per year.[108] This corresponds to the consumption of 4,637 kWh of electricity per year per unit.[109] According to the CEC, the anticipated annual electricity consumption in SCE's service area in 2029 (the Project's operational year) will be 125,477 GWh.[110] As such,

[107] *California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2029).*

[108] *Refer to the CalEEMod output data sheets for Project Detailed Report (included as **Appendix H**), Section 5.11.1 Operational Energy Sources Unmitigated.*

[109] *Calculated as follows: 13,210,088 kWh of electricity per year / 2,849 housing units = 4,637 kWh of electricity per year per housing unit.*

[110] *California Energy Commission, California Energy Demand, 2021-2035 Managed Forecast, January 2022.*

the increase in consumption of electricity as a result of development of the housing development under the GPU would represent 0.01 percent of the electrical consumption within SCE's service area in 2029.

The CalEEMod modeling also determined that the operation of 2,849 units under the GPU would result in the consumption of approximately 39,032,425 kBTU or 38,267 cf.[111] This corresponds to the consumption of 13,700 kBTU per year per unit or 13.43 cf per year per unit.[112] Based on the amount of natural gas that SoCalGas predicts will be delivered to users within their service area in 2027 (2,261 million cf per day) and in 2030 (2,132 million cf per day), it is estimated that approximately 2,175 million cf of natural gas per day will be consumed within the SoCalGas service area in 2029.[113] As such, the development of the housing under the GPU would represent 1.8 percent in 2029 of the daily natural gas consumption within SoCalGas' service area.

Therefore, the increase in both electricity and natural gas demand from the future development associated with the GPU would be insignificant compared to the 2029 demand for SCE and SoCalGas, respectively. Furthermore, the energy demands associated with the project would be comparable to other residential projects of similar scale and configuration and the increased density of residential uses is as a result of increased population forecasts developed by SCAG.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). The future development under the project would be required to be designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards. These measures include, but are not limited to the use of water conserving plumbing, installation of bicycle racks, the use of LED lighting, and water-efficient irrigation systems. Therefore, the project facilities' energy demands and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Furthermore, existing General Plan Goal H-3 (New Housing Development); Policy H-3.3 (Energy Conservation Devices and Design Concepts); General Plan Goal LU-5 (Plan for Sustainable Land Use); Policy LU-5.1 (Promote Infill); Goal CN-3 (Sustainable Practices To Reduce Greenhouse Gases); Policy CN-3.1 (Endorse Green Building Design); Policy CN-6.2 (Reduce Air Pollution Impacts) would continue to improve the energy efficiency of both existing and future new development within the City by promoting sustainable building materials, sustainable land development and site design practices, installing energy efficient fixtures and appliances, and alternative energy infrastructure. In addition, revisions to Policy CN-3.2 (Greenhouse Gas Reduction Programs); proposed new General Plan Policy LU-6.2 (Location of Groceries and Retail Stores); and new General Plan Action CN-6.2.2 (Development Requirements) would further promote increased energy efficiency in existing and new development within the City.

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[111] *Refer to the CalEEMod output data sheets for Project Detailed Report (included as **Appendix H**), Section 5.11.1 Operational Energy Sources Unmitigated.*

[112] *Calculated as follows: 39,032,425 kBTU of natural gas per year / 2,849 housing units = 13,700 kBTU of natural gas per year per housing unit. 38,267 cf of natural gas per year / 2,849 housing units = 13.43 cf of natural gas per year per housing unit*

[113] *Calculated using a per year decrease in daily consumption of 43 million cubic feet. California Gas and Electric Utilities, 2020 California Gas Report, page 22.*

Conclusions

As supported by the preceding analyses, neither construction nor operation of the future development accommodated under the project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. Based on the residential nature of the future development in the GPU it is assumed to not include any unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities and includes residential developments that would not be anticipated to propose any additional features that would require a larger energy demand than other residential projects of similar scale and configuration. Furthermore, numerous General Plan goals and policies discussed above would ensure that energy conservation and efficiency are considered in the design, construction, and operation of land uses within the City, including future development at the housing opportunity sites. Accordingly, the development of housing under the GPU would not result in the wasteful, inefficient, or unnecessary consumption of energy resources.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Furthermore, updates to the Circulation Element would further reduce VMTs associated with future development in the City. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would result in the wasteful, inefficient, or unnecessary consumption of energy resources.

In addition, revisions to Policy CN-3.2 (Greenhouse Gas Reduction Programs); proposed new General Plan Policy LU-6.2 (Location of Groceries and Retail Stores); and new General Plan Action CN-6.2.2 (Development Requirements) would further promote increased energy efficiency in existing and new development within the City.

Comparison of Significance to the General Plan EIR 2015

Therefore, similar to the General Plan EIR 2015, impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources, would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not result in significant impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources. In addition, the proposed Objective Design standards would not result in adverse impacts on wasteful, inefficient, or unnecessary consumption of energy resources.

Mitigation Measures:

None required.

Impact O-9: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would be compliant with statewide programs by concentrating new growth along established transportation routes, creating a new Mixed Use Designation and redesignating other sites for Very High Density Residential uses in developed nodes along arterial routes to reduce trip lengths and enhance opportunities for other modes of travel, such as local transit, bicycles and walking. To the extent that vehicle trips are eliminated or shortened, consumption of gasoline and diesel fuels associated with vehicular travel would be reduced. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

2022 Housing Element Update MND Impact Conclusions

The MND determined that new residential development that is fostered by the adoption of the Project would be required to conform to CBC energy efficiency standards. Therefore the 2022 Housing Element Update MND determined there would be no conflict with or obstruction for a plan for renewable energy or energy efficiency.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, all future development is required to comply with the California Green Building Standard Code (CALGreen) requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and SoCalGas. Regarding the State's Renewable Energy Portfolio Standards, all future residential development as part of the project would be required to meet or exceed the energy standards established in California's Energy Efficiency Standards and CALGreen. These measures include, but are not limited to, the use of water conserving plumbing, the use of LED lighting, and water-efficient irrigation systems. Furthermore, General Plan Goal H-3 (New Housing Development); Policy H-3.3 (Energy Conservation Devices and Design Concepts); Goal LU-5, Plan for Sustainable Land Uses; Policy LU-5.1 (Promote Infill); Goal CN-3 (Sustainable Practices To Reduce Greenhouse Gases); Policy CN-3.1 (Endorse Green Building Design); Policy CN-6.2 (Reduce Air Pollution Impacts) would continue to improve the energy efficiency of both existing and future new development within the City by promoting sustainable building materials, sustainable land development and site design practices, installing energy efficient fixtures and appliances, and alternative energy infrastructure, and conducting public outreach and education to reduce energy consumption and incentive programs. In addition, revisions to Policy CN-3.2 (Greenhouse Gas Reduction Programs); proposed new General Plan Actions CN-6.1.2 (Review CEQA Checklist), CN-6.2.2 (Development Requirements), and CN-6.2.3 (Provide Public Information) would further promote sustainable building materials, sustainable land development and site design practices, installing energy efficient fixtures and appliances, and alternative energy infrastructure, and conducting public outreach and education to reduce energy consumption and incentive programs. Accordingly, the development of housing under the GPU would not conflict with or obstruct renewable energy or energy efficiency plans.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Furthermore, updates to the Circulation Element would further reduce VMTs associated with future development in the City. These policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would result in the wasteful, inefficient, or unnecessary consumption of energy resources.

In addition, revisions to Policy CN-3.2 (Greenhouse Gas Reduction Programs); proposed new General Plan Actions CN-6.1.2 (Review CEQA Checklist), CN-6.2.2 (Development Requirements), and CN-6.2.3 (Provide Public Information) would require that the City complies with and supports state and regional plans to

reduce greenhouse gas emissions, which include efforts to promote and increase renewable energy and energy efficiency in order to meet statewide greenhouse gas emission reduction targets.

Comparison of Significance to the General Plan EIR 2015

Therefore, similar to the General Plan EIR 2015, the GPU would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; impacts would be less than significant.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements, would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. In addition, the proposed Objective Design standards would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2015 Impact Conclusions

No evaluation of the cumulative consumption of energy resources or consistency with energy plans was included in the General Plan EIR 2015.

2022 Housing Element Update MND Impact Conclusions

The 2022 Housing Element Update MND found that the land inventory, that is a focus of the 6th Cycle Housing Element Update, identifies housing sites that are in areas with infrastructure available onsite or nearby. Future development on these sites is anticipated to align with state housing growth mandates and would adhere to applicable City standards and CEQA Guidelines, which are designed to identify and mitigate potential impacts. As such, the 2022 Housing Element Update MND concluded that the cumulative impacts of the 6th Cycle Housing Element Update would be less than significant.

GPU Impact

RHNA Housing Opportunity Sites

Updates to the Housing Element would also require implementing rezoning program of the proposed opportunity sites. Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories: Medium Density Housing Overlay (130 acres), Very High Density Housing Overlay (60 acres), Urban High Density Housing (8 acres), and Mixed Use Housing Overlay (36 acres). These new land use categories and corresponding zoning map updates will accommodate the RHNA allocation.

Updates to the Housing Element would also require implementing rezoning program of the proposed housing opportunity sites. Chapter 16.15 HPZD is proposed that will amend the CHMC that provides new housing density categories. Proposed residential or mixed use development projects that meet the criteria of the HPZD (two thirds of square footage designated for residential and at least 20 percent affordable subject to Government Code Section 655.83.2) would be subject to ministerial, or "by-right" approval

process with no additional specific CEQA review. This will apply to any residential development project including the Housing Development Sites.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City unrelated to the GPU that could result in similar impacts during the plan horizon of the GPU, such as nonresidential development, is considered to be a related project. The geographic context for the analysis of cumulative impacts to energy infrastructure is the entire City, consistent with the impact analysis provided above. Citywide development would cumulatively increase the demand for electricity and natural gas. The GPU would contribute to the overall Citywide demand for electricity and natural gas but would not result in a substantial exceedance of existing or planned system capacity. The continued implementation of General Plan goals and policies requiring adequate electrical and natural gas facilities prior to development approval would further ensure that the demand of development within the City would not exceed the capacities of energy infrastructure. New or expanded facilities for the generation/extraction, transmission, storage, and distribution of electricity and natural gas to meet increased Citywide demand may be required. However, associated impacts would be evaluated by SCE and SoCalGas as part of their regional infrastructure planning efforts. Impacts associated with new or expanded local facilities for delivery of electricity and natural gas as part of future development would generally be temporary and localized construction impacts. As such, the incremental effect of the GPU would not be cumulatively considerable and cumulative impacts would be less than significant.

The geographic context for the analysis of cumulative impacts related to the consumption of energy resources is the respective service areas of SCE and SoCalGas. While the geographic context for the consumption of transportation-related energy is more difficult to define, given the tendency for vehicles to travel within and through the county and the availability of county-level data, this cumulative analysis will consider cumulative development within the context of Los Angeles County. Cumulative growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation-related energy. However, SCE and SoCalGas, in coordination with the CEC, account for future increases in service area demand based on various economic, population, and efficiency factors. Demand forecasts, presented in IEPR are prepared by CEC and informed by data from service providers, such as SCE and SoCalGas, and are designed to account for a reasonable range of demands based on growth, energy rates, climate change, updates to building standards, efficiency programs, and weather scenarios.[114] The IEPR also includes transportation energy demand forecasts, which present expected energy demand from transportation and accounts for vehicles and associated fuels, consumer preferences, regulatory impacts, economic and demographic projections, improvements in technology, and other market factors.[115] Therefore, anticipated growth is accounted for in planning for energy supplies. Furthermore, as with development under the GPU, additional development within the service areas of SCE and SoCalGas and within the County of Los Angeles would be required to incorporate energy conservations features in compliance with applicable regulations of Title 24 standards and CALGreen Code requirements, as well as reduce VMT consistent with the planning goals of SCAG's 2020-2045 RTP/SCS. Therefore, cumulative growth would be expected to have reduced energy consumption as compared to "business-as-usual" development. As such, cumulative development would not result in the wasteful, inefficient, or unnecessary consumption of energy and impacts would be less than significant. Furthermore, as with development under the GPU, other cumulative development would be required to

[114] *California Energy Commission, 2023 Integrated Energy Policy Report, February 2024, Executive Summary.*
[115] *California Energy Commission, 2023 Integrated Energy Policy Report, February 2024, page 13.*

comply with Title 24 standards and CALGreen for energy efficient buildings and appliances. Therefore, no cumulative impacts to energy efficiency or renewable energy plans would occur.

Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments

Adoption of the Housing Element 2021-2029 Update and associated Land Use, Circulation, Safety, Parks, Recreation and Open Space, Conservation, Noise, and Economic Development Element updates would not create conflicts pertaining to energy.

Implementation of the Housing Element includes amending the City's General Plan land use designations on proposed housing opportunity sites, which requires revisions to the Land Use Element and Land Use Map, along with revisions to the City's Zoning Code/Map and Shoppes Specific Plan. As part of the Zoning Code update, Objective Design Standards are proposed which would provide guidance on the visual appearance for multi-family residential and mixed-use development. The Shoppes Specific Plan Amendment includes modifications to various sections to incorporate the Housing Element changes at the Shoppes retail, Shoppes II site and overflow parking for Community Park. These updates are guidelines for development and would not create adverse impacts to population and housing. Updates to the Conservation Element include measures to minimize risk with respect to air quality for future residents of RHNA Housing Opportunity Sites along the freeway and major arterials. Updates to the Land Use Element would also assist in reducing overall water usage. Updates to the Safety Element includes policies related to wildland, urban fire, and flood hazards; providing adequate emergency services, including maintaining a safe and efficient evacuation network; increasing the City's climate resilience; and limiting risk from wildfire, including implementation of an electrical undergrounding plan and developing fuel modification plans for all new development. Minor updates to the Circulation Element include updates to reflect current conditions and a policy related to the City's adopted VMT thresholds as a metric to evaluate environmental impacts of proposed projects. Updates to the Parks, Recreation, and Open Space Element include policies related to maintaining and upgrading existing public park and trail system facilities, establishing a citywide park space standard, and protecting open space and natural resources.

As detailed in the analysis of GPU impacts above, these policies (including Objective Design Standards and other Zoning and Specific Plan Amendments) do not propose any development that would result in the consumption of energy or the construction or relocation of energy infrastructure. Accordingly, updates to these General Plan elements would not have the potential to contribute to a cumulative impact related to energy consumption or infrastructure and no impact would occur.

Comparison of Significance to the General Plan EIR 2015

No evaluation of the cumulative consumption of energy resources or consistency with energy plans was included in the General Plan EIR 2015; therefore, no comparison to previous significance conclusions can be made.

Comparison of Significance to the 2022 Housing Element Update MND

Based on the above, similar to the 2022 Housing Element Update MND findings, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in cumulative impacts related to related to energy consumption or infrastructure. In addition, the proposed Objective Design standards would not result in cumulative impacts with regards to energy consumption or infrastructure.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2015 findings and the 2022 Housing Element Update MND, implementation of the GPU would result in less than significant impacts related to energy consumption or infrastructure.

V. OTHER CEQA CONSIDERATIONS

1. INTRODUCTION

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the SEIR must also identify (1) significant environmental effects that cannot be avoided if the proposed project is implemented; (2) significant irreversible environmental change that would result from implementation of the proposed project; and (3) growth-inducing impacts of the proposed project. As this is a Subsequent EIR, this analysis relies on the analysis in the General Plan EIR 2015 and discusses whether the project would result in impacts greater or different than described there.

2. GROWTH-INDUCING EFFECTS

Section 15126.2(e) of the CEQA Guidelines requires a discussion of the ways in which a project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 12126.2(e) of the CEQA Guidelines states:

> *Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.*

A. Growth Inducing Effects

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 found that the Chino Hills General Plan 2015 encouraged the reuse and intensification of previously developed areas of the City rather than the extension of urban development into undeveloped areas of the City. Development under the General Plan 2015 was programmed for areas of the City that were developed and served by an extensive network of electricity, water, sewer, storm drain, roadways, and other infrastructure sized to accommodate or allow for existing and planned growth and only minor connections would be needed to accommodate new development. Because the General Plan 2015 would not authorize any new major infrastructure project or substantial increases in development intensities, it would not have direct growth inducing effects involving construction of housing or non-residential land uses that would quickly expand the local residential and employment population. Furthermore, as no new major roads or highways were proposed to provide new access to the City by the General Plan 2015, the General Plan EIR 2015 found that the General Plan 2015 would not be removing an impediment to growth and would not facilitate development in any undeveloped areas where development could not already occur. Instead, the General Plan 2015 focused on shifting residential density from designated residential properties to designated commercial properties. This shift

would result in no net increase in residential density and would result in a decrease in commercial square footage. Therefore, the General Plan 2015 was determined to not result in the removal of obstacles to growth that would result in growth-inducing development.

GPU Impact

The proposed GPU updates the Land Use Element of the General Plan and related documents to achieve consistency with land use changes promulgated by the Chino Hills 2021-2029 Housing Element, adopted August 16, 2022. The Housing Element requires amending General Plan designations on some of the Housing Element-designated housing opportunity sites to accommodate RHNA that requires additional residential units in the City. The amendments to the General Plan involve new land use categories allowing additional dwelling units in the City that would accommodate the RHNA allocation. New development would consist of infill development in areas previously designated and zoned in the City for development of various land uses, and would not occur on any areas designated or zoned as open space. Additionally, this development would occur in areas within the incorporated City and in areas already served or easily served with an infrastructure system, including roadways, storm drains, water pipes, solid waste collection systems, and energy/communication lines. Therefore, similar to the General Plan EIR 2015 findings, the Housing Element and updates to the Land Use, Circulation, Safety, Parks, Recreation, and Open Space, Conservation, Noise, and Economic Development Elements would not result in the removal of obstacles to growth that would result in growth-inducing development.

B. Population Growth

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would directly result in population growth in the City. There would be a shift between commercial and residential densities. Consequently, the land use changes that would occur under the General Plan 2015 respond to requirements of state Housing Element law and would not induce substantial population growth. As such, the General Plan EIR 2015 found that growth that would occur under implementation of the General Plan 2015 would have no impacts and would not induce growth. Additionally, the General Plan EIR 2015 found that the potential growth consists of infill development and intensification of existing uses within the City, and would not result in the urbanization of land in a remote location. The General Plan includes housing opportunity sites that are also infill sites and allotted for development of a variety of land uses at present. Development of the housing sites within the City would occur in areas already served or easily served with an infrastructure system, including roadways, storm drains, water pipes, solid waste collection systems, and energy/communication lines.

GPU Impact

The increases in population and housing that could occur as a result of the GPU would be considered substantial. However, the substantial growth in population is a direct result of meeting the SCAG RHNA, which reflects the statewide and MPO-wide plan to meet the housing demand. The RHNA estimated numbers result in more units overall in the City because of the City's desire to not congregate affordable units in one project or one area of the City. The City would distribute affordable units throughout the City in an attempt to Affirmatively Further Fair Housing. As a result, more overall units are proposed in the City beyond just the RHNA numbers, because the affordable units would be a percent of the overall otherwise market rate units in each project.

Furthermore, the GPU does not propose any development with the exception of Site 4, Western Hills Golf Course (see section **III. Project Description**, and **Appendix C)**. Future housing development facilitated by the GPU would occur as market conditions incent development at the discretion of the individual property owners. This future development would either require discretionary approval and therefore be subject to additional City environmental review or, for projects that are "by right" and not subject to additional environmental review (including Site 4), subject to review for consistency with the City's General Plan or applicable the Shoppes Specific Plan and Zoning Code, (including the Objective Design Standards). As a result, the GPU would not directly induce population growth in the City with the exception of Site 4. The RHAN housing opportunity sites are primarily infill development and intensification of existing uses in urbanized areas and not in remote locations. Though these sites would increase the population, they are proposed in areas of the city that are currently served by public services and utilities, and hence, not located in remote areas that would require extension of those services and utilities that would induce growth. Therefore, similar to the General Plan EIR 2015 findings, any population growth resulting from the implementation of the adopted Housing Element and required updates to the Land Use, Circulation, Safety, Parks, Recreation, and Open Space, Conservation, Noise and Economic Development Elements, as well as the Zoning Code/Map (including the Objective Design Standards) and Shoppes Specific Plan Amendments would not be growth inducing or set new precedent for growth, but rather would adequately plan for expected growth.

C. Employment Growth

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that implementation of the General Plan 2015 would directly result in employment growth in the City. There would be a shift between commercial and residential densities, however, the City's jobs-to-housing ratio is expected to remain stable under the General Plan Update. Consequently, the land use changes that would occur under the General Plan 2015 respond to requirements of state Housing Element law and would not induce substantial employment growth. As such, the General Plan EIR 2015 found that growth that would occur under implementation of the General Plan 2015 would have no impacts and would not induce growth. The General Plan EIR 2015 found that the economic expansion that would occur in association with these future developments was accounted for in the General Plan 2015 and anticipated by the City, and was not considered growth inducing.

GPU Impact

The proposed GPU identifies additional growth that is to be predominately residential. However, due to the location of some housing opportunity sites in commercial and shopping center areas, the GPU has the potential to include mixed-uses. One of the four new land use categories proposed in the Land Use Element (and Zoning Code) is a "Mixed Use Housing" designation that is established to facilitate development of the Housing Element designated "lower income" sites within a commercial center. Two of the RHNA housing opportunity sites, Site 6 The Shoppes and Site 7 The Commons, are proposed on commercial sites. For these housing opportunity sites on mixed-use commercial-residential allocated properties, the development of commercial uses has already been accounted for since the sites are currently designated with such land uses and zoning.

In summary, the adopted Housing Element and updates to the Land Use, Circulation, Safety, Parks, Recreation, and Open Space, Conservation, Noise, and Economic Development Elements plan for additional residential uses in the City. Although no new employment generating uses are proposed as part of the GPU, new housing units could generate increased demand for commercial services, which could increase demand for employees. As discussed in the Housing Element, lower income housing units are

needed in the City, in part, because many service industry employees come from out of the area due to lack of affordable housing in the City. Therefore, while some new employment could be required to serve the increase in residents in the City at established business, the provision of lower income housing units would help to provide housing for any incremental increase in employees needed to serve new residents in the City. Therefore, similar to the General Plan EIR 2015 findings, impacts from employment growth would be less than significant.

D. Precedent Setting Actions

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 found that anticipated growth under the Chino Hills General Plan 2015 would consist of primarily infill development and intensification of existing uses within the City, as well as implementation of previously approved Specific Plan areas, and would not result in the urbanization of land in a remote location. New development in the City would serve to accommodate the growth anticipated in the Southern California region, as captured by SCAG projections in previous and future updates of its RTPs.

GPU Impact

As described in **Section K. Population and Housing**, of this SPEIR, the increases in population and housing that could occur from the project would not be considered substantial. Furthermore, this growth in population is a direct result of the City's requirement to meet the SCAG RHNA, which reflects the statewide and MPO-wide plan to meet the housing demand. The proposed RHNA estimated numbers result in more units overall in the City because of the City's desire to not congregate affordable units in one project or one area of the City. The City would distribute affordable units in the housing opportunity sites in an attempt to Affirmatively Further Fair Housing. As a result, more overall units are proposed in the City beyond just the RHNA numbers, because the affordable units would be a percent of the overall otherwise market rate units in each project. Therefore, the increase in population would not be precedent setting.

Furthermore, future housing development facilitated by the GPU would occur as market conditions allow and at the discretion of the individual property owners. The proposed GPU would allow for the potential construction of housing units on infill sites to address the lack of affordable housing for lower income households in the region (as identified in the RHNA). The proposed GPU would satisfy the SCAG RHNA requirement and would not induce unplanned growth.

The City already includes a variety of residential construction and construction of new residential units continues separate from the GPU; therefore, construction of this housing allowed with the GPU, and subsequent population increase, would not be precedent setting. The GPU does not propose development in areas outside the City or in remote locations and would reduce the potential for uncontrolled growth by planning for these uses in appropriate locations. The project sites are generally adjacent to or surrounded by existing and proposed residential and commercial development and near to existing major roadways such that new major access does not need to be provided, and public services and utilities (i.e., electricity, sanitary sewers, water service, natural gas, police protection, and fire protection) would be available and would require no major expansions or extensions. Similar to the General Plan EIR 2015 findings, the GPU would accommodate future growth by planning for that growth appropriately. Therefore, by accommodating growth that is already projected by SCAG, the General Plan Update would not be growth inducing or precedent-setting.

3. SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2(d) of the CEQA Guidelines states that significant irreversible environmental changes associated with a proposed project shall be discussed, including the following:

- *Uses of nonrenewable resources during the initial and continued phases of the project that may be irreversible because a large commitment of such resources makes removal or nonuse thereafter unlikely;*
- *Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses; and*
- *Irreversible damage that could result from environmental accidents associated with the project.*

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 found that implementation of the General Plan 2015 would cause the following significant irreversible changes:

- Commitment of energy and water resources as a result of the construction, operation and maintenance of development allowed under the General Plan 2015.
- Decrease in ambient air quality during construction and operation and increase in traffic.

GPU Impact

The commitment of resources, including the consumption of petroleum products, construction materials, electricity and natural gas to build on the project sites would be a long-term obligation as once these resources are used, they cannot be easily regenerated. Additionally, once the project sites are developed, they are likely to remain developed in the future with some kind of use; therefore, it is unlikely the land would be returned to its original condition once it has been developed.

Similar to the General Plan EIR 2015 findings, the project would require the commitment of nonrenewable energy and/or slowly renewable energy resources (diesel fuel, gasoline), natural gas, electricity, and water both in construction and operation. Additionally**,** similar to the General Plan EIR 2015 findings, the project would result in air quality impacts during construction and operational activities and the GPU would contribute to significant and unavoidable regional transportation impacts when considered in conjunction with projected regional growth.

As the housing opportunity sites are identified as part of the GPU so that the City can meet its RHNA obligation for the 6th Cycle Housing Element, similar to the General Plan 2015, the project would generally commit future generations to these land uses and resulting environmental changes.

4. ENERGY CONSERVATION

General Plan EIR 2015 Impact Conclusions

The General Plan EIR 2015 determined that future development supported by the 2015 General Plan would increase the consumption of electricity and natural gas; however, the 2015 General Plan and Implementation Program included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve buildout, help reduce energy demand on service providers, and require that future development comply with energy regulations. Furthermore, no significant changes

in patterns or types of energy usage are anticipated. Per capita energy consumption may decline, however, due to existing regulatory programs affecting building energy consumption, automobile fuel efficiency, and efforts to reduce vehicle miles traveled through expanded rail and motor vehicle transit services and more compact forms of urban land use patterns. Overall, the General Plan EIR 2015 determined that implementation of the General Plan 2015 would be compliant with statewide programs by concentrating new growth along established transportation routes, creating a new Mixed Use Designation and redesignating other sites for Very High Density Residential uses in developed nodes along arterial routes to reduce trip lengths and enhance opportunities for other modes of travel, such as local transit, bicycles and walking. To the extent that vehicle trips are eliminated or shortened, consumption of gasoline and diesel fuels associated with vehicular travel would be reduced. As such, the General Plan EIR 2015 concluded that energy impacts would be less than significant.

GPU Impact

As described in **Section O.4, Utilities-Energy**, of this SEIR, the increase in both electricity and natural gas demand from the future development associated with the GPU would be insignificant compared to the 2029 demand for SCE and SoCalGas, respectively. Furthermore, the energy demands associated with the GPU would be comparable to other residential projects of similar scale and configuration and the increased density of residential uses is as a result of increased population forecasts developed by SCAG. Additionally, the future development under the GPU would be required to be designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards. Furthermore, the future development associated with the project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. In addition, the vehicles that would be commercially available to project's future residents and visitors would be required by law to comply with CAFE fuel economy standards and the Pavley standards, which are designed to result in more efficient use of transportation fuels. Accordingly, the development of housing under the GPU would not result in the wasteful, inefficient, or unnecessary consumption of energy resources.

5. EFFECTS NOT FOUND TO BE SIGNIFICANT

The following impacts were found not to be significant and were therefore not further analyzed in the General Plan EIR 2015.

1. Agricultural and Forest Resources

The General Plan EIR 2015 found that the majority of the City is classified as Grazing Land and Urban and Built-Up Land. Grazing Lands are located primarily within the hillside areas on properties with Open Space and Agriculture/Ranches land use designations. The General Plan EIR 2015 and the GPU maintains this classification, and clarifies that equestrian uses, agricultural uses and cattle grazing may be permitted as a primary land use. Prime Farmland is identified on portions of the Boys Republic property, which consists of approximately 196 acres, most of which is used for grazing and alfalfa or hay production to feed the cattle. Neither the General Plan EIR 2015 or the GPU propose to alter any of the uses or land use designations within the identified Grazing Land properties or Boys Republic. No properties within the City remain in an agricultural preserve. As such, no farmland would be at risk for conversion and no conflicts would exist with any Williamson Act contracts due to implementation of the General Plan 2015. Furthermore, there is no timberland and no designated forest lands within Chino Hills. Therefore, impacts to Agricultural and Forest Resources were not further analyzed in the General Plan EIR 2015. Similarly, Agricultural and Forest Resources were not further assessed in this GPU SPEIR.

2. Mineral Resources

The General Plan EIR 2015 found that potential impacts to Mineral Resources were determined not to be significant as there is no land designated for the collection of mineral resources within the City limits. No known valuable mineral resources or recovery sites exist within the City, and, therefore, none would be lost with implementation of the General Plan 2015. Minor oil production continues in the Chino-Sequel Oil Field and the Mahala Oil Field and many plugged oil and gas wells remain in the City. Neither the General Plan 2015 or the GPU propose policies or other actions that would change the nature of oil production in the City. Therefore, impacts to Mineral Resources were not further analyzed in the General Plan EIR 2015. Likewise, Mineral Resources were not further analyzed in this GPU SPEIR.

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