

CITY OF CHINO HILLS

General Plan

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

Final Subsequent Program Environmental Impact Report
SCH No. 2013051082



Prepared for:
City of Chino Hills
Community Development Department
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I. INTRODUCTION

1. INTRODUCTION

As defined by Section 21087 of the California Public Resources Code (PRC), which codifies the California Environmental Quality Act (CEQA), the City of Chino Hills is the Lead Agency for the project. In accordance with CEQA Guidelines Section 15089, the City of Chino Hills (City), must prepare a Final subsequent program environmental impact report (SPEIR) before approving a project. The purpose of the Final SPEIR is to provide an opportunity for the lead agency to respond to comments made by the public and governmental agencies in regard to the Chino Hills General Plan Updated Draft Subsequent Program (SP) EIR. The Final SPEIR, pursuant to CEQA Guidelines Section 15132, is comprised of revisions to the Draft SPEIR; a list of persons, organizations, and agencies that provided comments on the Draft SPEIR; responses to comments received regarding the Draft SPEIR; and a Mitigation Monitoring Program.

The EIR is comprised of two parts and the Final SPEIR constitutes the second part, with the Draft SPEIR constituting the first part. The Draft SPEIR was released for public comment on January 13, 2025. The comment period ended on March 3, 2025, meeting the minimum 45-day review period required by the CEQA. The Draft SPEIR is incorporated by reference and bound separately.

2. ORGANIZATION OF THE FINAL SPEIR

This Final SPEIR is organized in the following sections:

I. Introduction

This section is intended to provide a summary of the project description and CEQA requirements.

II. Responses to Comments

This section includes a list of public agencies, organizations, and individuals who submitted comments on the Draft SPEIR, and detailed responses to the comment letters submitted to the City in response to the Draft SPEIR. Copies of the full original comment letters are provided in **Appendix FEIR-1** of this Final SPEIR.

III. Additions and Corrections

This section provides a complete overview of the revisions to the Draft SPEIR that have been incorporated into the Final SPEIR in response to the comments submitted during the public review period or that were initiated by staff. These changes do not add significant new information that would affect the analysis or conclusions presented in the Draft SPEIR. More specifically, CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to PRC Section 21092.1 and CEQA Guidelines Section 15088.5) but before the EIR is certified. CEQA Guidelines Section 15088.5 specifically states that “[n]ew information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

CEQA Guidelines Section 15088.5 also provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR... A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”

As demonstrated in this Final SPEIR, neither the comments submitted on the Draft SPEIR, the responses to these comments, nor the corrections and additions presented in **Section III, Additions and Corrections**, of this Final SPEIR, constitute new significant information warranting recirculation of the Draft SPEIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft SPEIR is comprehensive and has been prepared in accordance with the CEQA Guidelines.

IV. Mitigation Monitoring Program

This section includes a list of the required mitigation measures and includes detailed information with respect to the City’s policies and procedures for implementation of the mitigation measures. This Mitigation Monitoring Program (MMP) identifies the monitoring phase, the enforcement phase, and the applicable department or agency responsible for ensuring that each measure is implemented.

The Final SPEIR also includes the following appendices:

Appendix FEIR-1: Draft SPEIR Comment Letters – This appendix to the Final SPEIR includes copies of all written comment letters received on the Draft SPEIR.

3. PUBLIC REVIEW PROCESS

In compliance with the CEQA Guidelines, the City has taken steps to provide opportunities for public participation in the environmental process. During the preparation of the Draft SPEIR, the City contacted various State, regional, and local government agencies and other interested parties to inform the public of the project and to solicit comments on the scope of environmental review. The City circulated a Notice of Preparation (NOP) of a Draft SPEIR for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested on October 28, 2022, to November 28, 2022, for a 30-day public review period. Additionally, a public Scoping Meeting was held on November 10, 2022. The NOP and NOP comment letters are included in **Appendix A** of the Draft SPEIR.

In compliance with CEQA Guidelines Sections 15087 and 15105, the Draft SPEIR was submitted to the State Clearinghouse, Office of Planning and Research. The public review period commenced on January 13, 2025. The comment period ended on March 3, 2025, for a total of 50 days, exceeding the mandatory 45-day review period. In compliance with CEQA Guidelines Section 15087(d), a Notice of Completion and

Availability of the Draft SPEIR was filed with the County Clerk. The Draft SPEIR was also made available for review on the City's website. Following the Draft SPEIR public comment period, this Final SPEIR has been prepared and includes responses to the comments raised regarding the Draft SPEIR.

II. RESPONSES TO COMMENTS

1. INTRODUCTION

The California Environmental Quality Act (CEQA) review process provides opportunities for public participation, including periods for public review and comment on the adequacy of the Draft SPEIR prior to certification. Section 15088(a) of the CEQA Guidelines requires that the lead agency evaluate comments on environmental issues received from persons who reviewed the Draft SPEIR and prepare a written response to comments received during the comment period. Section 15204(a) of the CEQA Guidelines clarifies that the lead agency is not required to accept every suggestion it is given, provided that the lead agency explains why specific comments/suggestions were not accepted and responds to significant environmental issues with substantial evidence and makes a good faith effort at disclosure. Reviewers of the Draft SPEIR are encouraged to examine the sufficiency of the environmental document, particularly in regard to significant effects, and to suggest specific mitigation measures. Furthermore, Section 15204(c) of the CEQA Guidelines advises reviewers that comments should be accompanied by factual support.

Section II.2, Matrix of Comments Received on the Draft SPEIR, includes a table that summarizes the environmental issues raised by each commenter regarding the Draft SPEIR. The City of Chino Hills received a total of nine comment letters on the Draft SPEIR during the designated public review period (between January 13, 2025, and March 3, 2025). Each comment letter has been assigned a corresponding number, and comments within each comment letter are also numbered. The organizations/persons that provided written comments on the Draft SPEIR to the Community Development Department are listed in the summary table below, which also indicates the issue areas on which each organization/person commented.

Section II.3, Comment Letters and Responses, provides detailed responses to all comments related to the environmental review and acknowledges comments and opinions relating to the support of or opposition to the Project. Copies of the original comment letters are provided in **Appendix FEIR-1** of this Final SPEIR.

2. MATRIX OF COMMENTS RECEIVED ON THE DRAFT SPEIR

SUMMARY OF COMMENTS Chino Hills General Plan Update	Letter Number	Aesthetics	Air Quality	Biological Resources	Cultural Resources	Geology and Soils	Greenhouse Gases	Hazards and Hazardous Materials/Wildfire	Hydrology & Water Quality	Land Use and Planning	Noise	Population and Housing	Public Services	Recreation	Transportation/Traffic	Utilities	Other	Explanation of "Other"
Agencies & Departments																		
California Geological Survey	1					●												
San Bernardino County Department of Public Works	2								●									
Orange County Sanitation District	3																●	No comments
California Department of Transportation	4														●			
California Governor’s Office of Emergency Services	5					●		●					●		●			
Southern California Gas Company	6															●		
Organizations and Individuals																		
Lan Nguyen-Ross	7																●	Tree trimming
Michael L. Magener	8																●	Electric craft vehicles
Claire Schlotterbeck Executive Director Hills For Everyone	9																●	General Plan Elements

3. COMMENT LETTERS AND RESPONSES

Comment Letter No. 1

Dr. Erik K. Frost, Senior Geologist
California Geological Survey
715 P Street, MS 1901
Sacramento, CA 95814

Comment No. 1-1

The California Geological Survey (CGS) has received a Subsequent Environmental Impact Report (SEIR) for the City of Hills General Plan Update Draft SPEIR. This email conveys recommendations from CGS concerning geologic issues related to the project area as addressed in the SEIR.

Response to Comment No. 1-1

The comment states that the California Geological Survey provided a response letter for the Chino Hills General Plan Update. As the comment does not raise any specific issues with respect to the content and adequacy of the Draft SPEIR, no further response is necessary.

Comment No. 1-2

1. Liquefaction and Landslide Hazards

The SEIR incorrectly states the City is not located in a seismic hazard zone (p. IV.E-8). The western portion of the City contains earthquake zones of required investigation (ZORI) for liquefaction and landslides mapped by CGS in accordance with the 1990 Seismic Hazards Mapping Act. The SEIR and supporting documents, in addressing this hazard, should mention the ZORI, include maps showing their extent within the City boundaries, and explicitly address the regulatory implications of the zones for future development. Additional information regarding liquefaction, landslides, and ZORI is available at the links below:

<https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>

<https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>

Response to Comment No. 1-2

The comment states that the western portion of the City contains earthquake zones required to be investigated for liquefaction and landslides. The environmental review for the General Plan update is prepared at the programmatic level. Future investigations and project specific analysis will be provided when project applications have been submitted to the City for development consideration pursuant to the General Plan Update.

Comment Letter No. 2

Nancy Sansonetti, AICP, Supervising Planner
San Bernardino County
Department of Public Works
Capital Improvement Section
Environmental Management Division
825 East Third Street
San Bernardino, CA 92415-0825

Comment No. 2-1

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. We received this request on January 16, 2025, and pursuant to our review, the following comments are provided:

Flood Control Planning/Water Resources/Operations Support Division (Michael Fam, Engineering Manager, (909) 387-8120):

The District's recommendations are most often made for sitespecific conditions. Therefore, the recommendations made here are general in nature until more detailed plans become available.

Project Location: The project sites are as follows: Site 1-Shoppes II (APN 1022-021-30, 31), Site 2-Park Overflow (APN 1032-221-05), Site 3 & 11-Los Serranos Golf Course (APN 1028-351-01), Site 4-Western Hills Golf Course (APN 1031-011-40), Site 5 & 9-Wang property (APN 1030-041-03, 04), Site 6-The Shoppes (APN 1022-021-49), Site 7-The Commons (APN 1025-471-06, 07, 1025-461-04, 06, 1025-481-03, 04), Site 8 & 10-Canyon Estates (APN 1017-251-09, 14). The zoning code amendments are city-wide.

Response to Comment No. 2-1

The comment states that the San Bernardino County Department of Public Works provided a response letter for the Chino Hills General Plan Update Draft SPEIR. The comment accurately describes the project.

Comment No. 2-2

1. There are various locations in this project. The various FEMA (Federal Emergency Management Agency) Flood Insurance Maps are listed per the Site locations listed above.
 - a. **SITE 1** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone X.
 - b. **SITE 2** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone AE. We recommend that the project include, and the City of Chino Hills enforce, the most recent FEMA regulations for development in a Special Flood Hazard Area.
 - c. **SITE 3 & 11** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within zone X.
 - d. **SITE 4** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9325J, dated May 8, 2024, the project lies within Zone D.

- e. **SITE 5 & 9** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, date August 28, 2008, the project lies within Zone X.
- f. **SITE 6** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C8615H, dated August 28, 2008, the project lies within Zone X.
- g. **SITE** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone X.
- h. **SITE 8 & 10** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone X.

Response to Comment No. 2-2

The identification of Sites 2 and 4 as being within FEMA Flood Zone X, as mentioned on page IV.H-7, Section IV.H. Hydrology and Water Quality, of the Draft SPEIR, was an error. This error has been corrected in the Final SPEIR. Please refer to **Section III, Additions and Corrections**, of this Final SPEIR for further details. Moreover, the commenter requests that the most recent FEMA regulations for development in a Special Flood Hazard Area be applied to future development of Site 2. The city is currently working with a developer for the development of Site 2 for an affordable housing project. FEMA regulations for Special Flood Hazard Area will be considered during the entitlement review process.

Comment No. 2-3

- 2. We recommend that the December 2008 Master Plan of Drainage for the City of Chino Hills and San Bernardino County Flood Control District, prepared by Lim & Nascimento, be utilized in the design of drainage facilities.

Response to Comment No. 2-3

The commenter suggests that the San Bernardino County Department of Public Works recommends using the December 2008 Master Plan of Drainage for the City of Chino Hills and San Bernardino County Flood Control District in designing future drainage facilities. This information has been acknowledged for the record and will be considered by the City during project specific entitlement review.

Comment No. 2-4

Permits/Operations Support Division (Johnny Gayman, Engineering Manager, (909)387-7995):

- 3. The proposed Project is located adjacent to various District right-of-way within and through the City of Chino Hills. An encroachment permit may need to be obtained if any work will occur within District right-of-way. If you have any questions regarding this process, please contact the District's Permit Section at (909) 387-7995.

Response to Comment No. 2-4

The comment indicates that an encroachment permit might be required if any future development is planned within a San Bernardino County Department of Public Works right-of-way. This information has been acknowledged for the record and will be considered by the City's during project specific entitlement review and conditioned appropriately.

Comment No. 2-5

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

Response to Comment No. 2-5

The comment requests the San Bernardino County Department of Public Works be included on the circulation list for all project notices, public reviews, and/or public hearings. The comment does not identify any specific shortcomings of the Draft SPEIR analysis or mitigation measures, and no specific response is therefore possible or required. This comment is noted for the administrative record and will include San Bernardino County Department of Public Works for any project notice or public hearings.

Comment Letter No. 3

Andrew Brown, Engineering Supervisor
Orange County Sanitation District
Planning Division

10844 Ellis Avenue
Fountain Valley, CA 92708

Comment No. 3-1

Thank you for providing the Orange County Sanitation District (OC San) the Public Notice of Availability of a Draft Program Environmental Impact Report for General Plan and Zoning Map/Code Update for the City of Chino Hills. After review of the document, OC San does not have any comments.

If you have any questions, please contact Kevin Hadden, Planning Division, at (714) 593-7462.

Response to Comment No. 3-1

The comment states that after reviewing the Chino Hills General Plan Update Draft SPEIR the Orange County Sanitation District has no comments. As the comment does not raise any specific issues with respect to the content and adequacy of the Draft SPEIR, no further response is necessary.

Comment Letter No. 4

Janki Patel, Branch Chief
California Department of Transportation
Division of Transportation Planning
Caltrans District 8
464 West 4th Street
San Bernardino, CA 92401

Opening Statement

The California Department of Transportation (Caltrans) Local Development Review (LDR) branch has completed its evaluation of the Draft Program Environmental Impact Report (DPEIR) for the City of Chino Hills General Plan and Zoning Map/Code Update.

The project proposes an update to the General Plan and Zoning Maps to align with the recently certified Housing Element. In addition to the zoning and general plan updates, the project includes revisions to the corresponding elements necessary for the Housing Element's implementation. A comprehensive update to the Safety Element is also proposed to ensure consistency with recent State legislation. Furthermore, the project includes amendments to two Specific Plans to incorporate housing sites identified in the Housing Element. Lastly, the project proposes amendments to various chapters within the Zoning Code.

This project proposes the rezoning of 11 Housing Element sites located throughout the city. The identified sites are as follows:

Site 1 – Shoppes II (APN 1022-021-30,31)

Site 2 – Park Overflow (APN 1032-221-05)

Site 3 & 11 – Los Serranos Golf Course (APN 1028-351-01)

Site 4 – Western Hills Golf Course (APN 1031-011-40)

Site 5 & 9 – Wang Property (APN 1030-041-03,04)

Site 6 – The Shoppes (APN 1022-021-49)

Site 7 – The Commons (APN 1025-471-06,07; 1025-461-04,06; 1025-481-03,04)

Site 8 & 10 – Canyon Estates (APN 1017-251-09,14)

Based on the information provided in the DPEIR and its associated documents, we are submitting the following comments and recommendations for your consideration:

Comment 4-1**Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) Reduction**

1. Future developments must conduct a Vehicle Miles Traveled (VMT) study for projects that may substantially increase VMT. This study should also include an assessment of pedestrian and bicycle facilities within the project site. Additionally, project proponents are encouraged to coordinate with nearby planned bike networks to contribute to a larger active transportation network. The City should

consider establishing a VMT Mitigation Impact Fee to help mitigate potential impacts on the State Highway System.

Response to Comment No. 4-1

The VMT analysis for the General Plan update was prepared at the programmatic level, with the exception of one site (Site 4), since the city has enough information regarding the project. The remainder of the sites will, if necessary, require a project level VMT assessment and mitigation analysis once applications are submitted, and a sufficiently detailed project description is available to allow for a meaningful analysis. The City will then implement the appropriate VMT mitigation measures to offset or partially reduce the VMT impacts for the six (6) RHNA sites that were not screened out. The recommended scope items noted herein, inclusive of establishing a VMT Mitigation Impact Fee, will be considered for future applications.

Comment No. 4-2

2. Future developments must also consider the traffic safety impacts on the State Highway System resulting from new pedestrian and bicyclist needs, particularly where new origins or destinations intersect a State Route. Additionally, the analysis should address multimodal conflict points and changes in traffic composition, such as an increase in bicyclists or pedestrians, especially in areas where features like shoulders or sidewalks may not exist or are inconsistent with the facility's design.

Response to Comment No. 4-2

The recommended scope items noted herein for future developments, inclusive of assessing potential traffic safety impacts on the State Highway System, can be considered during the project level entitlement review. Once applications for development are submitted, the Traffic Impact Analysis will be shared with CalTrans for projects that impact State Highway System, for review and comment.

Comment No. 4-3

3. Caltrans recommends that project proponents collaborate with the City to explore the possibility of converting a portion of the planned residential units into affordable housing units. Affordable housing is typically denser and more compact than market-rate housing, which helps reduce VMT by promoting shorter commutes and greater accessibility to essential services and public transportation.

Response to Comment No. 4-3

The Housing Element identifies seven (7) sites for high density residential, which can accommodate affordable housing. The General Plan update project will re-zone those properties to high density as required by State Law, to accommodate affordable housing. Many of the high-density sites were strategically located to ensure they are placed within low VMT areas and reduce overall VMT impacts.

Comment No. 4-4

4. The City must establish policies for the installation of Level 2 Electric Vehicle (EV) charging stations for both single- and multi-family residential units.

Response to Comment No. 4-4

The City of Chino Hills Building Division enforces the minimum code requirements for Level 2 EV chargers on newly constructed single and multi-family residential developments per the mandatory requirements prescribed in the 2022 California Green Building Standards Code (Ca Code of Regulations, Title 24, Part 11) as adopted by the Chino Hills City Council through Ordinance No. 388 on 11-22-2022.

Comment No. 4-5

5. Caltrans recommends that the project implement multimodal strategies, such as those derived from Transit-Oriented Development (TOD), to further reduce the traffic-related impacts of future projects.

Response to Comment No. 4-5

The City does not have sufficient public transit available, nor any potential transit-oriented development projects due to the limited transit. However, if future opportunities lead to transit oriented development due to the increase in transit available, the city will consider implementing multi-modal strategies for such projects.

Comment No. 4-6

6. Active Transportation Plans and Smart Growth initiatives play a key role in supporting the state's 2050 Climate goals. Caltrans supports efforts to reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by promoting strategies that encourage greater use of, and benefits from, a multimodal transportation network.

Response to Comment No. 4-6

Comment acknowledged. The comment states Caltrans supports efforts to reduce VMT and GHG emissions. No further response or action is necessary.

Comment No. 4-7

7. Early engagement with Caltrans is strongly recommended for future projects that may impact state right-of-way. Additionally, before initiating the traffic study, please ensure that Caltrans is included in the scoping process.

Response to Comment No. 4-7

As project applications are submitted for future housing projects, the city will engage with CalTrans during the early stages of entitlement review for projects that may impact state right-of-way. The early engagement will ensure all aspects of project impacts are considered for the traffic consultant when preparing a traffic impact analysis.

Comment No. 4-8**Traffic Operations**

1. Please provide the completed Traffic Analysis Report for each of 11 proposed Regional Housing Needs Assessment (RHNA) project sites separately. Each Traffic Report should include findings and recommendations for opening year and horizon year if applicable.

Response to Comment No. 4-8

The Traffic Report for the Chino Hills General Plan Update was prepared in support of an update to accommodate land use changes promulgated by the City of Chino Hills 6th Cycle Housing Element. Eleven (11) Regional Housing Needs Assessment (RHNA) sites were identified and were evaluated as a part of the Draft Subsequent Program Environmental Impact Report (DSPEIR).

Site 4 is the only location with a defined project description, a conceptual site plan, and/or an ongoing application project within the City, the Traffic Report analyzed this site potential impact, inclusive of site

access and internal circulation evaluation. As project development applications are prepared and submitted to the City, the other remaining 10 sites will be required to conduct a project level traffic study should one be required by the City based on the guidelines outlined the Traffic Impact Study Guidelines for Development Projects in the City of Chino Hills (dated 10/15/01).

Comment No. 4-9

2. Each individual Traffic Report should also include Traffic Safety Evaluation at each proposed project sites and provide potential safety counter measures if applicable.

Response to Comment No. 4-9

As project applications are submitted, a project level traffic impact analysis will be required. During preparation of the analysis, a traffic safety evaluation will be conducted, and appropriate recommendations will be included for the project as conditions of approval.

Comment No. 4-10

3. A detail review for each proposed RHNA project site will be performed through Local Development Review (LDR) process.

Response to Comment No. 4-10

Once applications for development are submitted, the Traffic Impact Analysis will be shared with CalTrans for those that may impact a state highway, through the LDR process for review and comment.

Comment No. 4-11

4. Provide the cumulative Traffic Report, which combines all 11 proposed RHNA project sites. The report should reflect the entire roadway network improvements and involve implementations of Pedestrian facility, Bicycle facility, Sidewalk, and Crosswalk if necessary, and please update the General Plan accordingly.

Response to Comment No. 4-11

A traffic impact analysis was prepared for the General Plan update and was included in the Draft SPEIR as Appendix N, inclusive of the supporting documentation (i.e. traffic count data, LOS calculation sheets, etc.) which are identified as Appendix A through Appendix G. The analysis included a cumulative impact for all RHNA sites, analyzed impacts to appropriate intersection and roadway segments, and other modes of transportation such as bicycle paths.

Comment No. 4-12

5. Once plans for each project site are available, please provide appropriate mitigation measures for each site to reduce VMT impacts.

Response No. 4-12

Once project applications are submitted for housing development, a VMT analysis will be required to determine whether the project will screen out or have impacts on VMT. As noted in the VMT analysis for the General Plan update, site 4 included a project level VMT analysis and concluded that no mitigations

were feasible for site 4, and overriding considerations will need to be adopted. The remainder of the sites will require a separate VMT analysis when applications are submitted to the city.

Comment No. 4-13

6. For locations with significant VMT impact, we recommend changes in the proposed project or mitigation which would reduce VMT impact to less than significant.

Response to Comment No. 4-13

During project level entitlement review and preparation of VMT analysis, the city will consider alternatives for those projects that may have a significant VMT impact. Although some projects may have an unavoidable impact, the city will determine whether overriding considerations are necessary.

Comment No. 4-14

Traffic Forecasting

1. Revise Appendix N Traffic Report - In IV.N . Transportation/Traffic, references to figures in Appendix N are missing and cannot be located. The current format of Appendix N is very confusing, as it contains nested appendices. Please update the format for clarity.

Response to Comment No. 4-14

The figures referenced in this section of the Draft SPEIR are located (embedded) in the main body of the Traffic Report, which is referred to as "Appendix N". Appendix N in its entirety consists of the Traffic Report and the associated supporting documentation (i.e. traffic count data, LOS calculation sheets, etc.) identified as Appendix A through Appendix G. The format of the Traffic Report is in line with the City's requirements, and no additional revision is necessary.

Comment No. 4-15

2. Missing Figures - Provide a screenshot of the SBTAM VMT Screening Tool for the project screened out by low VMT.

Response to Comment No. 4-15

The VMT memorandum, which is located in Appendix O of the Draft SPEIR, includes Figure 5, which presents the Low VMT/Cap Area Map that was utilized to screen out projects by low VMT.

Comment No. 4-16

3. Provide recommended mitigation measures for the other sites, as only Site 4 currently has them.

Response to Comment No. 4-16

As a part of the Draft SPEIR, one site, Site 4, is the only location with a defined project description and an ongoing application project within the City. This information was utilized to conduct a project level VMT mitigation assessment. As indicated in Section In IV.N. Transportation/Traffic of the Draft SPEIR, based on the mitigation analysis for Site 4, Western Hills Golf Course, there are no feasible mitigation measures. Thus, this project site will have an unmitigable transportation impact. As project development applications are prepared and submitted to the City, these sites will conduct a project level VMT mitigation analysis. The City will then implement the appropriate VMT mitigation measures to offset or partially reduce the VMT impacts for the remainder RHNA sites that were not screened out.

Comment No. 4-17

4. Provide VMT Screening models for the cumulative VMT impact.

Response to Comment No. 4-17

The VMT analysis utilized the San Bernardino Transportation Analysis Model (SBTAM) for the General Plan update, consistent with the city's adopted VMT policies. The SBTAM Cumulative model scenario can be downloaded from this link: [4452 - Chino Hills General Plan Update VMT Analysis](#).

Comment No. 4-18

5. Recommendation to use the project level analysis. Please provide the rationale for the overriding consideration.

Response to Comment No. 4-18

The project level analysis and VMT mitigation assessment was conducted for only site 4, since it is the only location with a defined project description and an ongoing application project within the City. Further, since there are no feasible mitigation measures, Site 4 will have an unmitigable transportation impact. The location of site 4 does not present opportunities where Transit Demand Management (TDM) strategies under CAPCOA can be applied, many of the mitigations and range of effectiveness are not feasible based on location, surrounding properties, and land uses. Therefore, a statement of overriding considerations would be necessary, and will be considered by the City Council.

Comment No. 4-19**Equitable Access**

If any Caltrans facilities are impacted by the project, they must comply with American Disabilities Act (ADA) Standards upon project completion. Additionally, the project must ensure the maintenance of bicycle and pedestrian access throughout the construction phase. These access considerations align with Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Response to Comment No. 4-19

Comment acknowledged. This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration. No further response or action is necessary.

Comment No. 4-20**Caltrans Encroachment Permit**

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (ROW) requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

D8.E-permits@dot.ca.gov
<https://dot.ca.gov/programs/traffic-operations/ep>

Response to Comment No. 4-20

Projects that may include off-site work within CalTrans right-of-way, will be appropriately conditioned to obtain an encroachment permit prior to any permit issuance from the city.

Comment No. 4-21

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-925-7520.

Response to Comment No. 4-21

The comment includes closing remarks and provides remarks and information. This comment is noted for the administrative record.

Comment Letter No. 5

Constantin Raether, Program Manager I
California Governor's Office of Emergency Services
Local Mitigation Planning
No Address

Comment No. 5-1

The California Governor's Office of Emergency Services (Cal OES) Local Hazard Mitigation Planning Team has taken the time to review the proposed updates/changes to your General Plan. Government Code 65302(g)(8) states "before preparing or revising its Safety Element, each city and county shall consult... the Office of Emergency Services for the purpose of including information known by and available to the department."

Response to Comment No. 5-1

The comment states that Cal OES Local Hazard Mitigation Planning Team provided a response letter for the Chino Hills General Plan Update Draft SPEIR. As the comment does not raise any specific issues with respect to the content and adequacy of the Draft SPEIR, no further response is necessary.

Comment No. 5-2

The Cal OES Local Hazard Mitigation Planning Team reviews and compares your current Safety Element hazards against those listed in the most recent Federal Emergency Management Agency (FEMA) approved Chino Hills Local Hazard Mitigation Plan (LHMP).

Our office has reviewed your proposed Safety Element and found no substantive changes to your hazard profiles when compared against the most recent FEMA approved Chino Hills LHMP.

Response to Comment No. 5-2

The comment states that Cal OES Local Hazard Mitigation Planning Team compared the Chino Hills Safety Element against the most recent FEMA approved Chino Hills LHMP and found no substantive changes. As the comment does not raise any specific issues with respect to the content and adequacy of the Draft SPEIR, no further response is necessary.

Comment No. 5-3

Our office noted that the Chino Hills LHMP is set to expire on July 29, 2025. FEMA has released new planning guidance for Hazard Mitigation Plans that became effective April 2023, please reach out if you have any questions about the HMP process or need guidance with updating the City of Chino Hills LHMP.

Please reach out to you our office at mitigationplanning@caloes.ca.gov if you have any further questions or need additional assistance, including AB 2140 compliance.

Response to Comment No. 5-3

The comment states that FEMA has released a new planning guidance for HMPs and to reach out if there are any questions in regard to the process. The city is currently updating its LHMP and is utilizing current planning guidance which was downloaded from the FEMA website. Adoption of the updated LHMP is anticipated by June 2025

Comment Letter No. 6

Nurses Papazyan, Pipeline Planning Assistant-Transmission
Josh Rubal, Lead Planning Associate
Southern California Gas Company
No Address

Comment No. 6-1

SoCalGas operates multiple Transmission facilities throughout the project area. Due to the large size of the requested area please refer to our online interactive pipeline map. [Natural Gas Pipeline Map | SoCalGas](#)

Attached you will also find a copy of our General Requirements to keep in mind when working near Transmission facilities. Please submit a Utility Request for each individual project as you prepare construction plans. An engineer will be assigned to review the plans when work is to be done near Transmission facilities.

Response to Comment No. 6-1

The comment states that SoCalGas operates multiple transmission facilities within the project area. The commenter has outlined a set of General Requirements to keep in mind while working near these facilities. Additionally, the commenter suggests that a Utility Request shall be submitted for each individual project before construction begins. This information has been acknowledged for the record and will be considered during project specific entitlement review to ensure SoCalGas facilities will not be impacted. In addition, builders are required to contact diglert prior to any excavating or construction where utilities are known to exist.

Comment No. 6-2

This is a SoCalGas Distribution response. I am including SoCalGas Transmission SoCalGasTransmissionUtilityRequest@semprautilities.com as they have facilities in the area and will need to review this project.

Hello,

I just reviewed the documents regarding **Draft Program Environmental Impact Report for General Plan and Zoning Map/Code Update**

SoCalGas Distribution does have facilities in the area. Please note on case to have Developer contact 811 / USA at [DigAlert | Utility Locating California | Underground Wire & Cable Locator](#) prior to any excavation / demolition activities so we can Locate & Mark out our facilities. **Any excavation activity within ten (10) feet of our High-Pressure facilities will require a SoCalGas employee standby.**

If the Developer needs new gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

To avoid delays in processing requests and notifications, please have all Franchise correspondence sent to our Utility Request inbox, at SCGSERegionRedlandsUtilityRequest@semprautilities.com

I cover the **Southeast Region – Redlands** SCGSERegionRedlandsUtilityRequest@semprautilities.com would be your contact for requests in the southeastern ends of LA County, Riverside County, San Bernardino & Imperial Counties.

Southeast Region - Anaheim office which is all of Orange County and the southern ends of Los Angeles County; therefore, any Map and/or Will Serve Letter requests you have in these areas please send them to AtlasRequests/WillServeAnaheim@semprautilities.com

Northwest Region – Compton HQ For West and Central LA County, your Map Request and Will Serve Letters, will go to SCG-ComptonUtilityRequest@semprautilities.com

Northwest Region - Chatsworth

For any requests from the northern most parts of LA County all the way up to Visalia, San Luis Obispo, Fresno and Tulare you would contact NorthwestDistributionUtilityRequest@semprautilities.com

Transmission

For Transmission requests, please contact SoCalGas Transmission, at SoCalGasTransmissionUtilityRequest@semprautilities.com

READ MORE.....

MINOR STREET IMPROVEMENT PROJECTS: (CHIP SEAL, SLURRY SEAL, GRIND & OVERLAY)

Please notify Southern California Gas Company 4 months prior to start of pavement projects for the gas company to complete leak survey & repair leaks if found.

MAJOR STREET IMPROVEMENT PROJECTS: (PROJECTS REQUIRING EXCAVATIONS GREATER THAN 9 INCHES, WIDENING OF EXISTING STREETS, INSTALLING NEW CURBS & GUTTERS, BUS PADS, TRAFFIC SIGNALS, REALIGNMENT, GRADE SEPARATION, ETC.) & PIPELINE PROJECTS: (STORM DRAIN, WATERLINE, WATER, SEWER, ELECTRICAL, TELECOMUNICATIONS, ETC.)

Please provide Southern California Gas Company with your signed designed plans with gas company facilities posted on your designs plans, 4-6 months prior to start of construction for possible relocation of SCG medium pressure facilities and 9-12 months for possible relocation of SCG high pressure facilities.

This time is needed to analyze plans and to design required alterations to any conflicting SCG gas facilities. Please keep us informed of any and all pre-construction meetings, construction schedules, etc., so that our work can be scheduled accordingly.

Potholing may be required to determine if a conflict exists between the proposed development and our facilities. If, for any reason, there are SCG facilities in conflict, and a request to be relocated is needed, it is important to send the request in writing. Please include all required information below:

- **A Signed “Notice to Owner” request on Official Letterhead from the City, County, and/or company.**

- **Name, Title and Project Number.**
- **Address, Location, Start Date, Parameters & Scope of Entire Job/Project.**
- **Copy of Thomas Guide Page and/or Google Map Screenshot Highlighting Project Area.**
- **Requestor Company's Contact Name, Title, Phone Number, Email, and other pertinent information.**

Response to Comment No. 6-2

The comment states that SoCalGas has facilities in the area and that developers shall contact SoCalGas prior to any excavation and/or demolition activities to locate and mark out facilities. Furthermore, the comment states that any future projects requiring new gas service, shall contact the Builder Services group to begin the application process as soon as possible. As such, this comment is acknowledged for the record and will be considered during project specific entitlement review to ensure SoCalGas facilities will not be impacted. In addition, builders are required to contact dig-alert prior to any excavating or construction where utilities are known to exist. Projects are also conditioned to obtain full utility services and work with the appropriate utility agency for applications and service.

Comment Letter No. 7

Lan Nguyen-Ross
No Address

Comment No. 7-1

I am a long term resident of Chino Hills since 1995. I have seen the city getting better since I moved here.

I am just asking if the city is able to have the landscapers to prune the trees belonging to the city to a certain height and trimming the trees. I have seen a lot of trees growing to the sky limits and very big. Having seen the devastation of the wildfires in the cities of Pacific Palisades and Altadena, I am so worried about our city since the city of Chino Hills have many open spaces and many trees. Also, we are in the trough year without much rain for almost a year. I'm worried about the heat waves of the summer and the Santa Ana wind could cause a major fires in our city due to flying embers like the last fires we had from the embers jumping from the city of Yorba Linda.

Thank you for reading my email.

Response to Comment No. 7-1

The City has a trim program for trimming trees in the landscape, Open Space, and along it's right of ways. Often this trimming is limited by budget, so the City prioritizes trees based on its proximity to a potential target such as a house, fence or other structures. The lack of rain this year poses challenges, but the City will continue to provide weed abatement as per the specifications of the Chino Valley Fire Authority. This weed abatement starts with mowing beginning mid-April and goes through July.

Comment Letter No. 8

Michael L. Magener
No Address

Comment No. 8-1

I'm an avid cyclist and realize the city of Chino Hills has recently enacted laws prohibiting the travel of electric craft travel on the sidewalks. I commend you and your associates for thinking about the safety of pedestrians in light of the surging numbers of electric craft being operated, which will only continue to rise with each passing day.

HOWEVER, allow me to elaborate on another hazard. About a year ago, I was seriously injured while cycling eastbound in the bike lane when I avoided a head-on collision with an electric craft while turning southbound into the adjacent bike lane. The electric craft was traveling in the WRONG direction. Furthermore, it was nighttime and the craft had no lights, and was practically undetectable.

Four months ago, while traveling north in the Central Ave bike lane, I spotted two craft about 50 yards away, which within seconds, I determined to be NON-STREET-LEGAL ELECTRIC DIRT MOTORCYCLES COMING STRAIGHT TOWARD ME IN A COLLISION COURSE. It was around 5pm and there were many cars speeding beside me to my left. As the craft approached, I hand signaled as I quickly veered to the left to avoid collision. The pair of motorcycles sped by at about 25-30mph, just inches past me, and the second rider kicked his right foot out and off to the side in an attempt to cause serious harm. I ducked the kick and veered further into auto traffic to avoid the assault.

These are just a few examples of the many instances I've experienced, and continue to experience while cycling routinely in and around Chino and Chino Hills.

In light of the growing numbers of electric craft on our roads and highways and the many haphazard operators of these craft, there is a dire need to address and adhere to the following:

- 1) ANYTHING (PEDESTRIANS, BIKES, ELECTRIC CRAFT, ETC) TRAVELING IN THE WRONG DIRECTION WHILE IN THE BIKE LANE MUST BE PROHIBITED
- 2) ALL NON-STREET-LEGAL ELECTRIC CRAFT MUST BE PROHIBITED TO BE ANYWHERE ON THE ROAD, BIKELANES OR SIDEWALKS.
- 3) ANY FORM OF CRAFT TRAVELING AT NIGHT MUST HAVE FULLY OPERABLE FRONT AND REAR LIGHTS.

Of course, laws mean nothing without enforcement, therefore my suggestion is 1) a city-wide, fully publicized "crackdown" with cooperation from local law-enforcement, 2) rewards for citizens who anonymously report such activities, 3) higher fines/punishment for first-time and repeat offenders, and 3) the design and implementation of descriptive, but easy to decipher signage prohibiting the acts.

It is also suggested that operators of electric craft be required to take a course to obtain licensure, or some sort of permit to operate in public places.

I thank you for reading and listening and appreciate any advice in my campaign regarding the issue.

Response to Comment No. 8-1

Electric Dirt Bikes/Electric Motorcycles are only legal to be operated on private property and closed courses. Therefore, Chino Hills Police Department has the ability to not only cite but also to impound these motor vehicles when operating on public roadways. Legal electric bicycles are required to follow traffic laws and lighting laws when operating on public roadways. The ordinance which adopted e-bike regulations can be found at the following link, <https://www.chinohills.org/1957/E-Bikes-and-E-Motorcycles>.

Comment Letter No. 9

Claire Schlotterbeck, Executive Director
Hills For Everyone
P.O. Box 9835
Brea, CA 92822-1835

Opening Statement

Hills For Everyone (HFE) submits these comments on the City of Chino Hills General Plan Update (GPU) dated January 2025. Overall, we are pleased to see the City so inclusive of goals, policies, and actions related to wildfire/climate resilience, conservation/open space, and urban greening components.

By way of background, HFE is a 47-year-old non-profit organization that established Chino Hills State Park (CHSP) and is still working to conserve the remaining natural lands in the Puente-Chino Hills Wildlife Corridor at the juncture of Los Angeles, Orange, San Bernardino, and Riverside Counties. This Wildlife Corridor runs through Chino Hills and the City has long been a supporter of this multi-county wildlife movement corridor. As part of the network of protected natural lands, Chino Hills has benefitted from preserved lands via Chino Hills State Park (CHSP), much of which are within the City's boundaries protected via other entities both public and private.

Our comments on the Chino Hills GPU are sectioned below by chapter, then page, and the referenced material (often with a quote), followed by our comments, concerns or support.

Proposed content additions are in **bold**. Proposed deletions use ~~strikeout~~.

HFE supports the City's approach to the Plan Update, supports many of its value statements, and agrees with the actions proposed. There are also ways to improve the strength of the document and those will be mentioned below by section.

We recommend City use the most recent California Protected Areas Database (CPAD) and the California Conservation Easement Database (CCED), both are a free digital dataset that includes all protected lands and easement lands. This would make your maps more inclusive of protected lands. Specifically missing from the GPU maps are lands protected by the joint-powers authority called the Mountains Recreation and Conservation Authority (MRCA) and a conservation mitigation bank in Soquel Canyon where the Rivers and Lands Conservancy owns a conservation easement over the property. Neither of these ownerships will ever have development on them. Incorporating the most current digital data will provide an improved context to the goals Chino Hills has outlined in this plan.

Comment No. 9-1

Page: 11

Reference: Parks, Recreation and Open Space Element

Comment: We appreciate the effort to identify new opportunities for conservation actions that benefit all residents, and especially disadvantaged communities.

Response to Comment No. 9-1

The City acknowledges comment, no additional response is needed.

Comment No. 9 -2

Page: 13

Reference: Vision Statements

Comment: HFE supports the variety of vision statements that reflect the City’s commitment to its location amidst the natural hills, the biodiversity within the hills, access to recreational lands, and goals to reduce greenhouse gas emissions, while minimizing risks from human-made hazards. We appreciate the balanced approach and recognition that conservation, housing, and commercial uses can all co-exist in a community simultaneously.

Response to Comment No. 9-2

The City acknowledges comment, no additional response is needed.

Comment No. 9-3

Page: 15

Reference: Goals: Land Use (LU-1) and Housing (H-3)

Comment: Immediately your planning team has set the tone for the document by focusing the first goal in the document on Protecting Chino Hills’ natural environment. We applaud the City’s goal. We also acknowledge that within a hillside community there are inherent issues when developing. Therefore, Goal H-3 prioritizes housing that is sensitive to the environment. That said, implementation of H-3 may be harder if goal LU-1 is to be met as well.

Response to Comment No. 9-3

Goal H-3 “Develop Housing that is sensitive to environmental issues” is intended to consider impacts to environmentally sensitive areas for housing development. It is important to note that the city prides itself with protecting the natural environment by implementing ordinances such as clustering and hillside requirements, while also recognizing that housing growth is important. Strategically planning for future growth while protecting environmentally sensitive areas is one of the core principles the city has embraced since incorporation.

Comment No. 9-4

Page: 16

Reference: Goals: Conservation (CN-1, -2, -3), Safety (S-3, -8), and Parks, Recreation and Open Space (PR-1, -2, -3)

Comment: Again, the City demonstrates it prioritizes natural areas and wants to improve the City’s climate resilience, while also ensuring parklands remain high on the list of City features. There are quantifiable actions we will suggest below to make these goals more meaningful, enforceable, and long-lasting.

Response to Comment No. 9-4

The City acknowledges comment, no additional response is needed.

Comment No. 9-5

Page: 1-6 and 1-7

Reference: Biotic Resources, Fire Hazards, and Scenic Resources

Comment: The City has already created overlays to its planning documents that provide protections for ecological resources, acknowledging wildfire areas, and places of high scenic value. We support the continued use of these overlays.

Response to Comment No. 9-5

The City acknowledges comment, no additional response is needed.

Comment No. 9-6

Page: 1-17

Reference: Table 1-6 General Plan Land Uses by Acres and Percent of Total Acres

Comment: Looking at this table demonstrates that the City cherishes its open space areas since 45.8% of the lands are in this land use category. We would be remiss if we didn't mention the two missing open space categories that are within the City and would bump up this category's acreage.

First, the Eastbridge property (formerly Owl Rock) adjacent to CHSP was protected in two phases through transactions co-facilitated by our organization in July 2020 (320 acre) and June 2021(80 acres). Additionally, a portion of the First National Investment Property was protected in August 2021 (320 acres), also co-facilitated by HFE. All 720 acres are in protected status through MRCA within the City of Chino Hills. This should be reflected in both the GPU maps and its tables. (See **Attachment 1**)

Second, the Soquel Canyon Mitigation Bank. It was protected originally by Land Veritas, a company that specializes in mitigation credit programs. This 300+ acre property is in Chino Hills' Soquel Canyon abutting CHSP. There is also a conservation easement over the land, owned by the Rivers and Lands Conservancy. This should be reflected in both the GPU maps and its tables. (See **Attachment 2**)

Response to Comment No. 9-6

The properties identified are currently under the Agricultural/Ranches land use in the General Plan. Staff is closely monitoring the properties that are in the process of becoming state owned for the purposes of expanding Chino Hills State Park. The City will work closely with appropriate agencies to begin converting the properties to open space as part of the next General Plan update. This will further Goal PR-3 Protect and preserve City designated open spaces areas, Action PR-3.1.2 Encourage dedication of open space adjacent to or connecting to the State Park.

Regarding Soquel Canyon Mitigation Bank, which is designated as Agricultural/Ranches, is not considered part of the General Plan update. The City will begin discussions with the property owners regarding the designation of open space and can incorporate as part of the next General Plan update.

Comment No. 9-7

Page: 1-37, -38 and -39

Reference: Goal LU-1: Protect Chino Hills' Natural Environment

Comment: We support all of the proposed actions in LU-1, especially Action LU-1.1.9 (where buffers are created between CHSP and development). This, if implemented consistently, would require all developments to incorporate buffers (and therefore fuel modification zones) within the development area and not within the State Park. Action LU-1.1.11 could be improved by requiring this buffer. Proposed language includes:

Action LU-1.1.11: ~~Use~~ **Require the use of** dedicated open space, as opposed to built barriers, as a buffer between development areas, ~~wherever possible.~~

We also wholly support Action LU-1.1.15, which focuses on the 1:40 zoning in the southeastern portion of the City. This zoning aligns with HFE's acquisition efforts along the eastern ridgeline of CHSP.

We appreciate the inclusion of Action LU-1.2.5 that limits visibility of developments from within CHSP. The Park was created along ridgeline boundaries and this action supports the continued protection of the Park's viewshed and watershed.

Because the City supports its natural areas so much, we encourage the City to strongly consider the inclusion of permanent land use restrictions on its own open space lands, excluding active recreation parks/facilities. Governor Newsom's Executive Order N-82-20 was codified into law by SB 337, which sets a goal to protect 30% of California's lands and coastal waters by 2030 (30x30). City and County open space lands don't meet the threshold to be counted as 30x30 lands since their designation can change at the whim of elected leaders. If the larger blocks of the City's open space land use areas have a recorded deed restriction over it requiring permanent protection in perpetuity (known as durable protection), these lands would contribute to the 30x30 acreages. HFE offers its support to do this should the City want more information. We extend this request for the Tres Hermanos lands also, of which the City is a member of the Tres Hermanos Conservation Authority.

Response to Comment No. 9-7

Regarding Action LU-1.1.11, the use of open space buffers between developments is generally applied, though some developments do not have the opportunity to provide this buffer due to the unique uses, layout, and site design of the project. However, most developments and proposed projects can accommodate open space buffers where there are sensitive uses and are incorporated into the site design. Staff recommends the action to remain as previously stated, as the application of open space buffers cannot be utilized unilaterally to all developments.

Regarding open space, all public open space properties (mostly hillsides) were dedicated to the city, and preserved as open space in perpetuity, restricting any type of development. Public Parks are a separate land use which allows for recreational activities and facilities and are not a part of public open space. Tres Hermanos is managed by a conservation agency through a joint powers' agreement between the Cities of Chino Hills, Diamond Bar, and Industry. The agreement restricts development and preserves the property in its current natural state.

Comment No. 9-8

Page: 1-39

References: Policy LU-2.4: Manage land use plans to ensure high quality, cohesive development. And, Action: LU.2.4.4: Recognize and implement the Tres Hermanos Authority directives for the Tres Hermanos area within Chino Hills.

Comment: To our knowledge no directive exists for high quality, cohesive development on the Tres Hermanos land. Further, the City of Chino Hills Housing Element Update (HEU) 2021-2029 (adopted August 2022) does not identify the Tres Hermanos lands as a potential housing site (See HEU pp. 111-112 and 114- 115 included as **Attachments 3 and 4**). Since these lands were excluded as a housing inventory site, they remain zoned as agriculture / ranches. Further, to include them as a potential "high quality, cohesive development" would be contrary to your HEU and make the GPU and HEU internally inconsistent.

We recommend striking Action LU.2.4.4 altogether:

~~Action: LU.2.4.4: Recognize and implement the Tres Hermanos Authority directives for the Tres Hermanos area within Chino Hills.~~

Response to Comment No. 9-8

The Tres Hermanos Conservation Authority was formed to preserve the land in its natural state and restrict any development from occurring. The City appreciates your observation on the placement of this particular Action under a policy related to development. Therefore, the City proposes to renumber this Action as Action LU-1.2.7, under Policy LU-1.2: Preserve and enhance the aesthetic resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources.

Comment No. 9-9

Page: 3-2

References: HEU pp 111-112 and 114-115

Comment: See Comment #8 above. We again recommend striking Action LU.2.4.4 to make the Chino Hills HEU and GPU internally consistent:

~~Action: LU.2.4.4: Recognize and implement the Tres Hermanos Authority directives for the Tres Hermanos area within Chino Hills.~~

Response to Comment No. 9-9

As noted in Comment 9-8, the Tres Hermanos Conservation Authority was formed to preserve the land in its natural state and restrict any development from occurring. The City appreciates your observation on the placement of this particular Action under a policy related to development. Therefore, the City proposes to renumber this Action as Action LU-1.2.7, under Policy LU-1.2: Preserve and enhance the aesthetic resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources.

Comment No. 9-10

Page: 4-4, also 4-30

References: Vegetation Communities, and Action CN-1.2.4

Comment: We applaud the City for including a thorough list of vegetation communities found within the City. We noticed that the City Municipal Code has a Tree Preservation Ordinance (Chapter 16.90). Thank you for having the foresight to include a Tree Preservation Policy.

We encourage the City to consider adding mitigation ratios to this policy. For example, the neighboring City of Brea recently adopted a Native Tree Preservation Policy and included all native trees on lots greater than ½ acre or commercial properties. Further, Brea was very specific about mitigation ratios. Since the City of Chino Hills is facing invasive pests attacking trees, the City may benefit from additional specificity in its policy regarding replacement ratios. (See **Attachment 5**)

Response to Comment No. 9-10

Chapter 16.90 Tree Preservation identifies protected trees, location of protected trees, process to obtain a tree removal permit, and enforcement regarding illegal removals. This Chapter was last updated in 2020, and a corresponding Administrative Policy was updated and adopted by the City Council in 2020. Administrative Policy Section 3.5 identifies responsible parties for administering procedures and review, and mitigation which also includes replacement ratios for both on-site and off-site replacement.

Comment No. 9-11

Page: 4-11

References: Special Status Animals: Mammals

Comment: Including a list of special status species within the City's GPU helps prioritize wildlife species and their habitat. Thank you for including this section. We noticed the recently listed Southern California sub-species of Mountain Lion (*Puma concolor*) is missing from this list. It has protected status under the California Endangered Species Act (CESA) as of April 21, 2020. (See **Attachment 6**)

Further, special status invertebrates should also be included as they reside within the City of Chino Hills. Specifically, the Crotch's bumblebee (*Bombus crotchii*) has protection as a candidate CESA species (as of June 18, 2019) and Quino Checkerspot Butterfly (*Euphydryas editha quino*) has a petition under review as of January 8, 2025. (See **Attachments 7 & 8**)

Response to Comment No. 9-11

The Biological Resources Technical Report (Appendix I to the SPEIR) addresses Crotch's bumble bee and Quino checkerspot butterfly in Appendix B to the technical report. Both species have low potential to occur. As noted by the commenter, mountain lion is not included in the technical report; at the time the technical report was prepared there were no current local records of mountain lion; further, this species is not included in the California Natural Diversity Database for the project area. While these species may have the potential to occur, all special status plants and animals, whether currently designated with protection status or to be designated in the future, will be evaluated with each new individual development, as outlined in Policy BR-1. Biological Resources. Additional mitigation measures to address and protect species are also provided in the SPEIR. As required by Policy BR-1, applicants for future development projects would include a biological resources assessment to determine where biological resources are present or could be adversely impacted by individual project development and this would cover species such as Crotch's bumble bee, Quino checkerspot butterfly, mountain lion or any presently listed sensitive species or species that become newly regulated at the time of application. In addition, there are also requirements for preparation of wildlife movement studies for any project, including any new or extended roadway, potentially adversely affecting wildlife movement such as mountain lion. If sensitive resources are identified for individual development projects, project-specific mitigation measures to reduce impacts below a level of significance would be required at the time of project processing by the City.

Comment No. 9-12

Page: 4-30

References: Conservation Element Goals, Policies and Actions

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors.

Comment: We support the conservation goals and would ask that the City consider a modification to Action: CN-1.2.1. The City benefited from the years' long effort to connect the Santa Ana Mountains to Chino Hills State Park through the Coal Canyon Wildlife Crossing, which goes underneath the 91 Freeway. As written, CN-1.2.1 limits the City's considerations to just wildlife corridors, when in fact, we believe you mean to be more inclusive based on your document's stated values.

Wildlife corridors are defined as parts of the landscape that allow animals to move between larger areas of intact habitat. Wildlife crossings, on the other hand, include human-built infrastructure like bridges, culverts or tunnels, that aim to reconnect severed/bisected habitat areas. While Action CN-1.2.7 focuses on studies, there is no consideration to correcting severed habitat areas through crossing features.

We propose the following modifications to CN-1.2.1 that make it more broad and therefore more inclusive of retrofitting options where wildlife movement areas have been identified for crossing improvements:

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors **and support actions that reconnect severed habitat areas by retrofitting crossings.**

Response to Comment No. 9-12

As part of new development projects, environmental analysis is required to assess the impact the project may pose to the environment. The environmental review includes technical studies which closely analyze areas recognized by the state as environmental issues of concern. One of the areas of concern is biodiversity and wildlife corridors. Future technical studies will determine the impact of specific projects and include recommended mitigations that will reduce impacts to a less than significant level. It is recommended the action remain as previously proposed. Environmental impacts from development projects are individually investigated, and determinations of preserved habit areas will be made on a project-by-project basis.

Comment No. 9-13

Page: 5-4

References: Carbon Canyon Community Wildfire Protection Plan (CWPP)

Comment: Thank you to the City of Chino Hills and the Chino Valley Fire Department for their support of the Carbon Canyon Fire Safe Council. Partnerships between governmental agencies, fire agencies, parks departments, non-profits, and residents can lead to considerable success.

Based on the CWPP, we support inclusion of additional language here:

The Carbon Canyon Fire Safe Council developed the Carbon Canyon Community Wildfire Protection Plan (CWPP) to identify and prioritize areas for hazardous fuel reduction treatments **and ways residents can reduce ignitions and property losses through personal actions within-for** Carbon Canyon.

Response to Comment No. 9-13

Staff appreciates the clarification regarding the intent of the Carbon Canyon Community Wildfire Protection Plan (CWPP). We find the proposed language accurate and are amenable to the proposed change and will update accordingly.

Comment No. 9-14

Page: 5-25

References: The chaparral and coastal sage plant communities are highly combustible due to volatile oils contained in the plant tissues. And, Vegetation (highly combustible chaparral and similar plant communities that contain high concentrations of volatile oils.)

Comment: This phrasing makes it seem that plants are the issue, when humans igniting wildfires and home locations are actually the issue. While chaparral, once ignited, is highly combustible, the science says that homes ignite easier from ember storms and burn at a higher BTU (British Thermal Unit) than any vegetation ever could. Planning for homes in fire-prone areas is a higher determinant for structure loss than vegetation. (See **Attachment 9**) With this in mind, we propose the following changes:

The chaparral and coastal sage plant communities are ~~highly~~ combustible due to volatile oils contained in the plant tissues, **but take a long time to ignite.**

Vegetation (~~highly~~ combustible chaparral and similar plant communities that contain high concentrations of volatile oils.)

Response to Comment No. 9-14

This section of the General Plan discusses several factors that increase risk for wildfire. Although some are higher than others, it is only intended to identify those areas that could potentially spread or increase wildfire risk, and not the cause of it. Staff recommend the language remain as proposed, as the suggested change is not appropriate modified language.

Comment No. 9-15

Page: 5-25

References: Wildfires in the City pose a high threat to natural resources, structures, and human safety. The high risk posed by fires is due to the combined effects of:

Comment: This framing implies that nature is the problem, when in fact, it's almost always humans causing the wildfires during major wind events. According to the California Wildfire & Forest Resilience Task Force, 100% of fires that occurred during Santa Wind events between 1948-2018 were caused by humans. (See **Attachment 10, pg 3 and 21**) Further, scientists are breaking down the myths regarding Southern California wildfires. (See **Attachments 11 & 12**) Finally, Natural fires—caused by lightning—are very rare. With more than 150 fires tracked in our Wildfire Study, only two were caused by lightning. Therefore, 99.9% of fires were human caused and yet no attribution to this connection appears in the GPU (See **Attachment 13**)

We propose the following addition as a new bullet #1:

- **Humans (with deeper access into natural lands) and Infrastructure (poorly maintained powerlines and roadways without hardened edges)**

Response to Comment No. 9-15

As noted in Response to Comment No. 9-14, this section of the General Plan discusses several factors that increase risk for wildfire. Although some are higher than others, it is only intended to identify those areas that could potentially spread or increase wildfire risk, and not the cause of it. Staff recommend the language remain as proposed, as the suggested change is not appropriate modified language.

Comment No. 9-16

Page: 5-27

References: Carbon Canyon CWPP

Comment: See Comment #13 above about the role of personal responsibility being incorporated into the GPU.

Response to Comment No. 9-16

As noted in Response to Comment No. 9-13, staff appreciates the clarification regarding the intent of the Carbon Canyon Community Wildfire Protection Plan (CWPP). We find the proposed language accurate and are amenable to the proposed change and will update accordingly.

Comment No. 9-17

Page: 5-53

References: Policy S-3.2 – Support greater resilience, redundancy and reliability of local and regional infrastructure and services through collaboration, coordination, and implementation. And, “Action S-3.2.2: Develop education and training resources for property owners and developers for implementing street trees, bioswales, understory planting, and green roofs that provide shading, mitigate wind,

tolerate drought, resist fire, and include fire resistant landscaping areas and street trees, as part of cooling and resilience strategies in public and private spaces. Require the addition of shade structures in public spaces.

Comment: HFE supports the concept of greater resiliency, redundancy, and reliability of all public safety infrastructure. Further, incorporating features that reduce or mitigate urban heat island effects improves the community's adaptability to extreme weather events.

Response to Comment No. 9-17

The City acknowledges comment, no further response is needed.

Comment No. 9-18

Page: 5-54

References: Policy S-3.5 – Develop short-term and long-term strategies to address climate change impacts related to wildfire, extreme heat, flooding, and drought.

Comment: HFE supports all the actions listed under this policy. We were unable to find a Climate Action Plan / Climate Action & Adaptation Plan on the City's website. Should one not exist, completing an inventory of greenhouse gas emissions sectors and strategies can bolster the Safety Element. The City of San Luis Obispo has a nationally award-winning CAP we recommend the City reviewing. (See **Attachment 14**)

Response to Comment No. 9-18

The City engaged in the Greenhouse Gas Reduction Plan in 2021 through San Bernardino Council of Governments (SBCOG), which identified a 35.1% reduction from its 2008 emission levels by 2030. The largest contributor to emissions is on-road transportation, which will be significantly reduced by the state's low carbon fuel standard and other state measures. The city is on track in meeting its goals for greenhouse reduction by 2030 as outlined in the 2021 report. In addition, the San Bernadino Council of Governments is actively working on a regional Climate Action Plan, which the city will be cooperating with the county as part of the plan.

Comment No. 9-19

Page: 5-55

References: Policy S-3.4 Utilize natural and recreational open space and parks to reduce extreme heat and flood impacts.

Comment: HFE supports all of the actions listed under this policy. We would encourage the City to increase the use of native trees under Action S-3.4.1.

Response to Comment No. 9-19

The City acknowledges comment, no further response is needed.

Comment No. 9-20

Page: 5-61

References: Policy S-8.1: Actively collaborate with regional, state, and federal fire agencies to coordinate and implement wildfire mitigation measures and fuel load modifications reduction zones, including load clearing, prescribed burns, fire breaks, livestock grazing, and public and private road clearance, and other mitigation activities for areas proximal to the City.

Comment: Recent fire science from the California Wildfire & Forest Resilience Task Force indicates the use of prescribed burns in Southern California's chaparral ecosystems is not beneficial. The local plant

communities are burning too much and therefore further burns are type converting the native shrub habitat to grasslands, which grow earlier in the season, ignite easier, and spread fire faster. (See **Attachment 10, pg 4, 6, 16, 17, and 19**) Therefore we propose the following modifications:

Policy S-8.1: Actively collaborate with regional, state, and federal fire agencies to coordinate and implement wildfire mitigation measures and fuel load modifications reduction zones, including load clearing, ~~prescribed burns~~, fire breaks, livestock grazing, and public and private road.

Response to Comment No. 9-20

Staff consulted with the Chino Valley Fire District (CVFD) Fire Marshal and was advised to keep the “prescribed burns” in place under this policy. Prescribed burns are not a practice CVFD performs. However, a large portion of the City contains Chino Hills State Park, a state land, and prescribed burns is a commonly used practice by CalFire to mitigate wildfire risk and spread. Staff recommends Policy S-8.1 to remain as proposed.

Comment No. 9-21

Page: 5-62

References: Action S-8.3.10: Establish fire-smart landscaping standards to increase wildfire resistance for landscaping, such as:

- Develop a list of plants that should not be used in landscaping within the Fire Hazard Overlay District, and High and Very High Fire Hazard Severity Zones.

Comment: On the flip side of this, we strongly urge the City to ensure the plant palette includes only California native, drought tolerant plants. Continuing to introduce non-native, invasive, and water intensive plants goes against the City’s sustainability goals. Therefore, we propose the following modifications:

- Develop a list of **California native, drought tolerant** plants that should not be used in landscaping within the Fire Hazard Overlay District, and High and Very High Fire Hazard Severity Zones.

Response to Comment No. 9-21

The intent of Action S-8.3.10 is to develop a list of plants that should not be used in landscaping to reduce fuel load and wildfire risk. California native plants species possess characteristics that make them more fire resistant than non-native plants. In addition, this Action is also implemented through development project Fire Protection Plans (FPP). Each development project located within the Fire Hazard Overlay is required to prepare an FPP and reviewed by Chino Valley Fire District. The FPP will indicate wildfire patterns and risk in the area, implement construction material and practices to reduce risk, and list plant species appropriate to reduce fuel load. Staff recommends leaving Action S-8.3.10 as proposed.

Comment No. 9-22

Page: 6-11

References: Key issues associated with the City’s open space areas include:

- Maintaining the visual quality and rural atmosphere of Chino Hills by protecting the trees, woodland areas, ridgelines, springs, and waterways.
- Protecting large scale natural areas to preserve biological diversity.
- Maintaining wildlife corridors.

- Ensuring developers provide for the long term maintenance and protection of private open spaces.
- Protecting open space resources while still providing ways to utilize these areas for the benefit of the community.

Comment: We support these topics, but encourage the City to incorporate wildlife crossings as some open space areas are already disconnected from other natural lands. This means retrofitting crossings, such as adding culverts to roadways. Consequently, we suggest the following modification:

- Maintaining wildlife corridors **and incorporating wildlife crossings.**

Response to Comment No. 9-22

As stated in Response to Comment No. 9-12, any new development projects require an environmental analysis to assess the impact the project may have on the environment. The environmental review includes technical studies which closely analyze areas recognized by the state as environmental issues of concern. One of the areas of concern is biodiversity and wildlife corridors. Future technical studies will determine the impact and include recommended mitigations that reduce impacts to a less than significant level. It is recommended the action remain as previously proposed. Environmental impacts from development projects are individually investigated, and determinations of preserved habit areas will be made on a project-by-project basis.

Comment No. 9-23

Page: 6-15

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

Comment: We support this goal, and specifically Action PR-1.1.2, which aims for at least five acres of improved public park land per 1,000 residents. Natural areas and public parks are key assets of the City of Chino Hills and it is nice to see it prioritized in the GPU.

Response to Comment No. 9-23

The City acknowledges comment, no further response is needed.

Comment No. 9-24

Page: 6-15

References: Action PR-1.1.6: Maintain shade trees and landscaping that makes parks more comfortable and visually appealing while adapting to extreme heat and drought.

Comment: Again, we encourage the City to use California native trees. We propose the following amendments:

Action PR-1.1.6: Maintain **and plant California native** shade trees and landscaping that makes parks more comfortable and visually appealing while adapting to extreme heat and drought.

Response to Comment No. 9-24

The City features a total of 44 parks, each offering a variety of amenities such as walking trails, pickle ball, basketball courts, and playgrounds. Each park includes vast amount of California native trees, however, additional trees that are low maintenance have also been planted at city parks to provide variety of shade amount, and visual appeal. Most nature park only include native trees; however, invasive plant species are removed from all parks to ensure the health of all trees and plants species.

Comment No. 9-25**Page:** 6-17**References:** Action PR-3.1.1: Promote open space uses that generate revenue while limiting community impacts, such as grazing and/or agricultural production or communication facilities, where appropriate.**Comment:** Parks are economic engines. Park visitors buy gas, groceries, supplies, equipment, and more in communities where parks exist. Therefore, they already generate a revenue stream for the City. Further, a few years back the City held focus groups with community members to ask if parks should be “revenue generators” and the clear consensus was that they should NOT. Parks had inherent value themselves and didn’t need a dual purpose. Additionally, including grazing and agricultural production activities is counter to the City’s goals to protect biodiversity as listed on page 6-11 (See 3. Open Space) “Protecting large scale natural areas to preserve biological diversity” since this removes the plant and animal communities the City has stated it supports. We suggest removal of this Action entirely:

~~Action PR 3.1.1: Promote open space uses that generate revenue while limiting community impacts, such as grazing and/or agricultural production or communication facilities, where appropriate.~~

Response to Comment No. 9-25

The City features a vast amount of open space, which can become very costly to maintain. Promoting revenue sources such as grazing and communication facilities help offset some of the cost to maintain the open space areas and reduce fuel loads for wildfire risks during fire season. As the City currently contracts with grazing contractors and contains license agreements with communication facilities located in open space, removing Action PR-3.1.1 for potential future or current open space revenue streams can negatively impact maintenance for open space areas.

Comment No. 9-26**Page:** 6-18**References:** Action PR-3.2.4: Continue to implement local, state, and federal policies that protect the natural springs and waterways, and wildlife habitats and corridors.**Comment:** As noted above there is a difference between wildlife corridors and wildlife crossings. The first connects existing natural lands together, while the second is a retroactive fix to a planning error. This is why we propose going broader with PR-3.2.24 with the following language:Action PR-3.2.4: Continue to implement local, state, and federal policies that protect the natural springs and waterways, and wildlife habitats and corridors **wildlife movement areas**.Response to Comment No. 9-26

As stated in Response to Comment No. 9-12 and 9-22, each development project is required to perform an environmental review and analysis to determine the impact proposed project has on the environment. The environmental review, technical studies, and mitigations required to offset impacts follow all local, state, and federal policies regarding natural springs, water ways, and wildlife habits and corridors. Recommendation is to keep the previously proposed action.

Comment No. 9-27**Page:** 4**References:** Parks Section

Comment: We appreciate the inclusion of parks in the report as they bring an affordable activity option to residents in economically disadvantaged communities.

Response to Comment No. 9-27

The City acknowledges comment, no further response is needed.

Closing Statement

Thank you for the opportunity to comment on the City's GPU. Should you have any questions about our feedback, I can be reached at: (714) 996-1572.

III. ADDITIONS AND CORRECTIONS

1. INTRODUCTION

This section of the Final SPEIR provides changes to the Draft SPEIR that have been made to revise, clarify, or correct the environmental impact analysis for the Chino Hills General Plan Update. Such changes are the result of proposed refinements to the project proposed by the public and agency comments received in response to the Draft SPEIR, and/or additional information that has become available since publication of the Draft SPEIR. The changes described in this section do not result in any new significant environmental impacts or a substantial increase in any significant impacts identified in the Draft SPEIR.

This section is divided into two parts: **Section III.A, Corrections and Additions to the Draft SPEIR Sections and Appendices**; and **Section III.B, Effect of Corrections and Revisions**.

A. Corrections and Additions to the Draft SPEIR Sections and Appendices

These revisions, clarifications, and corrections are the result of the responses to public and agency comments received on the Draft EIR, new information that has become available since publication of the Draft EIR, or due to recognition of inadvertent errors or omissions. Deletions are shown in ~~strikethrough~~ text and additions are shown in underlined text. Such changes are presented in this EIR section.

I. Introduction

No corrections or additions have been made to this section of the Draft SPEIR.

II. Executive Summary

No corrections or additions have been made to this section of the Draft SPEIR.

Section II. Executive Summary, Table II-1, page II-3, Level of Significance Column, first sentence related to Impact A-1, is revised as follows:

~~Less than Significant~~ No Impact

Section II. Executive Summary, Table II-1, page II-3, Level of Significance Column, first sentence related to Impact A-4, is revised as follows:

Less than Significant with Mitigation for RHNA Sites
Less than Significant for Other Updates

Section II. Executive Summary, Table II-1, page II-4, Level of Significance Column, first sentence related to Impact B-1, is revised as follows:

Significant and Unavoidable for RHNA Sites
Less than Significant for Other Updates

Section II. Executive Summary, Table II-1, page II-4, Level of Significance Column, first sentence related to Impact B-2, is revised as follows:

Significant and Unavoidable for RHNA Sites
Less than Significant for Other Updates

Section II. Executive Summary, Table II-1, page II-4, Level of Significance Column, first sentence related to Impact B-3, is revised as follows:

Significant and Unavoidable for RHNA Sites
Less than Significant for Other Updates

Section II. Executive Summary, Table II-1, page II-29, Mitigation Measures Column, add Mitigation Measure BR-2 as follows:

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.

Section II. Executive Summary, Table II-1, page II-30, Level of Significance Column, first sentence related to Impact C-6, is revised as follows:

No Impact for RHNA Sites
Less than Significant for Other Updates

Section II. Executive Summary, Table II-1, page II-32, Level of Significance Column, first sentence related to Impact E-2, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-32, Comparison of GPU SPEIR to 2022 Housing Element MND Column, first sentence related to Impact E-2, is revised as follows:

Similar Reduced

Section II. Executive Summary, Table II-1, page II-32, Level of Significance Column, first sentence related to Impact E-3, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-32, Comparison of GPU SPEIR to 2022 Housing Element MND Column, first sentence related to Impact E-3, is revised as follows:

~~Similar~~ Reduced

Section II. Executive Summary, Table II-1, page II-33, Level of Significance Column, first sentence related to Impact E-4, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-33, Comparison of GPU SPEIR to 2022 Housing Element MND Column, first sentence related to Impact E-4, is revised as follows:

~~Similar~~ Reduced

Section II. Executive Summary, Table II-1, page II-33, Level of Significance Column, first sentence related to Impact E-6, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-41, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact F-2, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-41, Comparison of GPU SPEIR to 2022 Housing Element MND Column, first sentence related to Impact F-2, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-41, Level of Significance Column, first sentence related to Impact G-1, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-42, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact G-2, is revised as follows:

~~Similar~~ Reduced

Section II. Executive Summary, Table II-1, page II-42, Level of Significance Column, first sentence related to Impact G-2, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-42, Level of Significance Column, first sentence related to Impact G-3, is revised as follows:

~~Less than Significant Impact~~ No Impact

Section II. Executive Summary, Table II-1, page II-42, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact G-5, is revised as follows:

~~Similar~~ Reduced

Section II. Executive Summary, Table II-1, page II-43, Level of Significance Column, first sentence related to Impact G-6, is revised as follows:

~~Less than Significant Impact~~ No Impact

Section II. Executive Summary, Table II-1, page II-43, Level of Significance Column, first sentence related to Impact G-7, is revised as follows:

~~Less than Significant Impact~~ No Impact

Section II. Executive Summary, Table II-1, page II-43, Level of Significance Column, first sentence related to Impact G-8, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-43, Level of Significance Column, first sentence related to Impact G-9, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-44, Level of Significance Column, first sentence related to Impact G-10, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-44, Level of Significance Column, first sentence related to Impact G-11, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-45, Level of Significance Column, first sentence related to Impact H-3, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-46, Level of Significance Column, first sentence related to Impact H-4, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-46, Level of Significance Column, first sentence related to Impact I-1, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-46, Level of Significance Column, first sentence related to Impact I-2, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-47, Level of Significance Column, first sentence related to Impact J-1, is revised as follows:

Construction - Less than Significant with Mitigation for RHNA Sites
No Impact for Other Updates
Operation – Less than Significant

Section II. Executive Summary, Table II-1, page II-48, Environmental Impact Column, Impact number is as follows:

Impact J-1:
Impact K-1

Section II. Executive Summary, Table II-1, page II-48, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact K-1, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-48, Comparison of GPU SPEIR to 2022 Housing Element MND Column, first sentence related to Impact K-1, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-48, Level of Significance Column, first sentence related to Impact I-2, is revised as follows:

Less than Significant Impact for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-48, Environmental Impact Column, Impact number is as follows:

Impact J-2:
Impact K-2

Section II. Executive Summary, Table II-1, page II-48, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact K-1, is revised as follows:

~~Reduced~~ Similar

Section II. Executive Summary, Table II-1, page II-48, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact K-1, is revised as follows:

~~Similar~~ Reduced

Section II. Executive Summary, Table II-1, page II-48, Environmental Impact Column, Impact number is as follows:

Impact ~~K~~-1:

Impact L-1

Section II. Executive Summary, Table II-1, page II-48, Level of Significance Column, first sentence related to Impact L-1, is revised as follows:

Less than Significant with Mitigation for RHNA Sites

Less than Significant for Other Updates

Section II. Executive Summary, Table II-1, page II-49, Environmental Impact Column, Impact number is as follows:

Impact ~~K~~-2:

Impact L-2

Section II. Executive Summary, Table II-1, page II-50, Environmental Impact Column, Impact number is as follows:

Impact ~~K~~-3:

Impact L-3

Section II. Executive Summary, Table II-1, page II-50, Comparison of GPU SPEIR to 2022 Housing Element MND Column, first sentence related to Impact K-1, is revised as follows:

~~Similar~~ Reduced

Section II. Executive Summary, Table II-1, page II-50, Environmental Impact Column, Impact number is as follows:

Impact ~~K~~-4:

Impact L-4

Section II. Executive Summary, Table II-1, page II-51, Level of Significance Column, first sentence related to Impact L-1, is revised as follows:

Less than Significant Impact for RHNA Sites

No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-51, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact K-1, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-52, Mitigation Measures Column, first sentence related to Impact N-2, is revised as follows:

No Applicable Mitigation Measures For Site #4
None Required

Section II. Executive Summary, Table II-1, page II-52, Level of Significance Column, first sentence related to Impact N-2, is revised as follows:

Site #4: Significant and Unavoidable Impact
Less than Significant

Section II. Executive Summary, Table II-1, page II-52, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact N-3, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-52, Comparison of GPU SPEIR to General Plan DEIR 2015 Column, first sentence related to Impact N-4, is revised as follows:

~~Similar~~ Greater

Section II. Executive Summary, Table II-1, page II-52, Level of Significance Column, first sentence related to Impact O-2, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-53, Level of Significance Column, first sentence related to Impact O-3, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-53, Level of Significance Column, first sentence related to Impact O-4, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-53, Level of Significance Column, first sentence related to Impact O-5, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-53, Level of Significance Column, first sentence related to Impact O-6, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-54, Level of Significance Column, first sentence related to Impact O-7, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-54, Level of Significance Column, first sentence related to Impact O-8, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

Section II. Executive Summary, Table II-1, page II-54, Level of Significance Column, first sentence related to Impact O-9, is revised as follows:

Less than Significant for RHNA Sites
No Impact for Other Updates

III. Project Description

Section III. Project Description, page III-5, first complete paragraph, first sentence is revised as follows:

This Subsequent Program EIR (SPEIR) analyzes RHNA housing opportunity sites 1 through 7 (Appendix C includes site specific plan for Site #4) on a site specific level and sites 8 through 11 on a program-level provides a program- (Sites 1, 2, 5-11) and project-level (Sites 3 and 4, Appendix C includes specific site plans) CEQA 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).

Section III. Project Description, page III-9, first complete paragraph, under subheading 1) “Lower Income” Very High Density RHNA Sites – Site Specific Analysis, is revised as follows:

As discussed above, this SPEIR provides a program- and project-level 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 site specific analysis for “low income” Sites 1 through 7, and program-level for “moderate income” Sites 8 and 9 and “above moderate income” Sites 10 and 11 a program-level analysis for Sites 1-2 of the “lower income” sites and Sites 5-11 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. (Reference **Table III-3**, Sites 1-7, above.)

IV.A. Aesthetics

Section IV.A. Aesthetics, page IV.A-18, revise first paragraph after the subtitle Proposed General Plan Amendments and Rezone Sites as follows:

Based on the above, similar to the General Plan EIR 2015 findings, implementation of the GPU would result in ~~a less than significant~~ no impacts related to scenic vistas.

Section IV.A. Aesthetics, page IV.A-18, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

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 no impacts would ~~be less than significant~~ occur.

Section IV.A. Aesthetics, page IV.A-18, revise first paragraph after Other Updates to General Plan Elements, Zoning Code/Map and Specific Plan Amendments as follows:

Land Use Element update includes map and text changes and Zoning Code/Map (including Objective Design Standards) and Shoppes and The Commons 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.

Section IV.A. Aesthetics, page IV.A-27, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

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. 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.

IV.B. Air Quality

Section IV.B. Air Quality, page IV.B-31, revise the first sentence after the subtitle Comparison of Significance to the General Plan EIR 2015 (bottom of the page) as follows:

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

Section IV.B. Air Quality, page IV.B-32, revise the last sentence in the paragraph under the subtitle Comparison of Significance to the 2022 Housing Element Update MND (top of the page) as follows:

In addition, the proposed Objective Design standards would not result in adverse impacts ~~on population and housing~~ related to consistency with the AQMP.

IV.B. Air Quality, page IV.B-44, revise the first sentence after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

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 less-than-significant cumulative impacts related to air quality.

IV.C. Biological Resources

Section IV.C. Biological Resources, page IV.C-34, add the following sentence after the first complete paragraph as follows:

With Mitigation Measures BR-1 (applying to all sites) and BR-2 (applying to sites 1, 3, 4, 5, 8, 9, 10 and 11), impacts to candidate, sensitive, or special status species would be less than significant.

Section IV.C. Biological Resources, page IV.C-37, revise the third complete paragraph as follows:

Policy 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. 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 Measure BR-2 (applying to sites 1, 3, 4, 5, 8, 9, 10, and 11) should be applied to the sites once the plan for development for the particular site is known and entitlements are sought. Mitigation Measure BR-2 only applies to the sites noted within the measure. With mitigation measure BR-2, impacts to riparian habitats would be less than significant.

Section IV.C. Biological Resources, page IV.C-39, revise the paragraph under the subheading Comparison of Significance to the 2022 Housing Element Update MND as follows:

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 the Mitigation Measure BR2 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.

Section IV.C. Biological Resources, page IV.C-40, revise the fourth paragraph under the subheading RHNA Housing Opportunity Sites as follows:

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. Regardless of the inclusion of Policies BR-1 and BR-2 under the GPU, the results of a more detailed assessment of the housing opportunity sites indicate that Mitigation Measure 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-2 only applies to the sites noted within the measure.

Section IV.C. Biological Resources, page IV.C-42, revise the fourth paragraph under the Comparison of Significance to the 2022 Housing Element Updated MND as follows:

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 state or federal wetlands. However, unlike the 2022 Housing Element Update MND findings, the results of the more detailed assessment of the RHNA sites indicate that the Mitigation Measure BR2 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 wetlands.

Section IV.C. Biological Resources, page IV.C-45, add the following sentences to the end of the first full paragraph as follows:

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. Regardless, 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.

Section IV.C. Biological Resources, page IV.C-45, replace the following sentence after the third complete paragraph as follows:

Therefore, similar to the findings of the General Plan EIR 2015, potential impacts to wildlife movement and established wildlife corridors are less than significant. Regardless, 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. Therefore, the project would not 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. With Mitigation Measures BR-1 and BR-2, impacts to wildlife movement and wildlife corridors would be less than significant.

Section IV.C. Biological Resources, page IV.C-46, revise second sentence of the first paragraph after the subtitle 2022 Housing Element Update MND Impact Conclusions as follows:

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~~ wildlife movement and wildlife corridors.

Section IV.C. Biological Resources, page IV.C-49, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Therefore, ~~similar to~~ unlike the General Plan EIR 2015 no impact findings, ~~the GPU would not results~~ in impacts to tree preservation ordinances or other policies protecting biological resources under the GPU and impacts would be less than significant.

Section IV.C. Biological Resources, page IV.C-52, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, ~~similar to~~ unlike the General Plan EIR 2015 less than significant findings, implementation of the GPU would not result in cumulative impacts related to biological resources.

Section IV.C. Biological Resources, page IV.C-53, revise second sentence of the first paragraph after the Level of Significance After Mitigation as follows:

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.

IV.D. Cultural Resources

Section IV.D. Cultural Resources, page IV.D-32, after the subtitle 2022 Housing Element Update MND Impact Conclusions insert the following sentence after the first sentence:

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.

Section IV.D. Cultural Resources, page IV.D-40, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would ~~not~~ result in less than significant cumulative impacts related to cultural resources.

Section IV.D. Cultural Resources, page IV.D-40, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

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 less than significant cumulative impacts related to cultural or tribal cultural resources.

Section IV.D. Cultural Resources, page IV.D-40, revise first paragraph after the title Level of Significance After Mitigation as follows:

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. 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. In addition, with required AB 52 consultation, impacts related to tribal cultural resources would be less than significant and no mitigation would be required.

IV.E. Geology/Soils

Section IV.E. Geology/Soils, page IV.E-31, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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.

Section IV.E. Geology/Soils, page IV.E-33, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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.

Section IV.E. Geology/Soils, page IV.E-35, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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.

Section IV.E. Geology/Soils, page IV.E-39, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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.

Section IV.E. Geology/Soils, page IV.E-43, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not result in less than significant cumulative impacts related to geological, seismic, or soil conditions; ~~or paleontological resources and erosion.~~ implementation of the GPU would require mitigation to reduce potential cumulative impacts to paleontological resources at the RHNA housing sites to less-than-significant levels, which would be greater than the 2015 General Plan EIR less than significant findings.

Section IV.E. Geology/Soils, page IV.E-44, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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.

Section IV.E. Geology/Soils, page IV.E-44, revise second paragraph after the title Level of Significance After Mitigation as follows:

~~Similar to~~ Unlike the findings of the 2022 Housing Element Update MND less than significant impacts, 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.F. Greenhouse Gas

Section IV.F. Greenhouse Gas Emissions, page IV.F-25, revise the paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 (top of page) as follows:

~~Similar to~~ Unlike the findings of no impact for 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~~ have less than significant impacts with regard to conflicts with plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases.

Section IV.F. Greenhouse Gas Emissions, page IV.F-25, revise the paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND findings of no impact, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would ~~not~~ result in less-than-significant impacts related to conflicts with 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~~ also result in ~~adverse impacts to~~ less-than-significant impacts related to conflicts with plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases.

Section IV.F. Greenhouse Gas Emissions, page IV.F-25, revise the last sentence of the paragraph after the subtitle General Plan EIR 2015 Impact Conclusions (middle of the page) as follows:

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~~ a less-than-significant cumulative impact.

Section IV.F. Greenhouse Gas Emissions, page IV.F-26, revise the paragraph after the subtitle Level of Significance After Mitigation (bottom of the page) as follows:

Similar to the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND, implementation of the GPU and implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would not result in less than significant impacts with regard to greenhouse gas emissions. No mitigation would be required.

IV.G. Hazards and Hazardous Materials/Wildfire

Section IV.G. Hazards and Hazardous Materials/Wildfire, page IV.G-37, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, ~~similar to~~ unlike the 2015 General Plan EIR findings of less than significant with mitigation, 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.

Section IV.G. Hazards and Hazardous Materials/Wildfire, page IV.G-39, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, similar to the 2015 General Plan EIR findings, no impacts to schools related to hazardous emissions and handling of hazardous materials would be less than significant occur for the GPU.

Section IV.G. Hazards and Hazardous Materials/Wildfire, page IV.G-44, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, similar to the 2015 General Plan EIR findings, implementation of the GPU would not impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan and no impacts would be less than significant occur.

Section IV.G. Hazards and Hazardous Materials/Wildfire, page IV.G-51, revise first paragraph after title Level of Significance After Mitigation as follows:

~~Similar to the findings of the 2015 General Plan EIR, i~~Impacts of the GPU related to hazards, hazardous materials, and wildfire would be less than significant and no mitigation measures would be required. There would be no impacts of the GPU related to hazards, hazardous materials being released within one-quarter mile of a school or impairing implementation of or physically interfere with an adopted emergency response or emergency evacuation plan. 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.

IV.H. Hydrology and Water Quality

Section IV.H. Hydrology and Water Quality, page IV.H-7, revise second complete paragraph as follows:

~~All Site 2 of the potential development sites is located in Zone AE, a Special Flood Hazard Area, as designated by FEMA. Zone AE has a one percent annual chance flood also referred to as the base flood or 100-year flood. Site 4 of the potential development sites is located in Zone D, which are areas with possible but undetermined flood hazards as designated by FEMA. The remainder of the potential development sites are located within Flood Zone X, outside of the 0.2 percent annual chance floodplain as designated by FEMA.~~

Section IV.H. Hydrology and Water Quality, page IV.H-26, revise last sentence of the first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

No evaluation of the potential for release of pollutants as a result of flooding was included in the General Plan ~~2010~~ 2015 EIR; therefore, no comparison to previous significance conclusions can be made.

Section IV.H. Hydrology and Water Quality, page IV.H-29, revise last sentence of the first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

No evaluation of the potential for conflict with water quality control plans or sustainable groundwater management plans was included in the General Plan ~~2010~~ 2015 EIR; therefore, no comparison to previous significance conclusions can be made.

Section IV.H. Hydrology and Water Quality, page IV.H-32, revise first paragraph after the title Level of Significance as follows:

Similar to the findings of the 2015 General Plan EIR, no impacts of the GPU related to hydrology and water quality would be less than significant and no mitigation measures would be required violating any water quality standards or waste discharge requirements would occur. Implementation of the GPU would have a less-than-significant impact on groundwater supplies. In addition, the 2015 General Plan EIR Mitigation Measure HWQ-1 would not be required. As such,

the impact to groundwater supplies under the GPU would be reduced as compared to the 2015 General Plan. Similar to the 2015 General Plan EIR findings, implementation of the GPU would not substantially alter the existing drainage patterns and 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.

IV.I. Land Use and Planning

Section IV.I. Land Use and Planning, page IV.I-21, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

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 no impacts would be less than significant occur.

IV.J. Noise

Section IV.J. Noise, page IV.J-31, Construction Noise, revise the first paragraph after the subtitle General Plan 2015 Impact Conclusions as follows:

The General Plan EIR 2015 determined that cumulative impacts from construction and operational noise would be less than significant. However, 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~~ lack of City of City Building standards to regulate vibration from construction activities, impacts from construction noise and cumulative impacts from construction vibration would be significant and unavoidable less than significant with mitigation N-1.

Section IV.J. Noise, page IV.J-34, Construction Noise, revise the first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Similar to the findings of the General Plan EIR 2015, cumulative impacts from ~~transportation operational~~ operational noise levels (i.e., transportation and stationary noise sources) would be less than significant. ~~Based on the above, similar to~~ However, unlike the General Plan EIR 2015 findings of ~~less-than-significant with mitigation,~~ 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 result in significant and unavoidable cumulative impacts related to construction noise. In addition, while the General Plan EIR 2015 found that cumulative construction vibration would be reduced to less-than-significant levels through mitigation, implementation of the GPU would result in significant and unavoidable impacts related to construction vibration.

Section IV.J. Noise, page IV.J-32, Construction Noise, revise second complete paragraph as follows:

~~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.~~

However, all future projects under the 2024 General Plan Update, including RHNA Housing Opportunity Sites, would all be subject to applicable noise standards (e.g., Chino Hills Municipal Code, Section 16.48.020 Noise). Furthermore, due to attenuation of noise over distance and the presence of physical barriers (i.e., intervening buildings and topography), noise due to construction of other projects would not meaningfully combine with future development under the Project to produce a cumulative noise effect during construction. In addition, mitigation measures NOI-1 through NOI-6 are provided to minimize construction noise at adjacent land uses. With these noise reduction measures; construction noise impacts would be less than significant. Because construction noise impacts with respect to relevant standards and mitigation measures provided to reduce impacts to less than significant, the project would not contribute to cumulative exceedances of noise standards, and its incremental effect would be less than significant.

Section IV.J. Noise, page IV.J-33, Groundborne Vibration, revise first complete paragraph, as follows:

The construction of future development projects considered by the GPU would produce temporary vibration impacts. However, the construction-related vibration impact would be less than significant and unavoidable with respect to City relevant noise standards. 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. Further, the Chino Hills Municipal Code stipulates that its “unlawful to cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located.” In addition, the Code states that a “temporary permit for creating the vibration” needs to be acquired from the City if the vibration is presumed “to be more than 0.05 inch per second RMS vertical velocity.” 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. However, foreseeable individual development projects under the GPU would not be close enough to one another to create a combined excessive generation of groundborne vibration. 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 groundborne vibration impact of the GPU would be significant and unavoidable less than significant.

Section IV.J. Noise, page IV.J-34, revise paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Similar to the findings of the General Plan EIR 2015, cumulative impacts from transportation operational noise levels (i.e., transportation and stationary noise sources) would be less than significant. Based on the above, However, unlike the General Plan EIR 2015 findings of less-than-significant with mitigation, 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 result in significant and unavoidable cumulative impacts related to

construction noise. In addition, while the General Plan EIR 2015 found that cumulative construction vibration would be reduced to less-than-significant levels through mitigation, implementation of the GPU would result in significant and unavoidable impacts related to construction vibration.

Section IV.J. Noise, page IV.J-34, revise the first two sentences of the paragraph after the subtitle Level of Significance After Mitigation as follows:

Similar to the findings of the General Plan EIR 2015 and the 2022 Housing Element Update MND, impacts from ~~transportation~~ operational noise levels (i.e., transportation 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 noise impacts with implementation of **MMs NOI-1** through **NOI-6**.

IV.K. Population and Housing

Section IV.K, Population and Housing, page IV.K-1, revise the last sentence of the first paragraph under the subtitle General Plan EIR 2015 Analysis and Conclusions (top of the page) as follows:

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~~ no impacts.

Section IV.K, Population and Housing, page IV.K-1, revise the last sentence of the second paragraph under the subtitle General Plan EIR 2015 Analysis and Conclusions (top of the page) as follows:

As such, the General Plan EIR 2015 determined that no impacts related to displacement would ~~be less than significant~~ occur.

Section IV.K, Population and Housing, page IV.K-21, revise the first sentence under the first full paragraph under Table IV.K-5 (Project Comparison to SCAG Growth Forecast) subtitle as follows:

Furthermore, the project does not propose any development other than Site 4, Western Hills Golf Course.

Section IV.K, Population and Housing, page IV.K-22, revise the sentence under the subtitle Comparison of Significance to the General Plan EIR 2015 (top of the page) as follows:

Based on the above, ~~similar to~~ unlike the General Plan EIR 2015 findings of no impact, implementation of the GPU would ~~not~~ result in less-than-significant impacts related to population, housing, or employment ~~and impacts would be less than significant~~.

Section IV.K, Population and Housing, page IV.K-22, revise the first sentence under the subtitle Comparison of Significance to the 2022 Housing Element Update MND (top of the page) as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND findings of less-than-significant impacts, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would ~~not~~ result in no significant impacts related to population, housing, or employment and impacts would be less than significant.

Section IV.K, Population and Housing, page IV.K-22, revise the last sentence under the subtitle General Plan EIR 2015 Impact Conclusions (middle of the page) as follows:

As such, the General Plan EIR 2015 determined that no impacts related to displacement would ~~be less than significant~~ occur.

Section IV.K, Population and Housing, page IV.K-23, revise the sentence under the subtitle Comparison of Significance to the General Plan EIR 2015 (bottom of the page) as follows:

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~~ similar to the General Plan EIR 2015 findings of ~~less than significant~~ no impacts.

Section IV.K, Population and Housing, page IV.K-23, revise the sentence under the subtitle Comparison of Significance to the 2022 Housing Element Update MND (bottom of the page) as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND findings of ~~less than significant~~, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would ~~not~~ result in ~~significant~~ no impacts related to displacement of people or housing. In addition, the proposed Objective Design standards would not result in adverse impacts on displacement of people or housing ~~and impacts would be less than significant~~.

IV.L. Public Services

Section IV.L.1 Public Services-Fire Protection, page IV.L.1-15, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

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 impacts would be less than significant ~~impacts would not occur~~. In addition, the proposed Objective Design standards will not result in adverse impacts related to fire protection services.

Section IV.L.1 Public Services-Fire Protection, page IV.L.1-15, add the subheading under Mitigation Measures follows:

Mitigation Measures:

Mitigation Measures from 2015 General Plan EIR:

Section IV.L.1 Public Services-Fire Protection, page IV.L.1-16, at the top of the page, after Mitigation Measure PS-2, add the subheading and text as follows:

New GPU Mitigation Measures:

None required.

Section IV.L.1 Public Services-Fire Protection, page IV.L.1-17, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar~~ unlike to the 2022 Housing Element Update MND less than significant 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.

Section IV.L.1 Public Services-Fire Protection, page IV.L.1-17, revise second paragraph after the title Level of Significance After Mitigation as follows:

Similar to the findings of the 2022 Housing Element Update MND, less than significant ~~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.

Section IV.L.2 Public Services-Police Protection, page IV.L.2-8, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, unlike ~~similar to~~ the 2022 Housing Element Update MND less than significant 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.

Section IV.L.2 Public Services-Police Protection, page IV.L.2-10, revise first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, unlike ~~similar to~~ the General Plan EIR 2015 less than significant findings with mitigation incorporated, implementation of the GPU would not result in cumulative impacts related to police protection.

Section IV.L.2 Public Services-Police Protection, page IV.L.2-10, revise first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, unlike ~~similar to~~ the 2022 Housing Element Update MND less than significant 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.

Section IV.L.2 Public Services-Police Protection, page IV.L.2-10 and IV.L.2-11, revise the two paragraphs after title Level of Significance After Mitigation as follows:

~~Similar to~~ Unlike the less than significant findings with mitigation incorporated 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~~ Unlike the less than significant 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.

Section IV.L.3 Public Services-Schools, page IV.L.3-6, revise the last sentence of the first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

As such, the General Plan EIR 2015 found that impacts to school services would ~~not be significant~~ less than significant.

Section IV.L.3 Public Services-Schools, page IV.L.3-8, revise first sentence of the first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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~~ no impacts would not occur.

Section IV.L.3 Public Services-Schools, page IV.L.3-10, revise the first paragraph after the subtitle Comparison of Significance to the General Plan EIR 2015 as follows:

Based on the above, ~~similar to~~ unlike the General Plan EIR 2015 less than significant findings, implementation of the GPU would not result in cumulative impacts related to impact student generation or school enrollment within the City.

Section IV.L.3 Public Services-Schools, page IV.L.3-10, revise the first paragraph after the subtitle Comparison of Significance to the 2022 Housing Element Update MND as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND less than significant 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.

Section IV.L.3 Public Services-Schools, page IV.L.3-10, revise the two paragraphs after Level of Significance After Mitigation as follows:

Similar to the findings of the General Plan EIR 2015, ~~there would be no~~ impacts to school services would be less than significant under the GPU. No mitigation measures are necessary.

~~Similar to~~ Unlike the less than significant 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.

Section IV.L.4 Public Services-Other Public Facilities, page IV.L.4-9, revise the two paragraphs after Level of Significance After Mitigation as follows:

Similar to the findings of the 2015 General Plan EIR, impacts of the GPU on other public services would ~~be less than significant~~ not have an impact and no mitigation measures would be required.

~~Similar to~~ Unlike the less than significant 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.M. Recreation

Section IV.M, Recreation, page IV.M.22, revise the first two sentences of the paragraphs under the subtitle Comparison of Significance to the 2022 Housing Element Update MND (middle of the page) as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND findings of less-than-significant cumulative impacts, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would ~~not~~ result in no cumulative impacts related to parks and recreational facilities.

IV.N. Transportation/Traffic

Section IV.N, Transportation, page IV.N.19, revise the sentence under the subtitle Comparison of Significance to the General Plan EIR 2015 (bottom of the page) as follows:

Based on the above, ~~similar to~~ unlike the 2015 General Plan EIR findings of no impact, implementation of the GPU would ~~not~~ result in ~~new less-than-significant impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances and impacts would be less than significant.~~

Section IV.N, Transportation, page IV.N.32, revise under the subtitle Mitigation Measures as follows:

No feasible mitigation measures are available for Site #4.

None required for all other sites.

Section IV.N, Transportation, page IV.N.32, add and revise text under Mitigation Measures as follows:

Mitigation Measures:

No feasible mitigation measures are available for Site #4.

None required for all other sites.

Section IV.N, Transportation, page IV.N.33, revise the first paragraph under the subtitle RHNA Housing Opportunity Sites as follows:

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 site specific analysis for “low income” Sites 1 through 7, and program-level for “moderate income” Sites 8 and 9 and “above moderate income” Sites 10 and 11 a program (Sites 1, 2, 5-11) and project level (Sites 3 and 4). ~~The CEQA analysis 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.~~

Section IV.N, Transportation, page IV.N.34, revise the first full paragraph u as follows:

The GPU is a tool to guide development in the City and no specific development is proposed for “low income” Sites 1 through 3 and 5 through 7, “moderate income” Sites 8 and 9, and “above moderate income” Sites 10 and 11. ~~Site 1, The Shoppes II, and Site 2, Community Park Overflow, Site 3, Los Serranos Golf Course, (of the “lower income” sites and Site 5, Wang (High Density), Site 6, The Shoppes, and Site 7, and 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~~ Specific development is proposed for Site 4, Western Hills Golf Course, are which is discussed in more detail below. As such, details regarding future development for Site 1, The Shoppes II, Site 2, Community Park Overflow, Site 3, Los Serranos Golf Course, 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.

Section IV.N, Transportation, page IV.N.34, the following text under Site 3-Los Serranos Golf Course, including the subheading Site 3-Los Serranos Golf Course is deleted as follows:

~~**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.¹ 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.

Section IV.N, Transportation, page IV.N.37, revise the sentence under the subtitle Comparison of Significance to the General Plan EIR 2015 (top of the page) as follows:

Based on the above, ~~similar to~~ unlike the 2015 General Plan EIR findings of no impact, implementation of the GPU would ~~not~~ result in less-than-significant impacts with regard to any geometric design features that would substantially increase hazards related to traffic movement, mobility, or pedestrian accessibility ~~and impacts would be less than significant~~.

Section IV.N, Transportation, page IV.N.39, revise the sentence under the subtitle Comparison of Significance to the General Plan EIR 2015 (middle of the page) as follows:

Based on the above, ~~similar to~~ unlike the 2015 General Plan EIR findings of no impact, implementation of the GPU would ~~not~~ result in less-than-significant inconsistencies with or ~~in~~ impacts to emergency access ~~and impacts would be less than significant~~.

¹ *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.*

IV.O. Utilities

Section IV.O.1. Utilities-Water, page IV.O.1-22, revise the first two sentences of the paragraph under subtitle Comparison of Significance to the 2022 Housing Element Update MND (top of page) as follows:

Based on the above, ~~similar to~~ unlike the 2022 Housing Element Update MND findings of no impact, implementation of the Housing Element by amending the Zoning Map/Code and corresponding General Plan Elements would ~~not~~ result in less-than-significant cumulative impacts related to water infrastructure and water supplies.

Section IV.O.2. Utilities-Wastewater, pages IV.O.2-13—IV.O.2-14, revise the sentence under subtitle Comparison of Significance to the 2022 Housing Element Update MND that starts on the bottom of page IV.O.2-12 and continues to the top of page IV.O.2-13 as follows:

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 less-than-significant cumulative impacts related to wastewater generation and facilities.

Section IV.O.3. Utilities-Solid Waste, page IV.O.3-13, revise the last sentence of the paragraph under the subtitle General Plan EIR 2015 Impact Conclusions as follows:

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 would be less than significant.

Section IV.O.3. Utilities-Solid Waste, page IV.O.3-14, revise the first complete paragraph's last two sentences as follows:

~~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 City currently meets the AB 939 requirements and is working to further reduce waste entering landfills to meet future mandates. 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). Anticipated solid waste generated by cumulative growth projected by the proposed project would be able to be accommodated by the regional landfills that serve the City. Accordingly, the proposed project would not cause a cumulatively considerable impact related to solid waste generation.~~

V. Other CEQA Considerations

No corrections or additions have been made to this section of the Draft SPEIR.

VI. Preparers Of The EIR

No corrections or additions have been made to this section of the Draft SPEIR.

VII. References

No corrections or additions have been made to this section of the Draft SPEIR.

Appendix A through Appendix O

No corrections or additions have been made to this section of the Draft SPEIR.

B. Effects of Corrections and Revisions

CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to California Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5), but before the EIR is certified. Section 15088.5 of the CEQA Guidelines specifically states:

- (a) *“New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:*
- (1) *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
 - (2) *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
 - (3) *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.*
 - (4) *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.”*
- (b) *Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*

Therefore, the additions and corrections contained in this section and the information contained in **Section II, Responses to Comments**, of this Final SPEIR, clarify, amplify, or make insignificant changes to the Draft SPEIR. In addition, **Section II, Responses to Comments**, of this Final SPEIR, considers and responds to the comments and demonstrates that none of these comments provided substantial evidence that the project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft SPEIR. Rather, the additions and corrections to the Draft SPEIR address missing or clarification of summary text of the Draft SPEIR and would not result in new significant impacts or an increase in any impact already identified in the Draft SPEIR. Thus, none of the conditions in CEQA Guidelines Section 15088.5 are met, and recirculation of the Draft SPEIR is not required.

IV. MITIGATION MONITORING PROGRAM

1. INTRODUCTION

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines.

The City of Chino Hills is the Lead Agency for the project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A SPEIR has been prepared to address the potential environmental impacts of the project. The evaluation of the project’s impacts identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the mitigation measures identified for the project.

2. PURPOSE

It is the intent of this MMP to:

1. Verify compliance with the mitigation measures identified in the SPEIR;
2. Provide a framework to document implementation of the identified mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

3. ORGANIZATION

As shown on the following pages, each required mitigation measure for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Monitoring Phase:** The phase of the project during which the mitigation measure shall be monitored;

- **Enforcement Agency:** The agency with the power to enforce the mitigation measure;
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made;
- **Monitoring Frequency:** The frequency at which the mitigation measure shall be monitored; and
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required mitigation measure has been implemented.

4. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the project. The Applicant shall be responsible for implementing each mitigation measure and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each mitigation measure listed below. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant's shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the City of Chino Hills Community Development Department, who shall be responsible for monitoring implementation of mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the mitigation measures during construction every 90 days in a form satisfactory to the Community Development Department. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Reports. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with mitigation measures within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

5. PROGRAM MODIFICATION

The project shall be in substantial conformance with the mitigation measures contained in this MMP. The enforcing departments or agencies may determine substantial conformance with mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, complies with CEQA Guidelines, Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of the mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the mitigation measure. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Planning Manager also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

6. MITIGATION MONITORING PROGRAM

The following mitigation measures are applicable to the project.

a) Aesthetics

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.

Monitoring Phase: Pre-Construction, Construction, Operation
Enforcement Agency: Community Development Department-Planning Division; Community Development Department-Building and Safety Division
Monitoring Agency: Community Development Department-Building and Safety Division
Monitoring Frequency: Ongoing during construction and operations
Action Indicating Compliance: Field inspection sign-off

b) Air Quality

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

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Community Development Department-Planning Division; Community Development Department-Building and Safety Division
Monitoring Agency: Community Development Department-Building and Safety Division
Monitoring Frequency: Ongoing during construction
Action Indicating Compliance: Field inspection sign-off

c) Biological Resources

RHNA-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 the 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.

Monitoring Phase:	Pre-Construction, Construction, Operation
Enforcement Agency:	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
Monitoring Agency:	Community Development Department-Building and Safety Division
Monitoring Frequency:	Ongoing during construction
Action Indicating Compliance:	Field inspection sign-off

RHNA-BR-2 Additional Requirements for RHNA Sites with Potentially Significant Resource Potential. 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 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.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
Monitoring Agency:	Community Development Department-Building and Safety Division
Monitoring Frequency:	Ongoing during construction
Action Indicating Compliance:	Field inspection sign-off

d) Cultural Resources

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

e) Geology/Soils

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.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
Monitoring Agency:	Community Development Department-Building and Safety Division

Monitoring Frequency: To be determined by consultation with paleontologist if resource(s) are discovered
Action Indicating Compliance: Field inspection sign-off

f) Greenhouse Gas Emissions

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

g) Hazards and Hazardous Materials/Wildfire

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

h) Hydrology and Water Quality

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.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Public Works Department-Engineering Division;
 Community Development Department-Building and Safety Division
Monitoring Agency: Community Development Department-Building and Safety Division
Monitoring Frequency: Ongoing during construction
Action Indicating Compliance: Field inspection sign-off

i) Land Use and Planning

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

j) Noise

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.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
Monitoring Agency:	Community Development Department-Building and Safety Division
Monitoring Frequency:	Ongoing during construction
Action Indicating Compliance:	Field inspection sign-off

k) Population and Housing

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

l) Public Services

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.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Chino Valley Fire Department; Community Development Department-Building and Safety Division
Monitoring Agency:	Community Development Department-Building and Safety Division
Monitoring Frequency:	Ongoing during construction
Action Indicating Compliance:	Field inspection sign-off

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.

Monitoring Phase:	Ongoing
Enforcement Agency:	Chino Valley Fire Department; Community Development Department-Building and Safety Division
Monitoring Agency:	Community Development Department-Building and Safety Division
Monitoring Frequency:	Ongoing
Action Indicating Compliance:	Ongoing

m) Recreation

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

n) Transportation

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

o) Utilities

No mitigation measures are identified in the Draft SPEIR for this environmental issue.

Appendix A
Draft SEIR Comment Letters

From: [Frost, Erik@DOC](mailto:Frost_Erik@DOC)
To: Michael.Hofflinger
Cc: OLRA@DOC; OLRA@DOC
Subject: City of Chino Hills General Plan Update (SCH# 2013051082) - CGS comments
Date: Monday, February 3, 2025 9:02:12 AM

Dear Michael Hofflinger,

The California Geological Survey (CGS) has received a Subsequent Environmental Impact Report (SEIR) for the City of Hills General Plan Update. This email conveys recommendations from CGS concerning geologic issues related to the project area as addressed in the SEIR.

1

1. Liquefaction and Landslide Hazards

The SEIR incorrectly states the City is not located in a seismic hazard zone (p. IV.E-8). The western portion of the City contains earthquake zones of required investigation (ZORI) for liquefaction and landslides mapped by CGS in accordance with the 1990 Seismic Hazards Mapping Act. The SEIR and supporting documents, in addressing this hazard, should mention the ZORI, include maps showing their extent within the City boundaries, and explicitly address the regulatory implications of the zones for future development. Additional information regarding liquefaction, landslides, and ZORI is available at the links below:

2

<https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>
<https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>

If you have any questions, please feel free to call or email.

Thank you,

Erik Frost

Dr. Erik K. Frost

Senior Engineering Geologist | Seismic Hazards Program

California Geological Survey

715 P Street, MS 1901, Sacramento, CA 95814

(916) 205-8255

erik.frost@conservation.ca.gov



Department of Public Works

- Flood Control, Operations, Solid Waste Management, Special Districts, Surveyor, Transportation

www.SBCounty.gov

Noel Castillo, P.E. Director

Byanka Velasco, P.E. Assistant Director

David Doublet, M.S., P.E. Assistant Director

February 4, 2025

Transmitted Via Email
File: 10(ENV)-4.01

Michael Hofflinger, Planning Manager
City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709
mhofflinger@chinohills.org

RE: CEQA PROJECT REVIEW: NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (DPEIR) FOR GENERAL PLAN AND ZONING MAP/CODE UPDATE; SCH #2013051082.

Dear Mr. Hofflinger:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. We received this request on January 16, 2025, and pursuant to our review, the following comments are provided:

Flood Control Planning/Water Resources/Operations Support Division (Michael Fam, Engineering Manager, (909) 387-8120):

The District's recommendations are most often made for site specific conditions. Therefore, the recommendations made here are general in nature until more detailed plans become available.

Project Location: The project sites are as follows: Site 1-Shoppes II (APN 1022-021-30, 31), Site 2-Park Overflow (APN 1032-221-05), Site 3 & 11-Los Serranos Golf Course (APN 1028-351-01), Site 4-Western Hills Golf Course (APN 1031-011-40), Site 5 & 9-Wang property (APN 1030-041-03, 04), Site 6-The Shoppes (APN 1022-021-49), Site 7-The Commons (APN 1025-471-06, 07, 1025-461-04, 06, 1025-481- 03, 04), Site 8 & 10-Canyon Estates (APN 1017-251-09, 14). The zoning code amendments are city-wide.

1. There are various locations in this project. The various FEMA (Federal Emergency Management Agency) Flood Insurance Maps are listed per the Site locations listed above.

- a. SITE 1 - According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone X.
b. SITE 2 - According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone AE. We recommend that the project include, and the City of Chino Hills enforce, the most recent FEMA regulations for development in a Special Flood Hazard Area.

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.) Vice Chairman, First District

JESSE ARMENDAREZ Second District

DAWN ROWE Chair, Third District

CURT HAGMAN Fourth District

JOE BACA, JR. Fifth District

Luther Snoke Chief Executive Officer

February 4, 2025

Page 2 of 2

- c. **SITE 3 & 11** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within zone X.
- d. **SITE 4** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9325J, dated May 8, 2024, the project lies within Zone D.
- e. **SITE 5 & 9** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, date August 28, 2008, the project lies within Zone X.
- f. **SITE 6** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C8615H, dated August 28, 2008, the project lies within Zone X.
- g. **SITE** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone X.
- h. **SITE 8 & 10** – According to the most recent FEMA Flood Insurance Rate Map (FIRM), Panel 06071C9330H, dated August 28, 2008, the project lies within Zone X.

2 cont.

- 2. We recommend that the December 2008 Master Plan of Drainage for the City of Chino Hills and San Bernardino County Flood Control District, prepared by Lim & Nascimento, be utilized in the design of drainage facilities.

3

Permits/Operations Support Division (Johnny Gayman, Engineering Manager, (909)387-7995):

- 3. The proposed Project is located adjacent to various District right-of-way within and through the City of Chino Hills. An encroachment permit may need to be obtained if any work will occur within District right-of-way. If you have any questions regarding this process, please contact the District's Permit Section at (909) 387-7995.

4

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

5

Sincerely,

Nancy Sansonetti

**Nancy J. Sansonetti, AICP
Supervising Planner, Capital Improvement Section
Environmental Management Division**

NJS:MC:ml

Cc: Manie Cruz, Planner II



10844 Ellis Avenue
Fountain Valley, CA 92708
714.962.2411
www.ocsan.gov

February 12, 2025

Michael Hofflinger, Planning Manager
City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709

SUBJECT: Notice of Availability of a Draft Program Environmental Impact Report for
General Plan and Zoning Map/Code Update

Thank you for providing the Orange County Sanitation District (OC San) the Public
Notice of Availability of a Draft Program Environmental Impact Report for General Plan
and Zoning Map/Code Update for the City of Chino Hills. After review of the document,
OC San does not have any comments.

If you have any questions, please contact Kevin Hadden, Planning Division, at
(714) 593-7462.

Brown, Andrew

Digitally signed by Brown, Andrew
DN: E=abrown@ocsan.gov, OU=Brown, Andrew, OU=750
Project Management Office, OU=Engineering,
OU=OCSDUsers, OU=All Users,
OU=OCSD-EngineerSupport, DC=insideocsd, DC=com
Date: 2025.02.13 06:50:28-0800

Andrew Brown
Engineering Supervisor
Planning Division
(714) 593-7052

cc: Kevin Hadden, Planning Division
[https://ocsd.gov.sharepoint.com/sites/Planning/CEQA Externally Generated/2025 Comment Letters/City of Chino Hills NOA of a Draft Program Environmental Impact Report for General Plan and Zoning Map_Code Update Response Ltr 20250212.docx](https://ocsd.gov.sharepoint.com/sites/Planning/CEQA%20Externally%20Generated/2025%20Comment%20Letters/City%20of%20Chino%20Hills%20NOA%20of%20a%20Draft%20Program%20Environmental%20Impact%20Report%20for%20General%20Plan%20and%20Zoning%20Map_Code%20Update%20Response%20Ltr%2020250212.docx)

AB/KH:op

- Serving:
- Anaheim
- Brea
- Buena Park
- Cypress
- Fountain Valley
- Fullerton
- Garden Grove
- Huntington Beach
- Irvine
- La Habra
- La Palma
- Los Alamitos
- Newport Beach
- Orange
- Placentia
- Santa Ana
- Seal Beach
- Stanton
- Tustin
- Villa Park
- County of Orange
- Costa Mesa Sanitary District
- Midway City Sanitary District
- Irvine Ranch Water District
- Yorba Linda Water District

1



California Department of Transportation



DISTRICT 8
464 WEST 4TH STREET
SAN BERNARDINO CA, 92401
(909) 925-7520
www.dot.ca.gov

March 3, 2025

Route & Postmile #: N/A - Citywide
Cross Street: N/A
GTS ID: 35253
SCH #: 2013051082

City of Chino Hills
Community Development Department
Attn: Michael Hofflinger
14000 City Center Drive
Chino Hills, CA 91709

Subject: Chino Hills General Plan and Zoning Map/Code Update DPEIR

The California Department of Transportation (Caltrans) Local Development Review (LDR) branch has completed its evaluation of the Draft Program Environmental Impact Report (DPEIR) for the City of Chino Hills General Plan and Zoning Map/Code Update.

The project proposes an update to the General Plan and Zoning Maps to align with the recently certified Housing Element. In addition to the zoning and general plan updates, the project includes revisions to the corresponding elements necessary for the Housing Element's implementation. A comprehensive update to the Safety Element is also proposed to ensure consistency with recent State legislation. Furthermore, the project includes amendments to two Specific Plans to incorporate housing sites identified in the Housing Element. Lastly, the project proposes amendments to various chapters within the Zoning Code.

This project proposes the rezoning of 11 Housing Element sites located throughout the city. The identified sites are as follows:

- Site 1 – Shoppes II (APN 1022-021-30,31)
Site 2 – Park Overflow (APN 1032-221-05)
Site 3 & 11 – Los Serranos Golf Course (APN 1028-351-01)
Site 4 – Western Hills Golf Course (APN 1031-011-40)
Site 5 & 9 – Wang Property (APN 1030-041-03,04)
Site 6 – The Shoppes (APN 1022-021-49)
Site 7 – The Commons (APN 1025-471-06,07; 1025-461-04,06; 1025-481-03,04)
Site 8 & 10 – Canyon Estates (APN 1017-251-09,14)

Based on the information provided in the DPEIR and its associated documents, we are submitting the following comments and recommendations for your consideration:

Opening
Statement cont

Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) Reduction

1. Future developments must conduct a Vehicle Miles Traveled (VMT) study for projects that may substantially increase VMT. This study should also include an assessment of pedestrian and bicycle facilities within the project site. Additionally, project proponents are encouraged to coordinate with nearby planned bike networks to contribute to a larger active transportation network. The City should consider establishing a VMT Mitigation Impact Fee to help mitigate potential impacts on the State Highway System. 1
2. Future developments must also consider the traffic safety impacts on the State Highway System resulting from new pedestrian and bicyclist needs, particularly where new origins or destinations intersect a State Route. Additionally, the analysis should address multimodal conflict points and changes in traffic composition, such as an increase in bicyclists or pedestrians, especially in areas where features like shoulders or sidewalks may not exist or are inconsistent with the facility's design. 2
3. Caltrans recommends that project proponents collaborate with the City to explore the possibility of converting a portion of the planned residential units into affordable housing units. Affordable housing is typically denser and more compact than market-rate housing, which helps reduce VMT by promoting shorter commutes and greater accessibility to essential services and public transportation. 3
4. The City must establish policies for the installation of Level 2 Electric Vehicle (EV) charging stations for both single- and multi-family residential units. 4
5. Caltrans recommends that the project implement multimodal strategies, such as those derived from Transit-Oriented Development (TOD), to further reduce the traffic-related impacts of future projects. 5
6. Active Transportation Plans and Smart Growth initiatives play a key role in supporting the state's 2050 Climate goals. Caltrans supports efforts to reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by promoting strategies that encourage greater use of, and benefits from, a multimodal transportation network. 6
7. Early engagement with Caltrans is strongly recommended for future projects that may impact state right-of-way. Additionally, before initiating the traffic study, please ensure that Caltrans is included in the scoping process. 7

Traffic Operations

1. Please provide the completed Traffic Analysis Report for each of 11 proposed Regional Housing Needs Assessment (RHNA) project sites separately. Each Traffic Report should include findings and recommendations for opening year and horizon year if applicable. 8
2. Each individual Traffic Report should also include Traffic Safety Evaluation at each proposed project sites and provide potential safety counter measures if applicable. 9
3. A detail review for each proposed RHNA project site will be performed through Local Development Review (LDR) process. 10
4. Provide the cumulative Traffic Report, which combines all 11 proposed RHNA project sites. The report should reflect the entire roadway network improvements and involve implementations of Pedestrian facility, Bicycle facility, Sidewalk, and Crosswalk if necessary, and please update the General Plan accordingly. 11
5. Once plans for each project site are available, please provide appropriate mitigation measures for each site to reduce VMT impacts. 12
6. For locations with significant VMT impact, we recommend changes in the proposed project or mitigation which would reduce VMT impact to less than significant. 13

Traffic Forecasting

- 1. Revise Appendix N Traffic Report - In IV.N . Transportation/Traffic, references to figures in Appendix N are missing and cannot be located. The current format of Appendix N is very confusing, as it contains nested appendices. Please update the format for clarity. 14
- 2. Missing Figures - Provide a screenshot of the SBTAM VMT Screening Tool for the project screened out by low VMT. 15
- 3. Provide recommended mitigation measures for the other sites, as only Site 4 currently has them. 16
- 4. Provide VMT Screening models for the cumulative VMT impact. 17
- 5. Recommendation to use the project level analysis. Please provide the rationale for the overriding consideration. 18

Equitable Access

If any Caltrans facilities are impacted by the project, they must comply with American Disabilities Act (ADA) Standards upon project completion. Additionally, the project must ensure the maintenance of bicycle and pedestrian access throughout the construction phase. These access considerations align with Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users. 19

Caltrans Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (ROW) requires a requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact: 20

Caltrans Office of Encroachment Permits
 464 West 4th Street, Basement, MS 619
 San Bernardino, CA 92401-1400
 (909) 383-4526
D8.E-permits@dot.ca.gov
<https://dot.ca.gov/programs/traffic-operations/ep>

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-925-7520. 21

Sincerely,



Janki Patel
 Branch Chief - Local Development Review
 Division of Transportation Planning
 Caltrans District 8

Comment Letter No. 5

From: [Raether, Constantin@CalOES](mailto:Raether_Constantin@CalOES)
To: [Michael Hofflinger](mailto:Michael.Hofflinger)
Cc: curtis@ecoteirraconsulting.com; LaMar-Haas, Victoria@CalOES; [CalOES Mitigation Planning](#); [Braucher, Annika@CalOES](#)
Subject: City of Chino Hills General Plan and Safety Element Update
Date: Monday, March 3, 2025 2:29:22 PM

Good afternoon

The California Governor's Office of Emergency Services (Cal OES) Local Hazard Mitigation Planning Team has taken the time to review the proposed updates/changes to your General Plan. Government Code 65302(g)(8) states "before preparing or revising its Safety Element, each city and county shall consult.... the Office of Emergency Services for the purpose of including information known by and available to the department."

1

The Cal OES Local Hazard Mitigation Planning Team reviews and compares your current Safety Element hazards against those listed in the most recent Federal Emergency Management Agency (FEMA) approved Chino Hills Local Hazard Mitigation Plan (LHMP).

2

Our office has reviewed your proposed Safety Element and found no substantive changes to your hazard profiles when compared against the most recent FEMA approved Chino Hills LHMP.

Our office noted that the Chino Hills LHMP is set to expire on July 29, 2025. FEMA has released new planning guidance for Hazard Mitigation Plans that became effective April 2023, please reach out if you have any questions about the HMP process or need guidance with updating the City of Chino Hills LHMP.

3

Please reach out to you our office at mitigationplanning@caloes.ca.gov if you have any further questions or need additional assistance, including AB 2140 compliance.

Kind regards

Constantin Raether, Program Manager I
Local Mitigation Planning | Recovery Directorate
California Governor's Office of Emergency Services



Office: (916) 328-7778
Cell: (916) 715-9408
www.caloes.ca.gov/HMGP

From: [SoCalGasTransmissionUtilityRequest](#)
To: [Michael.Hofflinger](#)
Subject: RE: 2/10/25- Draft Program Environmental Impact Report for General Plan and Zoning Map/Code Update
Date: Wednesday, February 26, 2025 11:44:06 AM
Attachments: [General Requirements.pdf](#)

Good afternoon Michael,

SoCalGas operates multiple Transmission facilities throughout the project area. Due to the large size of the requested area please refer to our online interactive pipeline map. [Natural Gas Pipeline Map | SoCalGas](#)

Attached you will also find a copy of our General Requirements to keep in mind when working near Transmission facilities. Please submit a Utility Request for each individual project as you prepare construction plans. An engineer will be assigned to review the plans when work is to be done near Transmission facilities.

Thank you,

Nerses Papazyan

Pipeline Planning Assistant-Transmission

SoCalGas Transmission Department



PLEASE VISIT OUR INTERACTIVE WEBSITE TO VIEW OUR HIGH PRESSURE DISTRIBUTION AND TRANSMISSION LINES: [SOCALGAS - NATURAL GAS PIPELINE MAP.](#)

TO HELP THE ENVIRONMENT AND TO EXPEDITE RESPONSES, PLEASE SEND FUTURE PROJECTS AND CORRESPONDING ATTACHMENTS VIA EMAIL: SoCalGasTransmissionUtilityRequest@semprautilities.com

Please allow up to 60 days to receive a response to all future utility requests

NOTICE: This message is covered by the Electronic Communications Privacy Act, Title 18, United States Code, Sections 2510-2521. This e-mail and any attached files are the exclusive property of Sempra Energy and the sender, are deemed privileged and confidential, and are intended solely for the use of the individual(s) or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or believe that you have received this message in error, please delete this e-mail and any attachments and notify the sender immediately. Any other use, re-creation, dissemination, forwarding or copying of this e-mail is strictly prohibited and may be unlawful.

From: SCG SE Region Redlands Utility Request
<SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Sent: Monday, February 10, 2025 11:38 AM

To: mhofflinger@chinohills.org

Cc: SCG SE Region Redlands Utility Request

<SCGSERegionRedlandsUtilityRequest@semprautilities.com>; SoCalGasTransmissionUtilityRequest
<SoCalGasTransmissionUtilityRequest@semprautilities.com>

Subject: 2/10/25- Draft Program Environmental Impact Report for General Plan and Zoning
Map/Code Update

This is a SoCalGas Distribution response. I am including SoCalGas Transmission SoCalGasTransmissionUtilityRequest@semprautilities.com as they have facilities in the area and will need to review this project.

Hello,

I just reviewed the documents regarding **Draft Program Environmental Impact Report for General Plan and Zoning Map/Code Update**

SoCalGas Distribution does have facilities in the area. Please note on case to have Developer contact 811 / USA at [DigAlert | Utility Locating California | Underground Wire & Cable Locator](#) prior to any excavation / demolition activities so we can Locate & Mark out our facilities. **Any excavation activity within ten (10) feet of our High-Pressure facilities will require a SoCalGas employee standby.**

If the Developer needs new gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

To avoid delays in processing requests and notifications, please have all Franchise corespondence sent to our Utility Request inbox, at SCGSERegionRedlandsUtilityRequest@semprautilities.com

I cover the **Southeast Region – Redlands**

SCGSERegionRedlandsUtilityRequest@semprautilities.com would be your contact for requests in the southeastern ends of LA County, Riverside County, San Bernardino & Imperial Counties.

Southeast Region - Anaheim office which is all of Orange County and the southern ends of Los Angeles County; therefore, any Map and/or Will Serve Letter requests you have in these areas please send them to

AtlasRequests/WillServeAnaheim@semprautilities.com

Northwest Region – Compton HQ For West and Central LA County, your Map Request and Will Serve Letters, will go to SCG-ComptonUtilityRequest@semprautilities.com

Northwest Region - Chatsworth

For any requests from the northern most parts of LA County all the way up to Visalia, San Luis Obispo, Fresno and Tulare you would contact

NorthwestDistributionUtilityRequest@semprautilities.com

Transmission

For Transmission requests, please contact SoCalGas Transmission, at

SoCalGasTransmissionUtilityRequest@semprautilities.com

READ MORE

MINOR STREET IMPROVEMENT PROJECTS: (CHIP SEAL, SLURRY SEAL, GRIND & OVERLAY)

Please notify Southern California Gas Company 4 months prior to start of pavement projects for the gas company to complete leak survey & repair leaks if found.

MAJOR STREET IMPROVEMENT PROJECTS: (PROJECTS REQUIRING EXCAVATIONS GREATER THAN 9 INCHES, WIDENING OF EXISTING STREETS, INSTALLING NEW CURBS & GUTTERS, BUS PADS, TRAFFIC SIGNALS, REALIGNMENT, GRADE SEPARATION, ETC.) &

PIPELINE PROJECTS: (STORM DRAIN, WATERLINE, WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, ETC.)

Please provide Southern California Gas Company with your signed designed plans with gas company facilities posted on your designs plans, 4-6 months prior to start of construction for possible relocation of SCG medium pressure facilities and 9-12 months for possible relocation of SCG high pressure facilities.

This time is needed to analyze plans and to design required alterations to any conflicting SCG gas facilities. Please keep us informed of any and all pre-construction meetings, construction schedules, etc., so that our work can be

2 cont.

scheduled accordingly.

Potholing may be required to determine if a conflict exists between the proposed development and our facilities. If, for any reason, there are SCG facilities in conflict, and a request to be relocated is needed, it is important to send the request in writing. Please include all required information below:

- **A Signed “Notice to Owner” request on Official Letterhead from the City, County, and/or company.**
- **Name, Title and Project Number.**
- **Address, Location, Start Date, Parameters & Scope of Entire Job/Project.**
- **Copy of Thomas Guide Page and/or Google Map Screenshot Highlighting Project Area.**
- **Requestor Company’s Contact Name, Title, Phone Number, Email, and other pertinent information.**

2 cont.

Thank you,

Josh Rubal

Lead Planning Associate

Distribution Planning & Project Management

Redlands HQ - Southeast Region

(213) 231-7978 Office

SCGSERegionRedlandsUtilityRequest@semprautilities.com

SCG Transmission General Requirements



Transmission Technical
Services Department

9400 Oakdale Ave
Chatsworth, CA 91311
SC9314

The following are general requirements provided when performing work or planning projects near SoCalGas high pressure lines. Please review requirements along with project plans and notify SoCalGas Transmission Department about any questions or conflicts.

It is highly recommended that communication is maintained with SoCalGas to address all conflicts. Depending on the specific scope of your project there may be less or more requirements that need to be discussed regarding your project.

- 1- Consideration must be given to the safety of our pipeline(s) during all project stages.
- 2- SoCalGas must have continuous and uninterrupted access to the pipeline(s) and easement(s). In addition, SoCalGas conducts routine patrols and surveys of the pipeline(s); SoCalGas needs drivable access along the pipeline(s)/easement(s).
- 3- Buried pipelines must have a minimum cover of 3 feet and a maximum cover of 7 feet below finished grade. No change of grade whatsoever, even within these parameters, shall be made without prior approval of SoCalGas.
- 4- Prior to SoCalGas approving encroachment onto its easement(s), SoCalGas must be furnished with final grading plans showing the depth of the pipeline(s) below the existing surface and the depth of the pipeline(s) below the proposed finished grade. These elevations must meet SoCalGas' requirements for buried pipelines.
- 5- No permanent structures, such as buildings, block walls, foundations, gates, etc., shall be constructed within the easement or over the pipeline(s).
- 6- There shall be no planting of trees or other deep-rooted plants within the easement(s) or over the pipeline(s).

SCG Transmission General Requirements

- 7- Substructures shall cross perpendicular to the easement(s). Substructure crossings must provide a minimum of 18-inches vertical clearance from the pipeline(s). Additional separation is required for leach lines, fuel lines, etc.
- 8- Parallel encroachments within the easement(s) are prohibited. In areas where a parallel substructure is being constructed outside of the easement(s), SoCalGas requires five feet of separation, with three feet of undisturbed fill, in order to protect the integrity of our facilities and allow the facilities to be safely accessed during inspection, maintenance, and repair. Additional separation may be needed for leach lines, fuel lines, high voltage electric, etc.
- 9- All encroachments onto SoCalGas' easement(s) must have written approval of SoCalGas prior to construction or encroaching onto the easement(s).
- 10- All work within the SoCalGas easement(s) and/or within 10 feet of the pipeline(s) must be witnessed by a SoCalGas representative, and no work will be allowed without the SoCalGas representative on site.
- 11- No heavy equipment shall cross the pipeline(s) without SoCalGas' approval. Additional protective measures may be required where heavy equipment is expected to cross the pipeline(s).
- 12- No mechanical equipment shall operate within three horizontal feet of the pipeline(s), and any closer work must be performed by hand.
- 13- No mechanical equipment shall operate within two vertical feet of the pipeline(s), and any closer work must be performed by hand.
- 14- Buried pipeline(s) shall not be left exposed, and exposed pipeline(s) shall not be buried, without prior inspection and approval by SoCalGas. If the pipeline(s) are exposed during construction (e.g. substructure crossings, etc.), the pipeline must be backfilled with sand or zero-sack slurry only.
- 15- No vibratory compaction is permitted over the pipeline(s). In rare cases, vibratory compaction may be approved by SoCalGas' Engineering Department following review of detailed site conditions, pipeline data, and equipment specifications.
- 16- All contractors and subcontractors must be notified of the presence of the pipeline(s).
- 17- Contractors and subcontractors must call DigAlert (811) at least 2 working days prior to construction, grading, or excavation.
- 18- Once approved, encroachments within SoCalGas' easement(s) shall be documented in an easement amendment or other document, as deemed appropriate by SoCalGas' Land Services Department.

SCG Transmission General Requirements

In addition to the previous requirements, SoCalGas recommends the following:

- 19- Potholes should be made, as necessary, to establish the horizontal and vertical alignment of the pipeline(s) within the project area. This information should be indicated on the plans, as needed. CAUTION: SoCalGas personnel must be present during potholing operations. Arrangements for SoCalGas personnel to stand by during potholing activities can be made by calling DigAlert at 811.
- 20- Consideration should be given to building setbacks from the easement lines. A minimum 15-foot setback is recommended whenever possible.
- 21- All potential buyers or tenants of the property should be made aware of the presence of the pipeline(s) and easement restrictions.

Best Regards,

SoCalGas Transmission Technical Services

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Best Regards,

SoCalGas Transmission Technical Services

Comment Letter No. 7

From: [Lan Nguyen-Ross](#)
To: [Michael Hoffinger](#)
Subject: Input on general plan of the city
Date: Friday, January 31, 2025 2:25:35 PM

To whom it may concern:

I am a long term resident of Chino Hills since 1995. I have seen the city getting better since I moved here.

I am just asking if the city is able to have the landscapers to prune the trees belonging to the city to a certain height and trimming the trees. I have seen a lot of trees growing to the sky limits and very big. Having seen the devastation of the wildfires in the cities of Pacific Palisades and Altadena, I am so worried about our city since the city of Chino Hills have many open spaces and many trees. Also we are in the trough year without much rain for almost a year. I m worried about the heat waves of the summer and the Santa Ana wind could cause a major fires in our city due to flying embers like the last fires we had from the embers jumping from the city of Yorba Linda.

Thank you for reading my email.

Sincerely,

Lan Nguyen-Ross

From: [michael.m](#)
To: [Michael.Hofflinger](#)
Subject: General Plan: Addressing Modern Electric Craft Issues, etc
Date: Thursday, February 6, 2025 9:59:21 AM

Dear Mr. Hofflinger:

I'm an avid cyclist and realize the city of Chino Hills has recently enacted laws prohibiting the travel of electric craft travel on the sidewalks. I commend you and your associates for thinking about the safety of pedestrians in light of the surging numbers of electric craft being operated, which will only continue to rise with each passing day.

HOWEVER, allow me to elaborate on another hazard. About a year ago, I was seriously injured while cycling eastbound in the bike lane when I avoided a head-on collision with an electric craft while turning southbound into the adjacent bike lane. The electric craft was traveling in the WRONG direction. Furthermore, it was nighttime and the craft had no lights, and was practically undetectable.

Four months ago, while traveling north in the Central Ave bike lane, I spotted two craft about 50 yards away, which within seconds, I determined to be NON-STREET-LEGAL ELECTRIC DIRT MOTORCYCLES COMING STRAIGHT TOWARD ME IN A COLLISION COURSE. It was around 5pm and there were many cars speeding beside me to my left. As the craft approached, I hand signaled as I quickly veered to the left to avoid collision. The pair of motorcycles sped by at about 25-30mph, just inches past me, and the second rider kicked his right foot out and off to the side in an attempt to cause serious harm. I ducked the kick and veered further into auto traffic to avoid the assault.

These are just a few examples of the many instances I've experienced, and continue to experience while cycling routinely in and around Chino and Chino Hills.

In light of the growing numbers of electric craft on our roads and highways and the many haphazard operators of these craft, there is a dire need to address and adhere to the following:

- 1) ANYTHING (PEDESTRIANS, BIKES, ELECTRIC CRAFT, ETC) TRAVELING IN THE WRONG DIRECTION WHILE IN THE BIKE LANE MUST BE PROHIBITED
- 2) ALL NON-STREET-LEGAL ELECTRIC CRAFT MUST BE PROHIBITED TO BE ANYWHERE ON THE ROAD, BIKELANES OR SIDEWALKS.
- 3) ANY FORM OF CRAFT TRAVELING AT NIGHT MUST HAVE FULLY OPERABLE FRONT AND REAR LIGHTS.

Of course, laws mean nothing without enforcement, therefore my suggestion is 1) a city-wide, fully publicized "crackdown" with cooperation from local law-enforcement, 2) rewards for citizens who anonymously report such activities, 3) higher fines/punishment for first-time and repeat offenders, and 3) the design and implementation of descriptive, but easy to decipher signage prohibiting the acts.

It is also suggested that operators of electric craft be required to take a course to obtain licensure, or some sort of permit to operate in public places.

I thank you for reading and listening and appreciate any advice in my campaign regarding the issue.

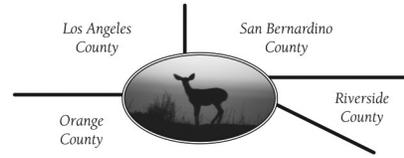
Sincerely yours,
Michael L. Magener
PH: (626) 286-7025

1 cont.

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Hills For Everyone

Southern California comes together at the Puente-Chino Hills



March 3, 2025

Submitted via email to: MHofflinger@ChinoHills.org.

Attn: Michael Hofflinger, Planning Manager
City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, CA 91709

RE: Comments on the General Plan Update

Dear Mr. Hofflinger:

Hills For Everyone (HFE) submits these comments on the City of Chino Hills General Plan Update (GPU) dated January 2025. Overall, we are pleased to see the City so inclusive of goals, policies, and actions related to wildfire/climate resilience, conservation/open space, and urban greening components.

By way of background, HFE is a 47-year-old non-profit organization that established Chino Hills State Park (CHSP) and is still working to conserve the remaining natural lands in the Puente-Chino Hills Wildlife Corridor at the juncture of Los Angeles, Orange, San Bernardino, and Riverside Counties. This Wildlife Corridor runs through Chino Hills and the City has long been a supporter of this multi-county wildlife movement corridor. As part of the network of protected natural lands, Chino Hills has benefitted from preserved lands via Chino Hills State Park (CHSP), much of which are within the City's boundaries protected via other entities both public and private.

Our comments on the Chino Hills GPU are sectioned below by chapter, then page, and the referenced material (often with a quote), followed by our comments, concerns or support.

Proposed content additions are in **bold**. Proposed deletions use ~~strikeout~~.

Opening Statement

OVERALL COMMENTS

HFE supports the City's approach to the Plan Update, supports many of its value statements, and agrees with the actions proposed. There are also ways to improve the strength of the document and those will be mentioned below by section.

We recommend City use the most recent California Protected Areas Database (CPAD) and the California Conservation Easement Database (CCED), both are a free digital dataset that includes all protected lands and easement lands. This would make your maps more inclusive of protected lands. Specifically missing from the GPU maps are lands protected by the joint-powers authority called the Mountains Recreation and Conservation Authority (MRCA) and a conservation mitigation bank in Soquel Canyon where the Rivers and Lands Conservancy owns a conservation easement over the property. Neither of these ownerships will ever have development on them. Incorporating the most current digital data will provide an improved context to the goals Chino Hills has outlined in this plan. (See **Attachments 1 & 2**) (See attached **GIS shapefiles zipped**)

Opening Statement

INTRODUCTION, ENVIRONMENTAL JUSTICE, VISION & GOALS

Comment #1

Page: 11

Reference: Parks, Recreation and Open Space Element

Comment: We appreciate the effort to identify new opportunities for conservation actions that benefit all residents, and especially disadvantaged communities.

1

Comment #2

Page: 13

Reference: Vision Statements

Comment: HFE supports the variety of vision statements that reflect the City's commitment to its location amidst the natural hills, the biodiversity within the hills, access to recreational lands, and goals to reduce greenhouse gas emissions, while minimizing risks from human-made hazards. We appreciate the balanced approach and recognition that conservation, housing, and commercial uses can all co-exist in a community simultaneously.

2

Comment #3

Page: 15

Reference: Goals: Land Use (LU-1) and Housing (H-3)

3

Comment: Immediately your planning team has set the tone for the document by focusing the first goal in the document on Protecting Chino Hills' natural environment. We applaud the City's goal. We also acknowledge that within a hillside community there are inherent issues when developing. Therefore, Goal H-3 prioritizes housing that is sensitive to the environment. That said, implementation of H-3 may be harder if goal LU-1 is to be met as well.

3 cont.

Comment #4

Page: 16

Reference: Goals: Conservation (CN-1, -2, -3), Safety (S-3, -8), and Parks, Recreation and Open Space (PR-1, -2, -3)

Comment: Again, the City demonstrates it prioritizes natural areas and wants to improve the City's climate resilience, while also ensuring parklands remain high on the list of City features. There are quantifiable actions we will suggest below to make these goals more meaningful, enforceable, and long-lasting.

4

LAND USE ELEMENT

Comment #5

Page: 1-6 and 1-7

Reference: Biotic Resources, Fire Hazards, and Scenic Resources

Comment: The City has already created overlays to its planning documents that provide protections for ecological resources, acknowledging wildfire areas, and places of high scenic value. We support the continued use of these overlays.

5

Comment #6

Page: 1-17

Reference: Table 1-6 General Plan Land Uses by Acres and Percent of Total Acres

Comment: Looking at this table demonstrates that the City cherishes its open space areas since 45.8% of the lands are in this land use category. We would be remiss if we didn't mention the two missing open space categories that are within the City and would bump up this category's acreage.

6

First, the Eastbridge property (formerly Owl Rock) adjacent to CHSP was protected in two phases through transactions co-facilitated by our organization in July 2020 (320 acre) and June 2021 (80 acres). Additionally, a portion of the First National Investment Property was protected in August 2021 (320 acres), also co-facilitated by HFE. All 720 acres are in protected status through MRCA within the City of Chino Hills. This should be reflected in both the GPU maps and its tables. (See **Attachment 1**)

Second, the Soquel Canyon Mitigation Bank. It was protected originally by Land Veritas, a company that specializes in mitigation credit programs. This 300+ acre property is in Chino Hills' Soquel Canyon abutting CHSP. There is also a conservation easement over the land, owned by the Rivers and Lands Conservancy. This should be reflected in both the GPU maps and its tables. (See **Attachment 2**)

6 cont.

Comment #7

Page: 1-37, -38 and -39

Reference: Goal LU-1: Protect Chino Hills' Natural Environment

Comment: We support all of the proposed actions in LU-1, especially Action LU-1.1.9 (where buffers are created between CHSP and development). This, if implemented consistently, would require all developments to incorporate buffers (and therefore fuel modification zones) within the development area and not within the State Park. Action LU-1.1.11 could be improved by requiring this buffer. Proposed language includes:

Action LU-1.1.11: ~~Use~~ **Require the use of** dedicated open space, as opposed to built barriers, as a buffer between development areas, ~~wherever possible.~~

We also wholly support Action LU-1.1.15, which focuses on the 1:40 zoning in the southeastern portion of the City. This zoning aligns with HFE's acquisition efforts along the eastern ridgeline of CHSP.

7

We appreciate the inclusion of Action LU-1.2.5 that limits visibility of developments from within CHSP. The Park was created along ridgeline boundaries and this action supports the continued protection of the Park's viewshed and watershed.

Because the City supports its natural areas so much, we encourage the City to strongly consider the inclusion of permanent land use restrictions on its own open space lands, excluding active recreation parks/facilities. Governor Newsom's Executive Order N-82-20 was codified into law by SB 337, which sets a goal to protect 30% of California's lands and coastal waters by 2030 (30x30). City and County open space lands don't meet the threshold to be counted as 30x30 lands since their designation can change at the whim of elected leaders. If the larger blocks of the City's open space land use areas have a recorded deed restriction over it requiring permanent protection in perpetuity (known as durable protection), these lands would contribute to the 30x30 acreages. HFE offers its support to do this should the City want more information. We extend this

request for the Tres Hermanos lands also, of which the City is a member of the Tres Hermanos Conservation Authority.

7 cont.

Comment #8

Page: 1-39

References: Policy LU-2.4: Manage land use plans to ensure high quality, cohesive development. And, Action: LU.2.4.4: Recognize and implement the Tres Hermanos Authority directives for the Tres Hermanos area within Chino Hills.

Comment: To our knowledge no directive exists for high quality, cohesive development on the Tres Hermanos land. Further, the City of Chino Hills Housing Element Update (HEU) 2021-2029 (adopted August 2022) does not identify the Tres Hermanos lands as a potential housing site (See HEU pp. 111-112 and 114-115 included as **Attachments 3 and 4**). Since these lands were excluded as a housing inventory site, they remain zoned as agriculture / ranches. Further, to include them as a potential "high quality, cohesive development" would be contrary to your HEU and make the GPU and HEU internally inconsistent.

8

We recommend striking Action LU.2.4.4 altogether:

~~Action: LU.2.4.4: Recognize and implement the Tres Hermanos Authority directives for the Tres Hermanos area within Chino Hills.~~

HOUSING ELEMENT

Comment #9

Page: 3-2

References: HEU pp 111-112 and 114-115

Comment: See Comment #8 above. We again recommend striking Action LU.2.4.4 to make the Chino Hills HEU and GPU internally consistent:

9

~~Action: LU.2.4.4: Recognize and implement the Tres Hermanos Authority directives for the Tres Hermanos area within Chino Hills.~~

CONSERVATION ELEMENT

Comment #10

Page: 4-4, also 4-30

References: Vegetation Communities, and Action CN-1.2.4

Comment: We applaud the City for including a thorough list of vegetation communities found within the City. We noticed that the City Municipal Code has a Tree Preservation Ordinance (Chapter 16.90). Thank you for having the foresight to include a Tree Preservation Policy.

10

We encourage the City to consider adding mitigation ratios to this policy. For example, the neighboring City of Brea recently adopted a Native Tree Preservation Policy and included all native trees on lots greater than ½ acre or commercial properties. Further, Brea was very specific about mitigation ratios. Since the City of Chino Hills is facing invasive pests attacking trees, the City may benefit from additional specificity in its policy regarding replacement ratios. (See **Attachment 5**)

10 cont.

Comment #11

Page: 4-11

References: Special Status Animals: Mammals

Comment: Including a list of special status species within the City's GPU helps prioritize wildlife species and their habitat. Thank you for including this section. We noticed the recently listed Southern California sub-species of Mountain Lion (*Puma concolor*) is missing from this list. It has protected status under the California Endangered Species Act (CESA) as of April 21, 2020. (See **Attachment 6**)

11

Further, special status invertebrates should also be included as they reside within the City of Chino Hills. Specifically, the Crotch's bumblebee (*Bombus crotchii*) has protection as a candidate CESA species (as of June 18, 2019) and Quino Checkerspot Butterfly (*Euphydryas editha quino*) has a petition under review as of January 8, 2025. (See **Attachments 7 & 8**)

Comment #12

Page: 4-30

References: Conservation Element Goals, Policies and Actions

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors.

Comment: We support the conservation goals and would ask that the City consider a modification to Action: CN-1.2.1. The City benefited from the years' long effort to connect the Santa Ana Mountains to Chino Hills State Park through the Coal Canyon Wildlife Crossing, which goes underneath the 91 Freeway. As written, CN-1.2.1 limits the City's considerations to just wildlife corridors, when in fact, we believe you mean to be more inclusive based on your document's stated values.

12

Wildlife corridors are defined as parts of the landscape that allow animals to move between larger areas of intact habitat. Wildlife crossings, on the other hand, include human-built infrastructure like bridges, culverts or tunnels, that aim to reconnect severed/bisected habitat areas. While Action CN-1.2.7 focuses on

studies, there is no consideration to correcting severed habitat areas through crossing features.

We propose the following modifications to CN-1.2.1 that make it more broad and therefore more inclusive of retrofitting options where wildlife movement areas have been identified for crossing improvements:

Action CN-1.2.1: Preserve natural open spaces that act as wildlife corridors **and support actions that reconnect severed habitat areas by retrofitting crossings.**

12 cont.

SAFETY ELEMENT

Comment #13

Page: 5-4

References: Carbon Canyon Community Wildfire Protection Plan (CWPP)

Comment: Thank you to the City of Chino Hills and the Chino Valley Fire Department for their support of the Carbon Canyon Fire Safe Council. Partnerships between governmental agencies, fire agencies, parks departments, non-profits, and residents can lead to considerable success.

Based on the CWPP, we support inclusion of additional language here:

The Carbon Canyon Fire Safe Council developed the Carbon Canyon Community Wildfire Protection Plan (CWPP) to identify and prioritize areas for hazardous fuel reduction treatments **and ways residents can reduce ignitions and property losses through personal actions within** ~~for~~ Carbon Canyon.

13

Comment #14

Page: 5-25

References: The chaparral and coastal sage plant communities are highly combustible due to volatile oils contained in the plant tissues. And, Vegetation (highly combustible chaparral and similar plant communities that contain high concentrations of volatile oils.)

Comment: This phrasing makes it seem that plants are the issue, when humans igniting wildfires and home locations are actually the issue. While chaparral, once ignited, is highly combustible, the science says that homes ignite easier from ember storms and burn at a higher BTU (British Thermal Unit) than any vegetation ever could. Planning for homes in fire-prone areas is a higher determinant for structure loss than vegetation. (See **Attachment 9**) With this in mind, we propose the following changes:

14

The chaparral and coastal sage plant communities are highly combustible due to volatile oils contained in the plant tissues, **but take a long time to ignite.**

14 cont.

Vegetation (highly combustible chaparral and similar plant communities that contain high concentrations of volatile oils.)

Comment #15

Page: 5-25

References: Wildfires in the City pose a high threat to natural resources, structures, and human safety. The high risk posed by fires is due to the combined effects of:

Comment: This framing implies that nature is the problem, when in fact, it's almost always humans causing the wildfires during major wind events. According to the California Wildfire & Forest Resilience Task Force, 100% of fires that occurred during Santa Wind events between 1948-2018 were caused by humans. (See **Attachment 10, pg 3 and 21**) Further, scientists are breaking down the myths regarding Southern California wildfires. (See **Attachments 11 & 12**) Finally, Natural fires—caused by lightning—are very rare. With more than 150 fires tracked in our Wildfire Study, only two were caused by lightning. Therefore, 99.9% of fires were human caused and yet no attribution to this connection appears in the GPU (See **Attachment 13**)

15

We propose the following addition as a new bullet #1:

- **Humans (with deeper access into natural lands) and Infrastructure (poorly maintained powerlines and roadways without hardened edges)**

Comment #16

Page: 5-27

References: Carbon Canyon CWPP

Comment: See Comment #13 above about the role of personal responsibility being incorporated into the GPU.

16

Comment #17

Page: 5-53

References: Policy S-3.2 – Support greater resilience, redundancy and reliability of local and regional infrastructure and services through collaboration, coordination, and implementation. And, "Action S-3.2.2: Develop education and training resources for property owners and developers for implementing

17

street trees, bioswales, understory planting, and green roofs that provide shading, mitigate wind, tolerate drought, resist fire, and include fire resistant landscaping areas and street trees, as part of cooling and resilience strategies in public and private spaces. Require the addition of shade structures in public spaces.

Comment: HFE supports the concept of greater resiliency, redundancy, and reliability of all public safety infrastructure. Further, incorporating features that reduce or mitigate urban heat island effects improves the community's adaptability to extreme weather events.

17 cont.

Comment #18

Page: 5-54

References: Policy S-3.5 – Develop short-term and long-term strategies to address climate change impacts related to wildfire, extreme heat, flooding, and drought.

Comment: HFE supports all the actions listed under this policy. We were unable to find a Climate Action Plan / Climate Action & Adaptation Plan on the City's website. Should one not exist, completing an inventory of greenhouse gas emissions sectors and strategies can bolster the Safety Element. The City of San Luis Obispo has a nationally award-winning CAP we recommend the City reviewing. (See **Attachment 14**)

18

Comment #19

Page: 5-55

References: Policy S-3.4 Utilize natural and recreational open space and parks to reduce extreme heat and flood impacts.

Comment: HFE supports all of the actions listed under this policy. We would encourage the City to increase the use of native trees under Action S-3.4.1.

19

Comment #20

Page: 5-61

References: Policy S-8.1: Actively collaborate with regional, state, and federal fire agencies to coordinate and implement wildfire mitigation measures and fuel load modifications reduction zones, including load clearing, prescribed burns, fire breaks, livestock grazing, and public and private road clearance, and other mitigation activities for areas proximal to the City.

Comment: Recent fire science from the California Wildfire & Forest Resilience Task Force indicates the use of prescribed burns in Southern California's chaparral ecosystems is not beneficial. The local plant communities are burning

20

too much and therefore further burns are type converting the native shrub habitat to grasslands, which grow earlier in the season, ignite easier, and spread fire faster. (See **Attachment 10, pg 4, 6, 16, 17, and 19**) Therefore we propose the following modifications:

Policy S-8.1: Actively collaborate with regional, state, and federal fire agencies to coordinate and implement wildfire mitigation measures and fuel load modifications reduction zones, including load clearing, ~~prescribed burns~~, fire breaks, livestock grazing, and public and private road clearance, and other mitigation activities for areas proximal to the City.

20 cont.

Comment #21

Page: 5-62

References: Action S-8.3.10: Establish fire-smart landscaping standards to increase wildfire resistance for landscaping, such as:

- Develop a list of plants that should not be used in landscaping within the Fire Hazard Overlay District, and High and Very High Fire Hazard Severity Zones.

Comment: On the flip side of this, we strongly urge the City to ensure the plant palette includes only California native, drought tolerant plants. Continuing to introduce non-native, invasive, and water intensive plants goes against the City's sustainability goals. Therefore, we propose the following modifications:

- Develop a list of **California native, drought tolerant** plants that should not be used in landscaping within the Fire Hazard Overlay District, and High and Very High Fire Hazard Severity Zones.

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PARKS, RECREATION & OPEN SPACE ELEMENT

Comment #22

Page: 6-11

References: Key issues associated with the City's open space areas include:

- Maintaining the visual quality and rural atmosphere of Chino Hills by protecting the trees, woodland areas, ridgelines, springs, and waterways.
- Protecting large scale natural areas to preserve biological diversity.
- Maintaining wildlife corridors.
- Ensuring developers provide for the long term maintenance and protection of private open spaces.
- Protecting open space resources while still providing ways to utilize these areas for the benefit of the community.

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Comment: We support these topics, but encourage the City to incorporate wildlife crossings as some open space areas are already disconnected from other natural lands. This means retrofitting crossings, such as adding culverts to roadways. Consequently, we suggest the following modification:

22 cont.

- Maintaining wildlife corridors **and incorporating wildlife crossings.**

Comment #23

Page: 6-15

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

Comment: We support this goal, and specifically Action PR-1.1.2, which aims for at least five acres of improved public park land per 1,000 residents. Natural areas and public parks are key assets of the City of Chino Hills and it is nice to see it prioritized in the GPU.

23

Comment #24

Page: 6-15

References: Action PR-1.1.6: Maintain shade trees and landscaping that makes parks more comfortable and visually appealing while adapting to extreme heat and drought.

Comment: Again, we encourage the City to use California native trees. We propose the following amendments:

24

Action PR-1.1.6: Maintain **and plant California native** shade trees and landscaping that makes parks more comfortable and visually appealing while adapting to extreme heat and drought.

Comment #25

Page: 6-17

References: Action PR-3.1.1: Promote open space uses that generate revenue while limiting community impacts, such as grazing and/or agricultural production or communication facilities, where appropriate.

Comment: Parks are economic engines. Park visitors buy gas, groceries, supplies, equipment, and more in communities where parks exist. Therefore, they already generate a revenue stream for the City. Further, a few years back the City held focus groups with community members to ask if parks should be "revenue generators" and the clear consensus was that they should NOT. Parks had inherent value themselves and didn't need a dual purpose. Additionally, including grazing and agricultural production activities is counter to the City's

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goals to protect biodiversity as listed on page 6-11 (See 3. Open Space) “Protecting large scale natural areas to preserve biological diversity” since this removes the plant and animal communities the City has stated it supports. We suggest removal of this Action entirely:

~~Action PR-3.1.1: Promote open space uses that generate revenue while limiting community impacts, such as grazing and/or agricultural production or communication facilities, where appropriate.~~

25 cont.

Comment #26

Page: 6-18

References: Action PR-3.2.4: Continue to implement local, state, and federal policies that protect the natural springs and waterways, and wildlife habitats and corridors.

Comment: As noted above there is a difference between wildlife corridors and wildlife crossings. The first connects existing natural lands together, while the second is a retroactive fix to a planning error. This is why we propose going broader with PR-3.2.24 with the following language:

Action PR-3.2.4: Continue to implement local, state, and federal policies that protect the natural springs and waterways, and wildlife habitats and corridors **wildlife movement areas.**

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ENVIRONMENTAL JUSTICE REPORT

Comment #27

Page: 4

References: Parks Section

Comment: We appreciate the inclusion of parks in the report as they bring an affordable activity option to residents in economically disadvantaged communities.

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Conclusion

Thank you for the opportunity to comment on the City’s GPU. Should you have any questions about our feedback, I can be reached at: (714) 996-1572.

Thank you,

Claire Schlotterbeck

Claire Schlotterbeck
Executive Director

Closing Statement

CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN UPDATE PROJECT

State Clearinghouse No. 2013051082

I. BACKGROUND

The California Environmental Quality Act (CEQA) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of a project pursuant to Sections 15091 and 15093 of the *CEQA Guidelines* and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA and the specific reasons for considering the project acceptable even though the project has significant impacts that are infeasible to mitigate.

The lead agency is responsible for the adequacy and objectivity of the EIR. The City of Chino Hills (City), as lead agency, has subjected the Draft Subsequent Program EIR and Final Subsequent Program EIR to the agency's own review and analysis.

A. PROJECT SUMMARY

i) 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. 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

ii) Project Description

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.

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.

This Subsequent Program EIR (SPEIR) provides 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. The 11 RHNA sites include the following:

1. **Site 1 – The Shoppes II:** 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 site is vacant although the northern portion of the site is paved and used as overflow parking for the adjacent Shoppes commercial center.
2. **Site 2 – Community Park Overflow:** 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.
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.
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 underperformed, 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.
5. **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.
6. **The Shoppes:** 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.
7. **The Commons** - 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. The area to

be designated for Mixed Use Housing-Urban is the northeast quadrant of the center which experiences reoccurring vacancies and is underutilized.

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.
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.
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.
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.

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 The Shoppes Specific Plan (SP04-01) and The Commons Specific Plan (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.

Approval of the following entitlements is necessary for the project to proceed:

Lead Agency Approvals – City of Chino Hills

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

B. 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.

C. ENVIRONMENTAL REVIEW PROCESS

The Final Subsequent Program EIR includes the Draft Subsequent Program EIR; the written comments received during the Draft Subsequent Program EIR public review period; written responses to those comments; corrections and additions to the Draft Subsequent Program EIR; and a Mitigation Monitoring Program (hereinafter referred to collectively as the Final Subsequent Program EIR). In conformance with

CEQA and the *CEQA Guidelines*, the City of Chino Hills conducted an extensive environmental review of the proposed Project. The following is a summary of the City's environmental review process of this Project:

- Pursuant to *CEQA Guidelines* Section 15082, as amended, the City of Chino Hills circulated a Notice of Preparation (NOP) to public agencies, special districts, and members of the public who had requested such notice for a 30-day period. The NOP was submitted to the State Clearinghouse and posted at the San Bernardino County Clerk's office, with the 30-day review period beginning on October 28, 2022, and ending on November 28, 2022. Copies of the NOP were made available for public review at the City of Chino Hills.
- To afford interested individuals, groups, and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR, as described in the NOP, the City held a public scoping meeting on November 10, 2022 at the Chino Hills McCoy Equestrian Center located at 14280 Peyton Drive in the City of Chino Hills, California 91709.
- A Draft Subsequent Program EIR was prepared and distributed for public review beginning January 13, 2025, and ending March 3, 2025. A Notice of Availability (NOA) and Notice of Completion (NOC) was filed with the State Clearinghouse on January 13, 2025. The scope of the Draft Subsequent Program EIR was determined based on comments received in response to the NOP; refer to Draft Focused EIR *Section I Introduction, 7. SPEIR Scope and Content*. The NOA was sent to interested persons and organizations, sent to the State Clearinghouse in Sacramento for distribution to public agencies, and posted at the City of Chino Hills. Copies of the Draft Subsequent Program EIR were made available for public review at the City of Chino Hills, James S. Thalman Chino Hills Branch Library, and on the City's website.
- A Final Subsequent Program EIR was prepared, which included the Draft Subsequent Program EIR, the written comments received during the Draft Subsequent Program EIR public review period, written responses to those comments, corrections and additions to the Draft Subsequent Program EIR, and a Mitigation Monitoring Program. The Final Subsequent Program EIR was released for a 10-day agency review period prior to certification of the Final Subsequent Program EIR.

D. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed Project includes, but is not limited to, the following documents and other evidence:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed Project.
- The Draft Subsequent Program EIR and the Final Subsequent Program EIR for the proposed Project.
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft Subsequent Program EIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft Subsequent Program EIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed Project.

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- The Mitigation Monitoring Program.
 - The reports and technical memoranda included or referenced in the Final Subsequent Program EIR.
 - All documents, studies, EIRs, or other materials incorporated by reference in the Draft Subsequent Program EIR and Final Subsequent Program EIR.
 - The Resolutions adopted by the Planning Commission and City Council in connection with the proposed Project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
 - Matters of common knowledge to the City, including but not limited to Federal, State, and local laws and regulations.
 - Any documents expressly cited in these Findings.

E. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City's actions related to the Project are at the City of Chino Hills Community Development Department, 14000 City Center Drive, Chino Hills, California 91709. The City Clerk is the custodian of the administrative record for the Project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Community Development Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and *CEQA Guidelines* Section 15091(e).

F. INDEPENDENT JUDGEMENT AND FINDINGS

The City selected and retained EcoTierra Consulting, Inc. ("EcoTierra") to prepare the General Plan Update Subsequent Program EIR. EcoTierra prepared the Subsequent Program EIR under the supervision and direction of the City of Chino Hills. All findings set forth herein are based on substantial evidence in the record, as indicated, with respect to each specific finding.

Finding:

The Subsequent Program EIR for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with Public Resources Code Section 21082.1(c)(3) in retaining its own environmental consultant and directing the consultant in the preparation of the Subsequent Program EIR. The City has independently reviewed and analyzed the Subsequent Program EIR and finds that the report reflects the independent judgment of the City.

The City Council has considered all the evidence presented in its consideration of the Project and the Subsequent Program EIR, including, but not limited to, the Draft Subsequent Program EIR, the Final Subsequent Program EIR, written and oral evidence presented at hearings on the Project, and written evidence submitted to the City by individuals, organizations, regulatory agencies and other entities. On the basis of such evidence, the City Council finds that with respect to each environmental impact identified in the review process, the impact: (1) is less than significant and would not require mitigation; or (2) is potentially significant but would be avoided or reduced to less than a significant level by implementation of identified mitigation measures.

The Subsequent Program EIR also identifies a significant adverse environmental effect of the proposed Project which cannot be avoided or substantially lessened. Prior to approving this Project, the City Council

also adopts a Statement of Overriding Considerations which finds, based on specific reasons and substantial evidence in the record (as specified in Section III, Statement of Overriding Considerations), that certain identified economic, social, or other benefits of the proposed Project outweigh such unavoidable adverse environmental effects.

II. FINDINGS AND FACTS

The City of Chino Hills, as lead agency, is required under CEQA to make written findings concerning each alternative and each significant environmental impact identified in the Draft Subsequent Program EIR and Final Subsequent Program EIR.

Specifically, regarding findings, *CEQA Guidelines* Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final Subsequent Program EIR.
 - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final Subsequent Program EIR.
- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The “changes or alterations” referred to in *CEQA Guidelines* Section 15091(a)(1) may include a wide variety of measures or actions as set forth in *CEQA Guidelines* Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

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- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
 - (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
 - (e) Compensating for the impact by replacing or providing substitute resources or environments

A. FORMAT

This section summarizes the significant environmental impacts of the Project, describes how these impacts are to be mitigated, and discusses various alternatives to the proposed Project, which were developed in an effort to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.

This remainder of this section is divided into the following subsections:

- **Section B, Findings on Impacts Determined to Be Less Than Significant**, presents the impacts of the proposed Project that were determined in the Final Subsequent Program EIR to be less than significant without the addition of mitigation measures and presents the rationales for these determinations.
- **Section C, Findings on Impacts Mitigated to Less Than Significant**, presents significant impacts of the proposed Project that were identified in the Final Subsequent Program EIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.
- **Section D, Findings on Significant Unavoidable Impacts**, presents significant impacts of the proposed Project that were identified in the Final Subsequent Program EIR, the mitigation measures identified in the Mitigation Monitoring Program, the findings for significant impacts, and the rationales for the findings.
- **Section E, Findings on Recirculation**, presents the reasoning as to why recirculation is not required under *CEQA Guidelines* Section 15088.5.
- **Section F, Findings on Project Alternatives**, presents alternatives to the Project and evaluates them in relation to the findings set forth in *CEQA Guidelines* Section 15091(a)(3), which allows a public agency to approve a project that would result in one or more significant environmental effects if the Project alternatives are found to be infeasible because of specific economic, legal, social, technological, or other considerations.

B. FINDINGS ON IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT

Consistent with *CEQA Guidelines* Sections 15162.2 and 15128, the EIR focused its analysis on potentially significant impacts and limited discussion of other impacts for which it can be seen with certainty there is no potential for significant adverse environmental effects. *CEQA Guidelines* Section 15091 does not require specific findings to address environmental effects that an EIR identifies as “no impact” or as a “less than significant impact.”

Finding: The City Council finds that based on substantial evidence in the record, the following impacts, to the extent they result from the Project, would be no impact or a less than significant.

1. Aesthetics

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories. 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. In addition, amendments to each Specific Plan (The Shoppes at Chino Hills and The Commons at Chino Hills) will be necessary to implement three housing opportunity sites (Site 1 The Shoppes II, Site 6, The Shoppes and Site 7 The Commons).

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

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.A, Aesthetics, and in particular, starting on page IV.A-16 of the Draft SPEIR.

All development on the housing opportunity sites (which are a result of the Housing Element update) 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 (project site plans are provided in Appendix C to the Draft EIR). 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. No impacts would occur to scenic vistas.

The Zoning Code/Map and each Specific Plan amendments are implementation devices of the General Plan for future development in the City and do not involve specific development. Objective Design Standards (visual guide for multi-family and mixed use development) and policy and text amendments to other updated Elements do not involve specific development. Therefore, these amendments would not have the potential to impact scenic vistas. No impacts would occur to scenic vistas.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.A, Aesthetics, and in particular, starting on page IV.A-18 of the Draft SPEIR.

As there are no officially designated state scenic highways in the City, there would be no impact to state scenic highways from the housing sites development; Zoning Code/Map amendments; amendments to each Specific Plan; or policy and text amendments to other updated Elements. No impact would occur to scenic resources within a state scenic highway.

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.

“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?"

Support for this environmental impact conclusion is included in Section IV.A, Aesthetics, and in particular, starting on page IV.A-19 of the Draft SPEIR.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial and /or recreational uses. 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.

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. The Objective Design Standards would provide guidance and design standards for multifamily residential or mixed-use developments. 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. 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 and impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not substantially degrade the existing visual character or quality of public views of the site and its surrounding and impacts would be less than significant.

2. Air Quality

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

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality, and in particular, starting on page IV.B-28 of the Draft SPEIR.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Further, 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. The goals and policies contained in the GPU (as summarized in Section III. Project Description, presented in full in Appendix G of the Draft EIR) 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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality, and in particular, starting on page IV.B-32 of the Draft SPEIR.

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 of the Draft EIR) 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.

“Impact B-3: Would the project expose sensitive receptors to substantial pollutant concentration?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality, and in particular, starting on page IV.B-37 of the Draft SPEIR.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Further, 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. 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.

“Impact B-4: Would the project result in other emissions (such as those leading to odors) affecting a substantial number of people?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality, and in particular, starting on page IV.B-40 of the Draft SPEIR.

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.

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. 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.

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 other Elements are policy related and do not create odors and impacts would be less than significant.

3. Biological Resources.

“Impact C-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.C, Biological Resources, and in particular, starting on page IV.C-47 of the Draft SPEIR.

Development projects on sites with protected trees, including RHNA Housing Opportunity 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. Further, discretionary development projects affecting protected trees would need to comply with relevant General Plan goals and policies, and CHMC requirements. By-right development, which is not subject to CEQA evaluation, must complete the City's Objective Design Standards checklist, adhere to all building permit requirements, zoning codes, and related planning documents. General Plan Action items include Tree Preservation that would protect trees by preserving existing significant trees where feasible and encourage development to conform to the natural setting and avoid sensitive areas.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not conflict with policies or ordinances protecting biological resources (such as the City Oak Tree Ordinance and Guidelines). Impacts to tree preservation ordinances or other policies protecting biological resources under the GPU would be less than significant.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.C, Biological Resources, and in particular, starting on page IV.C-49 of the Draft SPEIR.

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. None of the potential housing under the GPU is within such plan areas are within such plan areas. Further, none of the 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. Thus, there would be no impact to such plans.

4. Cultural Resources

“Impact D-1: Would the project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.D, Cultural Resources, and in particular, starting on page IV.D-28 of the Draft SPEIR.

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.

Policy updates to the other GPU Element updates 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. Impacts would be less than significant.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.D, Cultural Resources, and in particular, starting on page IV.D-31 of the Draft SPEIR.

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 survey. Further, Policy CR-2 was recommended which provides requirements to avoid impacts to Cultural Resources. By-right development, which is not subject to CEQA evaluation, must complete the City’s Objective Design Standards 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.

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. 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 Objective Design Standards 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.

Policy updates to GPU Elements 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. Impacts would be 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 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?”***

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.D, Cultural Resources, and in particular, starting on page IV.D-35 of the Draft SPEIR.

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.

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.

Policy updates to GPU Elements 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. Impacts would be less than significant.

5. Geology/Soils

“Impact E-1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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- 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. Landslide”*

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.E, Geology and Soils, and in particular, starting on page IV.E-26 of the Draft SPEIR.

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 cause substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, landslides, liquefaction, and ground shaking. Impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not directly or indirectly cause potential substantial adverse effects including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, strong seismic ground failure including liquefaction or landslide. Impacts would be less than significant.

“Impact E-2: Would the project result in substantial soil erosion or the loss of topsoil?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.E, Geology and Soils, and in particular, starting on page IV.E-28 of the Draft SPEIR.

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. Furthermore, future development would be subject to General Plan Safety Element Goal S-1 inclusive of its associated policy and actions. 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.

Future development would be subject to General Plan Safety Element Goal S-1. 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. Continued adherence to the City’s Municipal Code regulations requiring erosion and sediment controls, along with the Safety Element regulations as noted, 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. Implementation of these goals, policies and action items for additional residential development would have less than significant impacts.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not result in substantial soil erosion or the loss of topsoil and no impacts would occur.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.E, Geology and Soils, and in particular, starting on page IV.E-31 of the Draft SPEIR.

The GPU is a tool to guide development in the City and, with the exception of Site 4 Western Golf Course, no development is proposed under the project. 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 and impacts would be less than significant.

Updates to the GPU Element policies do not propose any development that would be subject to on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, 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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.E, Geology and Soils, and in particular, starting on page IV.E-33 of the Draft SPEIR.

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 and impacts would be less than significant.

Policy updates to GPU Elements do not propose any development that would be subject to expansive soils. Therefore, 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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.E, Geology and Soils, and in particular, starting on page IV.E-35 of the Draft SPEIR.

All areas within the City of Chino Hills are currently served by a 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. 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.

Policy updates to GPU Elements do not propose any development that would require septic tanks. Therefore, 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.

6. Greenhouse Gas

“Impact F-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.F, Greenhouse Gas Emissions, and in particular, starting on page IV.F-19 of the Draft SPEIR.

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 with the exception of Site 4, Western Hills Golf Course.

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, these emissions would constitute a less than significant impact.

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. Thus, policy updates to the GPU Elements do not propose development that would result in GHG emissions. 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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.F, Greenhouse Gas Emissions, and in particular, starting on page IV.F-23 of the Draft SPEIR.

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. Overall, growth would result in emissions that meet the 2017 Climate Change Scoping Plan adjusted statewide 2040 metric of four MTCO₂e per capita employed for this Draft SPEIR. 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.

7. Hazards and Hazardous Materials

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-32 of the Draft SPEIR.

The Project would adhere to regulatory requirements for source hazardous waste reduction measures (e.g., recycling, etc.) that would further minimize the generation of hazardous waste. The potential transport of any hazardous materials and wastes, i.e., paints, adhesives, surface coatings, cleaning agents, fuels, and oils, if it occurs, would occur in accordance with federal and state regulations that govern the handling and transport of such materials. In accordance with such regulations, the transport of hazardous materials and wastes would only occur with transporters who have received training and appropriate licensing. Existing General Plan Goal S-5: Minimize the Risk from Hazardous Materials, inclusive of its associated policies and actions and as updated under the GPU, would continue to reduce impacts related to 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. Implementation of the GPU would have less than significant impacts.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). With compliance with regulatory requirements, the Project would not result in a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Therefore, policy updates to the 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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-34 of the Draft SPEIR.

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. 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. With compliance with regulatory requirements, the Project would not create a significant hazard to the public or the environment related to the Project Site’s inclusion on a list of hazardous materials sites. Impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the 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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-37 of the Draft SPEIR.

Although no specific development is proposed as part of the GPU, with the exception of Site 4 Western Golf Course, all sites that have been identified for potential future housing development are not located within 0.25-mile of existing schools and no impacts would occur. Amending the Zoning Map/Code and corresponding General Plan Element policy updates do not propose development and would not result emitting hazardous emissions or handling hazardous materials within 0.25 mile of existing schools and no impacts would occur.

“Impact G4: 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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-39 of the Draft SPEIR.

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. 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. No impacts would occur.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not create a significant hazard to the public or the environment.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-41 of the Draft SPEIR.

The Project Site is located more than 2 miles from any public or private airport. The closest airport to the City of Chino Hills is the Chino Airport, located approximately 11.1 miles northeast. Ontario International Airport is located further northeast of the Project Site, approximately 19.4 miles northeast. Therefore, implementation of the GPU, including development at RHNA housing opportunity sites would not have an impact within an airport land use plan or result in a safety hazard or excessive noise for people residing or working in the project area.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have an impact within an airport land use plan or 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?”

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-42 of the Draft SPEIR.

The City maintains the Chino Hills Emergency Operations Plan (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 and no impacts would occur.

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. Other GPU Element policy updates and Zoning Code/Map and Specific Plan amendments do not propose development and implementation of these updates would not interfere with any emergency response or evacuation plans. Further, Safety Element policies update would guide and improve the City's preparation and response efforts to emergencies. No impacts would occur.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.G, Hazards and Hazardous Materials/Wildfire, and in particular, starting on page IV.G-45 of the Draft SPEIR.

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. 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. Development of Site 4 (only site with development plans) 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 for new development. 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. Any future land development (including "by-right") 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.

Development at the RHNA Opportunity 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. The sites are within the developed areas of the City served by existing infrastructure, roads, emergency water sources, power lines and other utilities. 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 General Plan Goals (S-3, Achieve Adequate Emergency Service; S-6, Maintain Plans for Emergency Response; and S-4 Minimize the Risk from Fire Hazards) and inclusive of their respective associated policies and actions and as revised by the GPU, would continue to reduce the risks associated with wildfire.

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 area. Proposed updates to the Safety Element would further reduce risks associated with wildland, urban fire and flood hazard risks within the City. Impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements (and Zoning/Map and Specific Plan amendments) would not expose people or structures risk of wildland fire.

8. Hydrology/Water Quality

"Impact H-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?"

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.H, Hydrology and Water Quality, and in particular, starting on page IV.H-16 of the Draft SPEIR.

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. 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. “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. Further, the City’s General Plan also contains actions designed to minimize stormwater and erosion impacts during construction and no impacts would occur with GPU implementation in regard to new development with the housing opportunity sites.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not violate any water quality 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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.H, Hydrology and Water Quality, and in particular, starting on page IV.H-19 of the Draft SPEIR.

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.

Assuming that RHNA Opportunity sites would be developed with 100 percent impervious surfaces, future development under the GPU would reduce the area for groundwater recharge within the Chino Basin by 83.5 acres. 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) 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 and impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin and impacts would be 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 stormwater drainage systems or provide substantial additional sources of polluted runoff; or***
- iv. Impede or redirect flood flows?”***

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.H, Hydrology and Water Quality, and in particular, starting on page IV.H-22 of the Draft SPEIR.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not 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 and no impacts would occur.

“Impact H-4: In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.H, Hydrology and Water Quality, and in particular, starting on page IV.H-25 of the Draft SPEIR.

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. Further, existing General Plan goals and policies 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 and impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not expose people or structures to flooding or inundation that would release pollutants and no impacts would occur.

“Impact H-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.H, Hydrology and Water Quality, and in particular, starting on page IV.H-27 of the Draft SPEIR.

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. The City receives its municipal water supply from the MWD and MVWD, which have programs in place to monitor wells to prevent overdrafting. 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. 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. The NPDES Permit and General Plan Action S-1.1.10 would regulate and ensure protection of water quality during operation of future development. Implementation of the GPU would not result in impacts. With relation to obstructing implementation of a water quality control plan or sustainable groundwater management plan and no impacts would occur.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the GPU Elements and Zoning Map/Code and Specific Plan amendments do not propose any development that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant.

9. Land Use/Planning

“Impact I-1: Would the project physically divide an established community?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.I, Land Use and Planning, and in particular, starting on page IV.I-16 of the Draft SPEIR.

Updates to the Housing Element also require implementing a rezoning program for the proposed RHNA Opportunity Housing sites. A new Housing Priority Zoning Districts is proposed that amends the Chino Hills Municipal Code. 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. To ensure consistency, the project also includes a Zoning Map amendment to incorporate the changes promulgated by the proposed General Plan Land Use Map. 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.

All development on the housing opportunity sites would be subject to existing Municipal Code regulations and General Plan policies. Land uses proposed for the RHNA Opportunity Housing Sites would not divide the existing community and would be connected to existing roadways near the project sites. By-right development would be subject to the Municipal Code, General Plan policies, impacts to land use would be prevented and impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects. Therefore, policy updates to the General Plan Elements and would not create new divisions of existing land uses in the City and no impacts would occur.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.I, Land Use and Planning, and in particular, starting on page IV.I-21 of the Draft SPEIR.

The General Plan Update (GPU) 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.

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 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. 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. The GPU also includes a Zoning Code/Map and Shoppes Specific Plan amendments to incorporate the changes promulgated by the proposed General Plan Land Use Map. Impacts would be less than significant with GPU implementation.

Other Elements include changes to ensure consistency and updates to state laws. Therefore, the GPU would not conflict with any applicable land use plan, policy, or regulation including SCAG 2020-2045 RTP/SCS and no impacts would occur.

10. Noise

“Impact J-2: Would the project generate excessive groundborne vibration or groundborne noise levels?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.J, Noise, and in particular, starting on page IV.J-27 of the Draft SPEIR.

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. 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 impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements and would not generate excessive groundborne vibration or groundborne noise levels and impacts would be less than significant.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.J, Noise, and in particular, starting on page IV.J-30 of the Draft SPEIR.

There are no airports located within the City of Chino Hills (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) and no impacts would occur

The GPU policies (including the Objective Design Standards and Specific Plan Amendments and Zoning Map changes) 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 no impacts would occur.

11. Population/Housing

“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)?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.K, Population and Housing, and in particular, starting on page IV.K-18 of the Draft SPEIR.

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 and less than significant impacts would occur.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements and would not have the potential to displace people or housing within the City and no impacts would occur.

“Impact K-2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.K, Population and Housing, and in particular, starting on page IV.K-22 of the Draft SPEIR.

Updates to the Housing Element necessitate the updates to the Land Use Element, which includes establishing three new land use categories and requires implementing a rezoning program. A new Housing Priority Zoning Districts is proposed that amends the Chino Hills Municipal Code. The GPU also includes adoption of Objective Design Standards. To ensure consistency, the project also includes a Zoning Map amendment to incorporate the changes promulgated by the proposed General Plan Land Use Map. 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. 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 and no impact would occur.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have the potential to displace people or housing within the City.

12. Public Services

“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?”

2. Police Protection

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.L.2, Public Services – Police Services, and in particular, starting on page IV.L.2-6 of the Draft SPEIR.

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. 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. 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.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not 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. Impacts would be less than significant.

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?”

3. Schools

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.L.3, Public Services – Schools, and in particular, starting on page IV.L.3-6 of the Draft SPEIR.

The GPU 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. 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 General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have the potential to impact student generation or school enrollment within the City.

Impact L-4: 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

4. Public Services – Other Public Facilities

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.L.4, Public Services – Other Public Facilities, and in particular, starting on page IV.L.4-5 of the Draft SPEIR.

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. Implementation of the project with the 11 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. The SBCL would continue to fund the James S. Thalman Chino Branch Library from taxes collected for that purpose.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have the potential to impact library services within the City.

13. 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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.M, Recreation, and in particular, starting on page IV.M-14 of the Draft SPEIR.

There are approximately 319 acres of parkland and open space in the City. 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. In addition to the 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.

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. 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.

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.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.M, Recreation, and in particular, starting on page IV.M-18 of the Draft SPEIR.

The anticipated 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.

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.

14. Transportation

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.N, Transportation/Traffic, and in particular, starting on page IV.N-16 of the Draft SPEIR.

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.

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. The GPU (other Elements including Objective Design Standards and other Zoning and Specific Plan Amendments) policy update do not propose any development that would create inconsistencies nor result in cumulative impacts with respect to the identified programs, plans, policies, and ordinances.

“Impact N-2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.N, Transportation/Traffic, and in particular, starting on page IV.N-20 of the Draft SPEIR.

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.

Site 2, Community Park Overflow, which has been identified for development of affordable senior housing residential units and therefore was screen-out of the VMT analysis under Screening Criterion #2 (Local-

Serving Commercial and Public Facilities and Affordable Housing). 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, the project (except Site #4) will not have any significant VMT impact.

“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)?”

Support for this environmental impact conclusion is included in Section IV.N, Transportation/Traffic, and in particular, starting on page IV.N-33 of the Draft SPEIR.

Each RHNA Housing Opportunity 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. 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.

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.

“Impact N-4: Would the project result in inadequate emergency access?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.N, Transportation/Traffic, and in particular, starting on page IV.N-37 of the Draft SPEIR.

Future development facilitated by the GPU 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. Compliance with all applicable laws would ensure that all potential emergency access impacts would be less than significant.

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.

15. Utilities/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?”

1. Water

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O, Utilities - Water, and in particular, starting on page IV.O.1-14 of the Draft 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. When added to the existing population of 76,414 persons, implementation of the project would result in a population increase of 84,989 persons, an approximate 11.2 percent increase. Based on an increased population estimate of 11.2 percent with the GPU, the additional water demand would be 1,483,475 gpd.

The imported water (from MWD) is treated at the Agua De Lejos Regional Treatment Water Plant (WFA Treatment Plant) in Upland. 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 month. There is enough water for the increase associated with implementation of the GPU.

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. 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. “By-right” development would be subject to the City’s development standards, and application submittal requirements.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have the potential to water delivery within the City. Implementation of the GPU would result in less than significant impacts related to water supplies.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.1, Utilities - Water, and in particular, starting on page IV.O.1-17 of the Draft SPEIR.

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. 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 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 and 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. 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. Impacts would be less than significant.

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. 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. Implementation of the GPU would result in less than significant impacts related to water supplies.

“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?”

2. Wastewater

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.2, Utilities - Wastewater, and in particular, starting on page IV.O.2-6 of the 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. 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 and the CCWRF has a capacity to process up to 11.4 mgd of wastewater but currently averages about seven mgd of wastewater. 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.

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. 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. All future “by-right” development would be subject to the City’s development standards and application submittal requirements. Further, some new development may also require off-site upgrades, such as new or expanded wastewater lines in adjacent streets. Impacts would be less than significant.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have the potential to impact wastewater treatment facilities. Implementation of the GPU would result in less than significant impacts related to wastewater generation and facilities.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.2, Utilities - Wastewater, and in particular, starting on page IV.O.2-9 of the Draft SPEIR.

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 and the IEUA Carbon Canyon Water Recycling Facility (CCWRF) has a capacity to process up to 11.4 mgd of wastewater, but currently averages about seven mgd of wastewater. Therefore, there is enough capacity for the increase of wastewater associated with implementation of the GPU.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not have the potential to create impacts to the capacity of wastewater treatment facilities. Implementation of the GPU would result in less than significant impacts related to wastewater generation and facilities.

“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?”

3. Solid Waste

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.3, Utilities – Solid Waste, and in particular, starting on page IV.O.3-8 of the Draft SPEIR.

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. 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.

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.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the 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 goals.

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. 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. Implementation of the GPU would result in less than significant impacts related to solid waste.

“Impact O-6: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?”

Impact Summary:

Support for this environmental impact conclusion is included in [Section IV.O.3, Utilities – Solid Waste](#), and in particular, starting on page IV.O.3-11 of the Draft SPEIR.

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. Goals and Policies (Policy CN-3.1, 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) require that adequate solid waste collection be maintained and recycling be required to divert nonhazardous waste from landfills. These goals and policies ensure that no conflict with federal, state, or local statutes or regulations related to solid waste disposal would occur.

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 statutes 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.

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. Implementation of the GPU would result in less than significant impacts related to solid waste.

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?

4. Energy

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.4, Utilities – Energy, and in particular, starting on page IV.O.4-21 of the Draft SPEIR.

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). 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.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not generate require or result in the relocation of which could cause significant environmental effects. Implementation of the GPU would result in less than significant impacts related to energy consumption or infrastructure.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.4, Utilities – Energy, and in particular, starting on page IV.O.4-23 of the Draft SPEIR.

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 during project construction or operation.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the General Plan Elements would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Implementation of the GPU would result in less than significant impacts related to energy consumption or infrastructure.

“Impact O-9: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.O.4, Utilities – Energy, and in particular, starting on page IV.O.4-29 of the Draft SPEIR.

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. Land Use and Housing policies 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. Accordingly, the development of housing under the GPU would not conflict with or obstruct renewable energy or energy efficiency plans.

Other General Plan Element updates include new and/or revised goals and policies that serve as a guide for future development and do not propose development projects (including the Objective Design Standards and Specific Plan Amendments and Zoning Map update). Therefore, policy updates to the

General Plan Elements do not propose any development that would result in the wasteful, inefficient, or unnecessary consumption of energy resources. Implementation of the GPU would result in less than significant impacts related to energy consumption or infrastructure.

C. FINDINGS ON IMPACTS MITIGATED TO LESS THAN SIGNIFICANT

The following summary describes impacts of the proposed Project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the Draft SPEIR, these impacts would be considered less than significant.

1. Aesthetics

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.A, Aesthetics, and in particular, starting on page IV.A-22 of the Draft SPEIR.

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.

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.

Significance After Mitigation:

Less Than Significant.

Impacts to light or glare from increased lighting would be reduced to less-than-significant levels after mitigation measure AES-1 is applied which is already required pursuant to the 2015 General Plan EIR.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measure above. The City of Chino Hills hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

2. Biological Resources

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.C, Biological Resources, and in particular, starting on page IV.C-28 of the Draft SPEIR.

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.

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. These policies include the following:

- 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 CNDDDB, 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.

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 potential impacts to less-than significant levels.

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.

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.

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.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measures BR-1 and BR-2 would avoid, reduce and/or mitigate potential impacts to special status species and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measures above. The City of Chino Hills hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in [Section IV.C, Biological Resources](#), and in particular, starting on page IV.C-36 of the Draft SPEIR.

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.¹

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.

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 Measure 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-2 only applies to the sites noted within the measure.

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.

Mitigation Measure:

See Mitigation Measure BR-2 above.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measure BR-2 would avoid, reduce, and/or mitigate potential impacts to riparian habitat and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measures above. The City of Chino Hills hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

“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?”

¹ USFWS on-line Wetlands Mapper. Website: <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. Accessed September 2024.

Impact Summary:

Support for this environmental impact conclusion is included in [Section IV.C, Biological Resources](#), and in particular, starting on page IV.C-39 of the Draft SPEIR.

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. Regardless of the inclusion of Policies BR-1 and BR-2 under the GPU, the results of a more detailed assessment of the housing opportunity sites indicate that Mitigation Measure 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-2 only applies to the sites noted within the measure.

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.

Mitigation Measure:

See Mitigation Measure BR-2 above.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measure BR-2 would avoid, reduce, and/or mitigate potential impacts to wetlands and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measure above. The City of Chino Hills hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.C, Biological Resources, and in particular, starting on page IV.C-44 of the Draft SPEIR.

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. Regardless, 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.

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.

Mitigation Measures:

See Mitigation Measures BR-1 and BR-2 above.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measures BR-1 and BR-2 would avoid, reduce, and/or mitigate potential impacts to special-status species and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified

in the form of the mitigation measures above. The City of Chino Hills hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

3. Geology and Soils

“Impact E-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.E, Geology and Soils, and in particular, starting on page IV.E-37 of the Draft SPEIR.

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.

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.

Mitigation Measures:

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.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measures GEO-1 would avoid, reduce, and/or mitigate potential impacts to paleontological resources and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measure above. The City of Chino Hills hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

4. Hydrology and Water Quality

“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?”***

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.H, Hydrology and Water Quality, and in particular, starting on page IV.H-22 of the Draft SPEIR.

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

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-2.2.6² 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 is 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. 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.

² *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 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.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measures HWQ-2 from the 2015 General Plan EIR would ensure that private drainage associated with future development is evaluated and approved by the City, and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measure above. The City of Chino Hills hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

5. Noise

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.J, Noise, and in particular, starting on page IV.J-21 of the Draft SPEIR.

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 noise reduction mitigation measures NOI-1 through NOI-6 should be taken when construction occurs within 500 feet of sensitive receptors. 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.

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.

Significance After Mitigation:

Less Than Significant.

Implementation of Mitigation Measures NOI-1 through NOI-6 would minimize construction noise at adjacent land uses, and impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measures above. The City of Chino Hills hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

6. Public Services

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

1. Fire Protection**Impact Summary:**

Support for this environmental impact conclusion is included in Section IV.L.1, Public Services - Fire Protection, and in particular, starting on page IV.L.1-12 of the Draft SPEIR.

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 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 the Draft 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.

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.

Significance After Mitigation:

Less Than Significant.

Mitigation Measure PS-1 would ensure that 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. Mitigation Measure PS-2 will require coordination of future fire facilities with funding sources and directs the City to work with CVIFD to plan for environmental impacts associated with development of a new fire station. With implementation of Mitigation Measures PS-1 and PS-2, impacts would be less than significant.

Findings:

Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Draft SPEIR. These changes are identified in the form of the mitigation measures above. The City of Chino Hills hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

D. FINDINGS ON SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following summary describes the unavoidable impacts of the proposed Project where mitigation measures were found to be infeasible or would not lessen impacts to less than significant. The following impacts would remain significant and unavoidable:

1. Air Quality

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

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality and in particular, starting on page IV.B-28 of the Draft SPEIR.

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.

For reference, Table IV.B-6, Regional Significance – Mitigated Construction Emissions (pounds/day), and Table IV.B-8, Regional Significance – Mitigated Operational Emissions (pounds/day) are provided as follows:

**Table IV.B-6
Regional Significance – Mitigated Construction Emissions (pounds/day)**

Activity	Pollutant Emissions (pounds/day)					
	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).

**Table IV.B-8
Regional Significance – Mitigated Operational Emissions (pounds/day)**

Activity	Pollutant Emissions (pounds/day)					
	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).

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.

No other feasible mitigation measures are available to reduce VOC Emissions to less than significant.

Significance After Mitigation:

Significant and Unavoidable

The GPU and implementation of the Housing Element would result in a potential inconsistency with the SCAQMD AQMP due to VOC emissions exceedance.

Findings:

The City of Chino Hills finds that there are no mitigation measures that are feasible to reduce significant impacts associated with VOC emissions impacts, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and, further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of high-quality housing opportunities that serves the local community, make infeasible the

alternatives identified in the EIR, as discussed in Section F of these Findings (Public Resources Code Sections 21081(a)(1) and (3); *CEQA Guidelines* Sections 15091(a)(1) and (3)). As described in the Statement of Overriding Considerations, the City has determined that this significant and unavoidable impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed Project outweigh its significant effects on the environment.

As Criterion 1 (SCAQMD CEQA Handbook consistency indicator) would not be met, the GPU and implementation of the Housing Element would result in a potential inconsistency with the SCAQMD AQMP, and significant and unavoidable impacts would remain.

“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?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality, and in particular, starting on page IV.A-32 of the Draft SPEIR.

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)**

Activity	Pollutant Emissions (pounds/day)					
	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
<i>Notes:</i> 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)**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NO _x	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
<i>Notes:</i>						
<i>Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.</i>						
<i>Energy usage consists of emissions from on-site natural gas usage.</i>						
<i>Mobile sources consist of emissions from vehicles and road dust.</i>						
<i>Source: CalEEMod Version 2022.1.1.26. Complete output is provided in Appendix B of the Air Quality and GHG Study (Appendix H).</i>						

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.

Mitigation Measures:

See Mitigation Measures AQ-1 above.

No other feasible mitigation is available to reduce impacts to less than significant.

Significance After Mitigation:

Significant and Unavoidable.

No feasible mitigation measures (beyond AQ-1) are available to reduce the GPU impact with respect to regional emissions of criteria pollutants during construction and operational activities and impacts would be significant and unavoidable.

Findings:

The City of Chino Hills finds that there are no mitigation measures that are feasible to reduce significant impacts associated with VOS emissions impacts, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and, further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of high-quality housing opportunities that serves the local community, make infeasible the alternatives identified in the EIR, as discussed in Section F of these Findings (Public Resources Code Sections 21081(a)(1) and (3); CEQA Guidelines Sections 15091(a)(1) and (3)). As described in the Statement of Overriding Considerations, the City has determined that this significant and unavoidable impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed Project outweigh its significant effects on the environment.

Regardless, with implementation of Mitigation Measure AQ-1, any development that occurs pursuant to the GPU and the implementation of the Housing Element would still exceed the threshold for VOC emissions. There are no feasible mitigation measures that would mitigate exceedance of VOC emissions to less than significant and therefore implementation of the GPU would have a significant and unavoidable impact.

“Impact B-3: Would the project expose sensitive receptors to substantial pollutant concentrations?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.B, Air Quality, and in particular, starting on page IV.B-37 of the Draft SPEIR.

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)**

Activity	Pollutant Emissions (pounds/day)					
	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
<i>Notes:</i>						
<i>Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.</i>						
<i>Energy usage consists of emissions from on-site natural gas usage.</i>						
<i>Mobile sources consist of emissions from vehicles and road dust.</i>						
<i>Source: CalEEMod Version 2022.1.1.26. Complete output is provided in Appendix B of the Air Quality and GHG Study (Appendix H).</i>						

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.

Mitigation Measures:

No feasible mitigation is available.

Significance After Mitigation:

Significant and Unavoidable.

No feasible mitigation is available to reduce impacts to sensitive receptors.

Findings:

The City of Chino Hills finds that there are no mitigation measures that are feasible to reduce significant impacts associated with VOS emission impacts that would expose sensitive receptors to substantial pollutant concentrations, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and, further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of high-quality housing opportunities that serves the local community, make infeasible the alternatives identified in the EIR, as discussed in Section F of these Findings (Public Resources Code Sections 21081(a)(1) and (3); *CEQA Guidelines* Sections 15091(a)(1) and (3)). As described in the Statement of

Overriding Considerations, the City has determined that this significant and unavoidable impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed Project outweigh its significant effects on the environment.

There are no feasible mitigation measures available to reduce the GPU’s impact with respect to exposure of sensitive receptors to substantial pollutant concentrations. Therefore, impacts would be significant and unavoidable.

2. Transportation

“Impact N-2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?”

Impact Summary:

Support for this environmental impact conclusion is included in Section IV.N, Transportation/Traffic, and in particular, starting on page IV.N-20 of the Draft SPEIR.

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

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

**Table IV.N-3
RHNA Sites Screened Out**

Site	RHNA Site	TAZ	Screened-Out?
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
TAZ 53598201	Project TAZ VMT/Cap
	20.78
	Compared to the City of Chino Hills Threshold
	A 3.66% Reduction Needed
TAZ 53609101	Project TAZ VMT
	242,743
	Project TAZ Population
	11,111
TAZ 53609101	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
TAZ 53609101	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.

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

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 CAPCOA 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)
- T-23. 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.

Mitigation Measures:

No feasible mitigation measures are available for Site #4.

Significance After Mitigation:

Significant and Unavoidable.

No feasible mitigation is available to reduce impacts to sensitive receptors.

Findings:

The City of Chino Hills finds that there are no mitigation measures that are feasible to reduce significant transportation impacts associated with Site #4, taking into consideration specific economic, legal, social, technological or other factors, that would mitigate this impact to a less-than-significant level, and, further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of high-quality housing opportunities that serves the local community, make infeasible the alternatives identified in the EIR, as discussed in Section F of these Findings (Public Resources Code Sections 21081(a)(1) and (3); *CEQA Guidelines* Sections 15091(a)(1) and (3)). As described in the Statement of Overriding Considerations, the City has determined that this significant and unavoidable impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed Project outweigh its significant effects on the environment.

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.

E. FINDINGS ON RECIRCULATION

CEQA Guidelines Section 15088.5 requires a lead agency to “recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review under Section 15087 but before certification. As used in this section, the term ‘information’ can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.”

Comment letters received on the Draft Focused EIR and responses to those comments provided in the Final Focused EIR do not identify any significant new information requiring recirculation. As such, Recirculation of the SPEIR is not required.

F. FINDINGS ON PROJECT ALTERNATIVES

CEQA requires that the discussion of alternatives focus on alternatives to the Project or its location that are capable of avoiding or substantially lessening any significant effects of the project. As discussed above, all environmental impacts could be mitigated below a level of significance with the exception of air quality (inconsistency with the SCAQMD AQMP; regional emissions; and sensitive receptors) and transportation (VMT impact for Site #4).

The General Plan EIR 2015 analyzed three alternatives: No Growth/No Development (No Project), Higher Intensity Development, and Lower Intensity Development. The Draft Subsequent Program EIR (SPEIR) 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.

III. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Public Resources Code Section 21081(b) and *CEQA Guidelines* Section 15093, the City of Chino Hills has balanced the benefits of the proposed Project against the following unavoidable adverse impacts associated with the proposed Project and there are no feasible mitigation measures with respect to air quality (inconsistency with the SCAQMD AQMP; regional emissions; and sensitive receptors) and transportation (VMT impact for Site #4). The City also has examined alternatives to the 2015 Project and determined that new alternatives were not required for the Subsequent Program EIR.

Regarding a Statement of Overriding Considerations, *CEQA Guidelines* Section 15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.” When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (b) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

A. BACKGROUND

CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered “acceptable” (*CEQA Guidelines* Section 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (*CEQA Guidelines* Section 15093[b]). The agency’s statement is referred to as a Statement of Overriding Considerations.

The following sections provide a description of the project’s significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

B. SIGNIFICANT AND UNAVOIDABLE ADVERSE IMPACTS

The following adverse impacts of the proposed Project are considered significant, unavoidable, and adverse based on the Draft SPEIR, Final SPEIR, Mitigation Monitoring Program, and the findings discussed in Section II, Findings and Facts, of this document.

1. Air Quality

The GPU and implementation of the Housing Element would result in a potential inconsistency with the SCAQMD AQMP due to VOC emissions exceedance.

Regardless, with implementation of Mitigation Measure AQ-1, any development that occurs pursuant to the GPU and the implementation of the Housing Element would still exceed the threshold for VOC emissions. There are no feasible mitigation measures that would mitigate exceedance of VOC emissions to less than significant and therefore implementation of the GPU would have a significant and unavoidable impact.

There are no feasible mitigation measures available to reduce the GPU's impact with respect to exposure of sensitive receptors to substantial pollutant concentrations. Therefore, impacts would be significant and unavoidable.

2. Transportation

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.

C. CONSIDERATIONS IN SUPPORT OF THE STATEMENT OF OVERRIDING CONSIDERATIONS

After balancing the specific economic, legal, social, technological, and other benefits of the proposed Project, the City of Chino Hills has determined that the unavoidable, adverse environmental impacts identified above are considered "acceptable" due to the following specific considerations, which outweigh the unavoidable, adverse environmental impacts of the proposed Project.

Incorporates Mitigation Measures and Alternatives Analysis

The City of Chino Hills finds that all feasible mitigation measures have been imposed to lessen Project impacts to less than significant levels; and furthermore, that alternatives to the Project are infeasible because while they have similar or less environmental impacts, they do not provide the benefits of the project or are otherwise socially or economically infeasible when compared to the Project, as described herein.

Implements the Objectives Established for the Project

The proposed Project implements the following objectives:

- 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.
- Ensures a sustainable balance of land uses, open spaces and infrastructure and supports 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.

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- 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.

Development of Residential Uses

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. 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"³; 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 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 involves updating land use and zoning to be consistent with the City's adopted 2021-2029 Housing Element.

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. One of the RHNA sites, Site #4, included a site plan for 166 residential units.

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.

³ *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."*

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- 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.

Eleven RHNA sites are to be zoned as: “lower income” (Sites Numbers 1-7); “moderate income” (Sites Numbers 8-9); and “above moderate income” (Sites Numbers 10-11).

The Land Use Element of the General Plan would be updated to reflect four new land use categories. The new residential categories include Medium-Plus Density Housing (43.9 acres and consisting of Site 8, Canyon Estates (Medium Density), and Site 9, Wang (Medium Density) above), Very High Density-Urban, Very High-Plus 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-Urban (15 acres and consisting of Site 6, The Shoppes, and Site 7, The Commons, above). Proposed land use designations are defined as follows:

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.

Contributes Towards the City’s Economic Base

The Project would provide a positive contribution to the maintenance and expansion of the City’s economic base as development typically increases the City’s property taxes and sales taxes. The Project would benefit the local economy by providing jobs and encouraging the investment of local resources in local projects. Specifically, the Project would provide local jobs during construction at the 11 RHNA housing sites. An increased economic base would provide the City with resources to provide high-quality services to its residents. In addition, the social and socio-economic benefits of facilitating development of additional housing units at densities appropriate to accommodate various income levels outweigh the significant and unavoidable environmental impacts, all together.

D. CONCLUSION

The Chino Hills City Council has balanced the project's benefits against the significant unavoidable air quality (inconsistency with the SCAQMD AQMP; regional emissions; and sensitive receptors) impacts and transportation (VMT impact for Site #4) impact. The City Council finds that the project's benefits of implementing the GPU outweigh the project's significant unavoidable impacts, and those impacts, therefore, are considered acceptable in light of the project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, that warrants approval of the Project notwithstanding the Project's significant unavoidable impacts.