



**RANCHO  
CUCAMONGA**  
Planning Department  
(909) 477-2750

# ENVIRONMENTAL INFORMATION FORM INITIAL STUDY PART I

*(Please type or print clearly using ink. Use the tab key to move from one line to the next line.)*

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City Policies, Ordinances, and Guidelines; the California Environmental Quality Act; and the City's Rules and Procedures to Implement CEQA. It is important that the information requested in this application be provided in full.

Upon review of the completed Initial Study Part I and the development application, additional information such as, but not limited to, traffic, noise, biological, drainage, and geological reports may be required. The project application will not be deemed complete unless the identified special studies/reports are submitted for review and accepted as complete and adequate. The project application will not be scheduled for Committees' review unless all required reports are submitted and deemed complete for staff to prepare the Initial Study Part II as required by CEQA. In addition to the filing fee, the applicant will be responsible to pay or reimburse the City, its agents, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports.

## GENERAL INFORMATION:

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.** Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; City staff will not be available to perform work required to provide missing information.

Application Number for the project to which this form pertains: SUBTPM19855

Project Title: TENTATIVE MAP 19855

Name & Address of project owner(s): MONTE VISTA ASSETS, INC

8628 HILLSIDE RD. ALTA LOMA CA 91701

Name & Address of developer or project sponsor: MONTE VISTA ASSETS, INC

8628 HILLSIDE RD. ALTA LOMA CA 91701

Contact Person & Address: JIM BANKER  
24729 ROXBURY RD. APPLE VALLEY CA 92307

Name & Address of person preparing this form (if different from above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Number: 760-490-9097

**PROJECT INFORMATION & DESCRIPTION:**

Information indicated by an asterisk (\*) is not required of non-construction CUP's unless otherwise requested by staff.

- \*1) Provide a full scale (8-1/2 x 11) copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.
- 2) Provide a set of color photographs that show representative views into the site from the north, south, east, and west; views into and from the site from the primary access points that serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.
- 3) Project Location (describe): ON 9611 HILLSIDE ROAD WEST OF ARCHIBALD AVE.

\_\_\_\_\_

- 4) Assessor's Parcel Numbers (attach additional sheet if necessary): 1061-571-01-0000

\_\_\_\_\_

- \*5) Gross Site Area (ac/sq. ft.): 3.04 AC

\_\_\_\_\_

- \*6) Net Site Area (total site size minus area of public streets & proposed dedications): \_\_\_\_\_

- 7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):

NA

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



THE EXISTING HOME IS KNOWN AS THE GRANDMOTHER ISSAK HOUSE

IT IS RECORDED DOC# 2000-468521 HISTORIC PROPERTY.

- 11) Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses:

NONE

- 12) Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use that will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheet(s) if necessary:

4 LOT SUBDIVISION. THE EXISTING HOME WILL REMAIN AND FUTURE SFR

HOMES WILL BE CONSTRUCTED ON THE 3 NEW PARCELS.

- 13) Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):

THIS AREA IS ALL RESIDENTIAL HOMES AND DEVELOPED WITH VL LAND USE

THE ENTIRE AREA IS SIMILAR TO THIS PROPOSED SUBDIVISION

- 14) Will the proposed project change the pattern, scale, or character of the surrounding general area of the project?

THIS PROPOSED SUBDIVISION WILL MATCH SURROUNDING PARCELS

- 15) Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of soundproofing are proposed?

THE SUBDIVISION WILL NOT CREATE ANY FUTURE NOISE.

ONLY NOISE WILL BE FROM FUTURE CONSTRUCTION OF THE 3 HOMES

- \*16) Indicate proposed removals and/or replacements of mature or scenic trees: 18 TREES WILL BE  
WILL BE REMOVED AS PART OF THE PROJECT

- 17) Indicate any bodies of water (including domestic water supplies) into which the site drains: NONE

- 18) Indicate expected amount of water usage. (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at 987-2591.

a. Residential (gal/day) 705 Peak use (gal/Day) \_\_\_\_\_

b. Commercial/Ind. (gal/day/ac) \_\_\_\_\_ Peak use (gal/min/ac) \_\_\_\_\_

- 19) Indicate proposed method of sewage disposal.  Septic Tank  Sewer.

If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed indicate expected daily sewage generation: (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at 987-2591.

a. Residential (gal/day) 270

b. Commercial/Industrial (gal/day/ac) \_\_\_\_\_

**RESIDENTIAL PROJECTS:**

- 20) Number of residential units: 4

Detached (indicate range of parcel sizes, minimum lot size and maximum lot size: \_\_\_\_\_

22,059 TO 31,936 SF PARCELS

Attached (indicate whether units are rental or for sale units): FOR SALE

21) Anticipated range of sale prices and/or rents:

Sale Price(s) \$1,000,000 to \$1,500,000

Rent (per month) \$ \_\_\_\_\_ to \$ \_\_\_\_\_

22) Specify number of bedrooms by unit type: \_\_\_\_\_

23) Indicate anticipated household size by unit type: SFR

24) Indicate the expected number of school children who will be residing within the project: Contact the appropriate School Districts as shown in Attachment B:

a. Elementary: \_\_\_\_\_

b. Junior High: \_\_\_\_\_

c. Senior High \_\_\_\_\_

**COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS**

25) Describe type of use(s) and major function(s) of commercial, industrial or institutional uses: \_\_\_\_\_

26) Total floor area of commercial, industrial, or institutional uses by type: \_\_\_\_\_

27) Indicate hours of operation: \_\_\_\_\_

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28) Number of employees:

Total: \_\_\_\_\_

Maximum Shift: \_\_\_\_\_

Time of Maximum Shift: \_\_\_\_\_

29) Provide breakdown of anticipated job classifications, including wage and salary ranges, as well as an indication of the rate of hire for each classification (attach additional sheet if necessary):

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30) Estimation of the number of workers to be hired that currently reside in the City: \_\_\_\_\_

\*31) For commercial and industrial uses only, indicate the source, type, and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):

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**ALL PROJECTS**

32) Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.

YES

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33) In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.

NO

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34) Will the proposed project involve the temporary or long-term use, storage, or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.

NO

35) The applicant shall be required to pay any applicable Fish and Game fee. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission/Planning Director hearing.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Rancho Cucamonga.

Date:

6-4-2019

Signature:

 Jim Backer

Title:

PROJECT MANAGER





## City of Rancho Cucamonga ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY PART II

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### BACKGROUND

1. **Project Files:** Tentative Parcel Map SUBTPM19855, Certificate of Appropriateness DRC2016-00291, Variance DRC2016-00290; Minor Exception DRC2018-00934 and Tree Removal Permit DRC2019-00393.
2. **Related Files:**
3. **Description of Project:** The applicant is requesting to subdivide the 3.04-acre project site into 4 parcels of land for future development of three (3) single-family residences on Parcels #1-#3, with the existing single-family residence (Grandma Issak House) preserved on Parcel #4. Parcels #1 - #3 will take vehicle access from the new cul-de-sac off of Hillside Road, with the existing residence on Parcel #4 continuing to take vehicle access from an existing drive access from Hillside Road. The existing 6-foot high wall along Hillside Road will be removed with the construction of the new cul-de-sac. The project includes a Tree Removal Permit (DRC2019-00393) for the removal of 17 eucalyptus trees located along the south and west property lines.

There is an existing single-family residence on the project site (Grandma Issak House) that was constructed in 1911. The City Council approved a Historic Landmark Designation (00-02) and a Mills Act Agreement (00-01) for the property on November 15, 2000. A Certificate of Appropriateness (DRC2016-00291) has been submitted to subdivide the project site and reduce the size of the parcel on which the existing residence is located.

The project complies with each of the development standards for the Very Low (VL) Residential District, except for lot depth on Parcel #2 and #3 and the need for perimeter walls in excess of the permitted 6 foot height limit. The applicant has submitted a Variance (DRC2016-00290) requesting to reduce the required lot depth from 200 feet to 150 feet. Staff supports the reduction in the minimum 200 foot lot depth requirement, as each parcel exceeds the minimum lot size, average lot size and width requirements. Without the lot depth reduction, the project site could only be subdivided into 3 lots that far exceed the lot sizes in the surrounding area.

The applicant has submitted a Minor Exception application (DRC2018-00934) for the additional wall height. A Minor Exception permits an up to 2-foot increase in the permitted wall height. Combination wall heights are calculated by adding one-half the height of the retaining walls to the height of the freestanding portion of the wall. The maximum permitted calculated wall height will be 8 feet with the approval of the Minor Exception.

4. **Project Sponsor Name and Address:**  
Jim Banker  
8928 Hillside Road  
Rancho Cucamonga, CA 91701
5. **General Plan Designation:** Very Low
6. **Zoning:** Very Low (VL) Residential
7. **Surrounding Land Uses and Setting:** The 3.04-acre project site is located within the Very Low (VL) Residential District on the south side of Hillside Road, approximately 540 feet west of Archibald Avenue. It is generally rectangular in shape and is approximately 328 feet from east to

west and 377 feet from north to south. The site generally slopes from north to south, from approximately 1,865 feet at the north property line to 1,832 feet at the south property line, for a grade change of approximately 33 feet. The project site is developed with a historically designated single-family residence (Grandma Issak House) and a non-historic storage building. The remainder of the project site is undeveloped and covered with native and non-native grasses and a eucalyptus windrow located along the west and south property lines.

The project site is surrounded by single-family residences in the Very Low (VL) Residential Development District. Hillside Road is to the north of the project site and Klusman Avenue terminates along the south property line of the project site. An existing private equestrian is located adjacent to the west property line of the project site. All street improvements have been installed except for a sidewalk and right-of-way landscaping. The existing above ground utilities will be undergrounded as part of the project. The existing 6-foot-high street facing wall along the north property line will be removed as part of the project.

**8. Lead Agency Name and Address:**

City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**9. Contact Person and Phone Number:**

Tabé van der Zwaag  
(909) 774-4316

**10. Other agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)**

**GLOSSARY – The following abbreviations are used in this report:**

CALEEMOD – California Emissions Estimator Model  
CVWD – Cucamonga Valley Water District  
EIR – Environmental Impact Report  
FEIR – Final Environmental Impact Report  
FPEIR - Final Program Environmental Impact Report  
NPDES – National Pollutant Discharge Elimination System  
NOx – Nitrogen Oxides  
ROG – Reactive Organic Gases  
PM<sub>10</sub> – Fine Particulate Matter  
RWQCB – Regional Water Quality Control Board  
SCAQMD – South Coast Air Quality Management District  
SWPPP – Storm Water Pollution Prevention Plan

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than-Significant-Impact" as indicated by the checklist on the following pages.

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

**DETERMINATION**

On the basis of this initial evaluation:

- ( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- ( ) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Tabé van der zwaag, Associate Planner Date: \_\_\_\_\_

Reviewed By: Mike Smith, Senior Planner Date: \_\_\_\_\_

|  |                                |  |                              |           |
|--|--------------------------------|--|------------------------------|-----------|
| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|

**EVALUATION OF ENVIRONMENTAL IMPACTS**

|  |     |     |     |     |
|--|-----|-----|-----|-----|
| <b>1. AESTHETICS. <i>Would the project:</i></b>  |     |     |     |     |
| a) Have a substantial adverse effect on a scenic vista?  | ( ) | (✓) | ( ) | ( ) |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? | ( ) | ( ) | ( ) | (✓) |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | ( ) | ( ) | ( ) | (✓) |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?                                   | ( ) | ( ) | (✓) | ( ) |

**Comments:**

a) The City of Rancho Cucamonga sits at the southern base of the San Gabriel Mountains. Mountain views are available from most areas in the City and provide a scenic backdrop for the community. Nearby roadways provide unobstructed views of the San Gabriel Mountains to the north and, from the foothills, of the lower-lying valley to the south. The Project site is not located within a designated view corridor as identified at General Plan Figure LU-6. As illustrated at Figure 1.3-1, *Existing Land Uses*, the Project represents the visually compatible continuation of existing residential land uses, and would not impede views of, or otherwise substantively effect scenic vistas or access to scenic vistas. Therefore, no adverse impacts are anticipated.

The General Plan EIR also recognizes other scenic resources, including remaining stands of eucalyptus windrows, scattered vineyards and orchards, and natural vegetation in flood-control channels and utility corridors. Eucalyptus windrows exist along the west and south property lines of the project site. The Arborist Report (C.O. Arborists, Inc., January 10, 2019) submitted for the project recommends the removal of 17 eucalyptus trees due to the poor health of the trees. A mitigation measure included in the Biological Resources section requiring the planting of replacement eucalyptus trees. Based on the preceding discussion, the Project would have a less-than-significant impact on a scenic vista. Therefore, no adverse impacts are anticipated.

b) There are no officially designated, or eligible, State Scenic Highways located within the City. As such, the Project would have no effect on scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a State Scenic Highway. Therefore, no adverse impacts are anticipated.

c) The site is located on the south side of Hillside Road and west of Archibald Avenue and is characterized by residential development to the north, south, east and west. The visual quality of the area will not degrade as a result of this project because the proposed residential subdivision will be of similar design and layout to that in the surrounding area. Design review is required prior to approval of the proposed subdivision and of the future single-family residences on the new parcels. City standards require the developer to underground existing and new utility lines and facilities to minimize unsightly appearance of overhead utility lines and utility enclosures in accordance with Planning Commission Resolution No. 87-96, unless exempted by said Resolution. Therefore, no adverse impacts are anticipated.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

- d) The Project would introduce new sources of lighting, including street lights and security lighting. Subject to City review and approval, all Project lighting would be required to conform to regulations, guidelines, and standards established under the City Development Code. Compliance with applicable provisions of the Development Code ensures that the Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, no adverse impacts are anticipated.

| 2. AGRICULTURAL RESOURCES. <i>Would the project:</i>   |     |     |     |     |
|--|-----|-----|-----|-----|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | ( ) | ( ) | ( ) | (✓) |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | ( ) | ( ) | ( ) | (✓) |
| c) Conflict with existing zoning for, or cause re-zoning of, forest land (as defined in Public Resources Code section 12220 (g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))? | ( ) | ( ) | ( ) | (✓) |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | ( ) | ( ) | ( ) | (✓) |
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?  | ( ) | ( ) | (✓) | ( ) |

**Comments:**

- a) The site is not designated as Prime Farmlands, Unique Farmland, or Farmland of Statewide Importance. The site is located on the south side of Hillside Road and west of Archibald Avenue and is characterized by residential development to the north, south, east and west. There are approximately 209 acres of Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of Rancho Cucamonga according to the General Plan and the California Department of Conservation Farmland Map 2010. Concentrations of Important Farmland are sparsely located in the southern and eastern parts of the City that is characterized by existing and planned development. Farmland in the southern portion of the City is characterized by industrial, residential, and commercial land uses and Farmland in the eastern portion of the City is within the Etiwanda area and planned for development. Further, a large number of the designated farmland parcels are small, ranging from 3 acres to 30 acres, and their economic viability is doubtful; therefore, they are not intended to be retained as farmland in the General Plan Land Use Plan. The General Plan FPEIR identified the conversion of farmlands to urban uses as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. Therefore, no adverse impacts are anticipated.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

- b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City. Therefore, no adverse impacts are anticipated.
- c) There are no lands within the City of Rancho Cucamonga that is zoned as forest land or timberland. Therefore, no impacts would occur related to the conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, no adverse impacts are anticipated.
- d) There are no lands within the City of Rancho Cucamonga that qualify as forest land or timberland. Therefore, no impacts would occur related of the loss or conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production.
- e) The site is located on the south side of Hillside Road and west of Archibald Avenue and is characterized by residential development to the north, south, east and west. The nearest agricultural use is more than 4 miles southeast from the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.

|   |    |     |    |     |
|---|----|-----|----|-----|
| <b>3. AIR QUALITY. <i>Would the project:</i></b>  |    |     |    |     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | () | ()  | () | (✓) |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | () | (✓) | () | ()  |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors? | () | (✓) | () | ()  |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | () | (✓) | () | ()  |
| e) Create objectionable odors affecting a substantial number of people?   | () | ()  | () | (✓) |

**Comments:**

- a) As discussed in subsection b, the project would not exceed any air quality standards and would not interfere with the region's ability to comply with Federal and State air quality standards for Criterion 1 Increase in the Frequency or Severity of Violations (local air quality impacts) or Criterion 2 Exceed Assumptions in the AQMP (consistency with the 2003 AQMP). Therefore, the project is consistent with the 2003 AQMP.
- b) Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include

|  |                                |  |                              |           |
|--|--------------------------------|--|------------------------------|-----------|
| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|

ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), coarse particulate matter with a diameter or 10 microns or less (PM<sub>10</sub>), fine particulate matter less than 2.5 (PM<sub>2.5</sub>) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H<sub>2</sub>S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

The City of Rancho Cucamonga area is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The California Clean Air Act (CCAA) provides the SCAQMD with the authority to manage transportation activities at indirect sources. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. Examples of this include motor vehicles at an intersection, a mall and on highways. SCAQMD also regulates stationary sources of pollution within a jurisdictional area. Direct emissions from motor vehicles are regulated by the Air Resources Board (ARB).

The combination of topography, low mixing height, abundant sunshine, and emissions from the second largest urban area in the United States gives the Basin the worst air pollution problem in the nation. The Basin experiences a persistent temperature inversion (increasing temperature with increasing altitude); this inversion (coupled with low wind speeds) limits the vertical dispersion of air contaminants, holding them relatively near the ground.

Pursuant to the Federal Clean Air Act (FCAA) of 1970, the EPA established national ambient air quality standards (NAAQS) for six major pollutants, termed criteria pollutants: ozone (O<sub>3</sub>), coarse particulate matter with a diameter or 10 microns or less (PM<sub>10</sub>), fine particulate matter less than 2.5 (PM<sub>2.5</sub>) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead.

Criteria pollutants are defined as those pollutants for which the Federal and State governments have established AAQS, or criteria, for outdoor concentrations in order to protect public health. Data collected at permanent monitoring stations are used by the EPA to classify regions as "attainment" or "non-attainment" depending on whether the regions met the requirements stated in the primary NAAQS. Nonattainment areas have additional restrictions as required by the EPA. The EPA has designated the Southern California Association of Governments (SCAG) as the Metropolitan Planning Organization (MPO) responsible for ensuring the Basin's compliance with the FCAA. The South Coast Air Basin is in Non-Attainment Status for Ozone, PM<sub>10</sub> and PM<sub>2.5</sub>.

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD's CEQA Air Quality Handbook. The criteria include daily emissions thresholds, compliance with State and national air quality standards, and consistency with the current AQMP. As prescribed by SCAQMD, an Air Quality Impact Analysis was prepared by Landin & Associates on October 17, 2018, that utilizes CalEEMod (Version 2016.3.2) to evaluate short-term construction emissions and short-term construction emissions for localized significant thresholds, long-term operational emissions, operation emissions for localized significant thresholds, and Greenhouse Gas Emissions.

|  |                                |  |                              |           |
|--|--------------------------------|--|------------------------------|-----------|
| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|

**Short Term (Construction): Project Emissions and Impacts**

The project proposes to the subdivision of 3.04 acres of land into 4 parcels for the future development of 3 single-family residences. The project site is currently developed with single-family residence which will be preserved in place with the proposed project. The potential emissions associated with construction of the project are described in the following sections.

**Summary of Peak Construction Emissions (Emissions Summary of Overall Construction with Best Available Control Measures)**

Construction activities associated with the project will result in emissions of CO, VOCs,

**SCAQMD Regional Threshold and Localized Significance Thresholds**

| Activity year                       | Emissions (pounds/day) |               |              |               |               |               |
|-------------------------------------|------------------------|---------------|--------------|---------------|---------------|---------------|
|                                     | ROG                    | NOX           | CO           | SO2           | PM10          | PM2.5         |
| <b>2019 Maximum Daily Emissions</b> | <b>1.47</b>            | <b>11.208</b> | <b>8.747</b> | <b>0.0146</b> | <b>0.8658</b> | <b>0.7205</b> |
| <b>SCAQMD Regional Threshold</b>    | <b>75</b>              | <b>100</b>    | <b>550</b>   | <b>150</b>    | <b>150</b>    | <b>55</b>     |
| <b>Threshold Exceeded?</b>          | <b>NO</b>              | <b>NO</b>     | <b>NO</b>    | <b>NO</b>     | <b>NO</b>     | <b>NO</b>     |

NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> and are expected from the following construction activities: demolition, grading (including soil import), building construction, painting (architectural coatings) paving (curb, gutter, flatwork, and parking lot), and construction worker commuting.

**Localized Significance Summary (Construction Emissions with Best Available Control Measures)**

**Total Localized Construction Emissions (pounds/day)**

| On-Site Grading Emissions         | Emissions (pounds per day) |                    |                   |                    |
|-----------------------------------|----------------------------|--------------------|-------------------|--------------------|
|                                   | NOx                        | CO                 | PM10              | PM2.5              |
| <b>Maximum Daily Emissions</b>    | <b>11.20767123</b>         | <b>8.746849315</b> | <b>0.86575342</b> | <b>0.720547945</b> |
| <b>SCAQMD Localized Threshold</b> | <b>170</b>                 | <b>1,232</b>       | <b>6</b>          | <b>5</b>           |
| <b>Threshold Exceeded?</b>        | <b>NO</b>                  | <b>NO</b>          | <b>NO</b>         | <b>NO</b>          |



|  |                                |  |                              |           |
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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Equipment Exhausts and Related Construction Activities

Construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment on site would result in localized exhaust emissions; however, as shown in the tables above, the amount will not exceed any threshold of significance.

Fugitive Dust

Fugitive dust emissions are generally emissions associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by project basis, depending on the level of activity, the specific operation and weather conditions at the time of construction. Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions and other factors. The proposed project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust.;

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O<sub>3</sub> precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 1.332 lbs of VOC per day (combined for all construction sources) during construction. Therefore, this VOC emission is the principal air emission and is less than the SCAQMD VOC threshold of 75 lbs/day.

Odors

Heavy-duty equipment in the project area during construction would emit odors. However, the construction activity would cease to occur after individual construction is completed. No other sources of objectionable odors have been identified for the proposed project, and no mitigation measures are required. In compliance with SCAQMD Rule 402 the proposed uses are not anticipated to emit any objectionable odors. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed project.

Naturally Occurring Asbestos

The proposed project is located in San Bernardino County and it is not among the counties that are found to have serpentine and ultramafic rock in their soils. In addition, there has been no serpentine or ultramafic rock found in the project area. Therefore, the potential risk for naturally occurring asbestos (NOA) during project construction is small and less than significant.

Based on the discussion above and with implementation of the following Best Available Control Measures (BACM) identified in the Air Quality Impact Analysis (Landin &

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Associates; October 2018) as mitigation measures, short-term, construction impacts will be less-than-significant:

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

**Cumulative Impacts: Short-Term Construction Emissions**

Continued development will contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the Rancho Cucamonga area. Construction workers and equipment work and operate at one development site until their tasks are complete. Nevertheless, fugitive dust and equipment emissions are required to be assessed. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. Based upon the Urban Emissions Model (URBEMIS7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO<sub>2</sub>), Ozone (O<sub>3</sub>), and Particulate Matter (PM<sub>2.5</sub> and PM<sub>10</sub>) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant. This city-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

With implementation of the following best practices and mitigation measures from the City's 2010 General Plan FPEIR that are designed to minimize short-term air quality impacts, the project's contribution to cumulative impacts will be less-than-significant:

- 4) **All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.**
- 5) **Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low**

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.

- 6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
- 7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.
- 8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.
- 9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.
- 10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:
  - Reestablish ground cover on the construction site through seeding and watering.
  - Pave or apply gravel to any on-site haul roads.
  - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
  - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
  - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
  - Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
  - Suspend grading operations during high winds (i.e., wind speeds exceeding 25mph) in accordance with SCAQMD Rule 403 requirements.
  - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.
- 11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM<sub>10</sub>) emissions, in accordance with SCAQMD Rule 403.

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

**Project Long Term (Operational) Emissions and Impacts**

Long-term air pollutant emissions are those associated with stationary sources and mobile sources involving any project-related changes. The proposed project would result in a net increase in the amount of development in the area; therefore, the proposed project would result in net increases in both stationary and mobile source emissions. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the parking area. As shown in the following tables, project implementation will not exceed any significance thresholds. No long-term, operational impacts will occur as a result of the project.

**Summary of Peak Operational Emissions**

**SCAQMD Regional Threshold and Localized Significance Thresholds**

| Operational Activities         | Emissions(pounds/day) |               |               |                |                |                 |
|--------------------------------|-----------------------|---------------|---------------|----------------|----------------|-----------------|
|                                | ROG                   | NOX           | CO            | SO2            | PM10           | PM2.5           |
| Area Source                    | 0.1995                | 0.005         | 0.0098        | 0              | 0.00121        | 0.00121         |
| Energy Source                  | 0.0027                | 0.0231        | 0.010         | 0.00016        | 0.001863       | 0.001863        |
| Mobile                         | 0.0535                | 0.3014        | 0.7337        | 0.00252        | 0.24110        | 0.056438        |
| <b>Maximum Daily Emissions</b> | <b>0.256</b>          | <b>0.3295</b> | <b>0.7535</b> | <b>0.00268</b> | <b>0.24417</b> | <b>0.059511</b> |
| SCAQMD Regional Threshold      | 55                    | 55            | 550           | 150            | 150            | 55              |
| Threshold Exceeded?            | NO                    | NO            | NO            | NO             | NO             | NO              |

**Cumulative Impacts (Long Term/Operational Emissions)**

The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the potential impacts to air quality based on the future build out of the City. In the long-term, continued development would result in significant operational vehicle emissions based upon on the URBEMIS7G model estimates in Table 4.3-3 of the General Plan FPEIR; therefore, all developments would be cumulatively significant if they cannot be mitigated on a project basis to a less-than-significant level. This City-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

With implementation of the following mitigation measures from the City's 2010 General Plan FPEIR that are designed to minimize long-term, operational air quality impacts, the project's contribution to cumulative impacts will be less-than-significant:

- 13) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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14) All residential structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

15) All residential structures shall be required to incorporate thermal pane windows and weather-stripping.

c) As noted in the General Plan FEIR (Section 4.3), continued development would contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. The General Plan FPEIR identified the citywide increase in emissions as a significant and adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council.

With implementation of mitigation measures listed in subsection b) above from the City's 2010 General Plan FPEIR, which are designed to minimize long-term, operational air quality impacts, cumulative impacts will be less-than-significant.

d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is not located within ¼ mile of the following sensitive receptors:

During construction, there is the possibility of fugitive dust to be generated from grading the site. The mitigation measures listed under subsection b above and the following mitigation measure will reduce any potential impact to less-than-significant levels.

16) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM<sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

e) Construction odors (Short-term) may include odors associated with equipment use including diesel exhaust or roofing, painting and paving. These odors are temporary and would dissipate rapidly. Operational odors (Long-term) are not typically associated with the type of use. Odors from the proposed single-family residential use would most likely be from activities such as cooking and landscape maintenance; however, these odors would be minimal and not considered to be significant. No adverse impacts are anticipated.

| Issues and Supporting Information Sources:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>  |                                |  |                              |           |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ( )                            | (✓)  | ( )                          | ( )       |
| b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?  | ( )                            | ( )  | ( )                          | (✓)       |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | ( )                            | ( )  | ( )                          | (✓)       |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | ( )                            | ( )  | ( )                          | (✓)       |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | ( )                            | (✓)  | ( )                          | ( )       |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?   | ( )                            | ( )  | ( )                          | (✓)       |

**Comments:**

- a) The project site is located in an area developed with residential land uses. The site has been previously disrupted during construction of infrastructure and surrounding developments/annual discing for weed abatement. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

A Biological Resources Assessment (Ricon Consultants, September 2017) was submitted that reviewed the potential impacts created by the proposed subdivision of the project site for the future development of 3 single-family residences. The 3.04 acre project site is currently developed with a single-family residence which is located at the northwest corner of project site. The remainder of the site is undeveloped and covered with ruderal/disturbed habitat and urban/developed land. A eucalyptus windrow is located along the south and west property lines. No special status plants or animal species were observed during the site survey of the project site. There is little to no potential for special species to occur on the site due to previous disturbance of the site and general lack of

|  |                                |  |                              |           |
|--|--------------------------------|--|------------------------------|-----------|
| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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native vegetation within the majority of the site. Due to highly disturbed nature of the site and lack of native vegetation, there is low potential for special status wildlife species to occur on the site. The existing trees on the project site create the potential for nesting birds and burrowing owls to inhabit the site. The study recommends that a raptor and nesting bird survey be performed prior to earth moving activities. With the following mitigation measures related to nesting birds and burrowing owls, the projects impact on the environment will be less than significant.

- 1) **Conduct a raptor survey prior to the removal of vegetation to identify potential raptor nests.**
- 2) **Any active or inactive raptor nests discovered within the site are protected year-round. Agency consolation is required for the removal of any raptor nest.**
- 3) **Submit a pre-construction clearance survey within 3 days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer (generally 300 feet for migratory and non-migratory song birds and 500 feet for raptors and special-status species) will be determined by a wildlife biologist, in coordination with CDFW and will depend on the level of noise and/or surrounding disturbances, line of sight between the nest and the construction activity, ambient noise, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active next to ensure that nesting behavior is not adversely affected by construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may occur.**
  - b) The project site is located in an urban area with no natural communities. No riparian habitat exists on-site. Therefore, no adverse impacts are anticipated.
  - c) No wetland habitat is present on-site. Therefore, no adverse impacts are anticipated.
  - d) The City is primarily located in an urban area that does not contain large, contiguous natural open space areas. Wildlife potentially may move through the north/south trending tributaries in the northern portion of the City and within the Sphere of Influence. The project site is partially developed with a single-family residence and is surrounded by residential development that are surrounded by perimeter fencing. Therefore, no adverse impacts are anticipated.
  - e) There are heritage trees (eucalyptus windrow) on the project site. The Arborist Report (C.O. Arborists, Inc., January 10, 2019) submitted for the project recommends the removal of 17 heritage trees due to their poor health, the large amount dead wood and

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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pest invasion (Lerp Psyllid), which attacks the tree’s foliage. This includes all of the trees along the south property line, which need to be removed due to their “poor” health and the risk they pose to the existing residences to the south. There are 7 additional trees along the west property line that are in “fair” condition and have the potential to be retained with proper trimming. The remaining 10 trees are in “good” condition that can be preserved with proper trimming. With the following mitigation measure for the planting of replacement trees on the project site, no impacts are anticipated:

- 4) **The removed eucalyptus windrow along the south and west property lines shall be replaced with 15-gallon size eucalyptus trees (species to be approved by Planning Director) planted at a minimum spacing of eight feet on center and properly staked.**
  
- f) Neither the City nor the SOI are within an adopted HCP, NCCP, or other approved State Habitat Conservation Plan area. The project site is not located within a local conservation area according to the General Plan, Open Space and Conservation Plan, Figure RC-1. No conflicts with habitat conservation plans will occur.

|   |     |     |     |     |
|---|-----|-----|-----|-----|
| <b>5. CULTURAL RESOURCES. <i>Would the project:</i></b>   |     |     |     |     |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?   | ( ) | ( ) | ( ) | (✓) |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5? | ( ) | (✓) | ( ) | ( ) |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | ( ) | (✓) | ( ) | ( ) |
| d) Disturb any human remains, including those interred outside of dedicated cemeteries?                       | ( ) | ( ) | ( ) | (✓) |

**Comments:**

- a) The project site has been identified as a local “Historic Resource” per the standards of Rancho Cucamonga Municipal Code Section 2.24 (Historic Preservation). The existing single-family residence on the project site (Grandma Issak House) was constructed in 1911, with the residence and property receiving City Council Historic Landmark Designation (00-02) and a Mills Act Agreement (00-01) on November 15, 2000.

The applicant has submitted a Historic Survey of the Grandma Issak House (Daly & Associates, April 26, 2016) to determine whether the proposed subdivision would negatively impact the Historic Landmark Designation of the house and property. The Historic Survey included a review of the historic documents related to the City’s Historic Landmark Designation and a field survey. That study also concluded that the proposed subdivision of the project site and the removal of a portion of a stone retaining wall would not result in an adverse impact to the original local landmark designation. Therefore, no adverse impacts are anticipated.

- b) There are no known archaeological sites or resources recorded on the project site, however, the Rancho Cucamonga area is known to have been inhabited by Native Americans according to the General Plan FPEIR (Section 4.6). A Cultural Resources



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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Assessment (BCR Consulting, LLC, July 2018) was submitted for the project. The Assessment included a data search by the South Central Coastal Information Center (SCCIC) and a field survey. The data search revealed that 30 cultural resource studies have taken place resulting in 11 cultural resources (10 historic-period and on prehistoric) within a one-mile radius of the project site. The project site has been subject to one previous cultural resources study, which resulted in the recording of a historic-period single-family residence on the project site (Grandma Issak House).

The field survey identified no cultural resources within the proposed impact area. Surface visibility was approximately 60 percent within the proposed project area. Ground disturbance were severe and resulted from a variety of natural and artificial factors, including surface erosion, mechanical terracing, and adjacent road and residential construction.

The Assessment concluded that the records search and filed survey did not identify any cultural resources (including prehistoric or historic archaeological sites or historic buildings) within the project site impact area. Furthermore, records search results combined with surface conditions have failed to indicate sensitivity for buried culture resources. Based on these results, the report recommends that no additional cultural resource work or monitoring is necessary for the proposed project activities. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be contacted to assess the nature and significant of the find, diverting construction excavation if necessary.

Construction activity, particularly grading, soil excavation, and compaction, could adversely affect or eliminate existing and potential archaeological resources. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Cultural Resources based on the future build out of the City. The following mitigation measures as identified in the FPEIR shall be implemented:

- 1) **If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:**
  - **Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.**
  - **Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.**
  - **Pursue educating the public about the archaeological heritage of the area.**
  - **Prepare a mitigation plan consistent with Section 21083.2 Archaeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archaeological sites, capping or covering sites with soil, planning the site as a park or green space or paying an in-kind mitigation fee.**

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- **Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.**
- c) The General Plan FPEIR (Section 4.6) indicates that the Rancho Cucamonga area is on an alluvial fan. According to the research performed at the Natural History Museum of Los Angeles County and the San Bernardino County database, no paleontological sites or resources have been recorded within the City of Rancho Cucamonga or the Sphere-of-Influence, including the project site; however, the area has a high sensitivity rating for paleontological resources. The older alluvium, which would have been deposited during the wetter climate that prevailed 10,000-100,000 years ago during the Late Pleistocene epoch of the Quaternary period, when the last "Ice Age" and the appearance of modern man occurred, may contain significant vertebrate fossils. The project site is underlain by Quaternary alluvium per the Public Safety Element of the General Plan; therefore, the following mitigation measures shall be implemented:
- 2) **If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:**
- **Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.**
  - **Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.**
  - **Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).**
  - **Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to San Bernardino County Museum.**
- d) The proposed project is in an area that has already been disturbed by development. The project site has already been disrupted by construction of infrastructure and surrounding developments/annual discing for weed abatement. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

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| <p><b>6. GEOLOGY AND SOILS.</b> <i>Would the project:</i></p> <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>   |    |     |    |     |
| <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> | () | ()  | () | (✓) |
| <p>ii) Strong seismic ground shaking?</p>   | () | ()  | () | (✓) |
| <p>iii) Seismic-related ground failure, including liquefaction?</p>   | () | ()  | () | (✓) |
| <p>iv) Landslides?</p>  | () | ()  | () | (✓) |
| <p>b) Result in substantial soil erosion or the loss of topsoil?</p>  | () | (✓) | () | ()  |
| <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>   | () | ()  | () | (✓) |
| <p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>   | () | ()  | () | (✓) |
| <p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>   | () | ()  | () | (✓) |

**Comments:**

- a) No known faults pass through the site and it is not in an Earthquake Fault Zone, nor is it in the Rancho Cucamonga City Special Study Zone along the Red Hill Fault, according to the General Plan Figure PS-2, and Section 4.7 of the General Plan FPEIR. The Red Hill Fault, passes within .5 miles north of the site, and the Cucamonga Fault Zone lies approximately 2 miles north. These faults are both capable of producing Mw 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to Mw 7.5 earthquakes is approximately 14 miles northeasterly of the site and the San Andreas, capable of up to Mw 8.2 earthquakes, is approximately 16 miles northeasterly of the site. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code and Standard Conditions will ensure that geologic impacts are less-than-significant.
- b) The City of Rancho Cucamonga is within a designated Soil Erosion Control Area Exhibit 4.7-4 of the General Plan FPEIR. The proposed project will require the excavation, stockpiling, and/or movement of on-site soils. The Rancho Cucamonga area is subject to

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities may temporarily exacerbate the impacts of windblown sand, resulting in temporary problems of dust control; however, development of this project under the General Plan would help to reduce windblown sand impacts in the area as pavement, roads, buildings, and landscaping are established. Therefore, the following fugitive dust mitigation measures shall be implemented to reduce impacts to less-than-significant levels:

- 1) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.**
  - 2) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM<sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.**
  - 3) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM<sub>10</sub> emissions from the site during such episodes.**
  - 4) **Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.**
- c) The General Plan FPEIR (Section 4.7) indicates that there is a potential for the hillside areas at the northern end of the City and in the SOI for slope failure, landslides, and/or erosion. Areas subject to slope instability contain slopes of 30 percent or greater. Landslides may be induced by seismic activity, rain, or construction. The City Hillside Development Regulations prohibits the development within slopes of 30 percent or greater and limit the number of units that could be constructed within the Hillside Residential and Very Low Density Residential designations in the Hillside areas. The site is not within an Earthquake hazard zone or other unstable geologic unit or soil type according to General Plan FPEIR Exhibit 4.7-2. Soil types on-site consist of Tujunga gravelly loamy sand soil association according to General Plan FPEIR Exhibit 4.7-3. No adverse impacts are anticipated.
- d) The majority of Rancho Cucamonga, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soil types on-site consist of Tujunga gravelly loamy sand soil association according to General Plan FPEIR Exhibit 4.7-3. These soils are typically found on alluvial fans and typically used for grazing, citrus, grapes and other fruits. No adverse impacts are anticipated.
- e) The two northerly parcels will connect to the existing local sewer system and the two southerly lots will connect to an onsite septic system. The installation of the septic system is required to be permitted by the City's Building and Safety Department and meet all related environmental regulations. Additionally, the project shall be required to comply with Chapter 5 of the Santa Ana Region Basin Plan. If the site is unsuitable for the installation of septic systems, the applicant shall be required to connect to the City's existing sewer system per section 4.7.6 Threshold 4.7e of the General Plan.

| Issues and Supporting Information Sources:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <b>7. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i><br>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ()                             | (✓)  | ()                           | ()        |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?   | ()                             | ()   | (✓)                          | ()        |

**Comments:**

- a) Regulations and Significance – The Federal government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California’s Green House Gas (GHG) emissions reduction target in Executive Order (EO) S-3-05. The EO created goals to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009 the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines 6 key GHGs (carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

The western states, including Arizona, California, New Mexico, Oregon, Utah, and Washington, already experience hotter, drier climates. California is a substantial contributor of GHGs and is expected to see an increase of 3 to 4 degrees Fahrenheit (°F) over the next century.

Assembly Bill (AB) 32 requires that the California Air Resources Board (ARB), the lead agency for implementing AB 32, determine what the statewide GHG emission level was in 1990 and approve a statewide GHG emissions limit (427 million metric tons of CO<sub>2</sub> equivalent) to be achieved by 2020 and prepare a Scoping Plan to outline the main strategies for meeting the 2020 deadline. Significant progress can be made toward the 2020 goal through existing technologies and improving the efficiency of energy use. Other solutions would include improving the State’s infrastructure and transitioning to cleaner and more efficient sources of energy.

The ARB estimates that 38 percent of the State’s GHG emissions in 2004 was from transportation sources followed by electricity generation (both in-State and out-of-State) at 28 percent and industrial at 20 percent. Residential and commercial activities account for 9 percent, agricultural uses at 6 percent, high global warming potential gases at 3 percent, and recycling and waste at 1 percent.

It is not anticipated that any single development project would have a substantial effect on global climate change but that GHG emissions from the project would combine with emissions across California, the United States, and the world to cumulatively contribute to global climate change. Therefore, consistent with the ARB’s Climate Change Scoping Plan, the proposed project was evaluated for consistency with the Early Action Measures

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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(Scoping Plan is a recommendation until adopted through normal rulemaking). The proposed project is assessed by determining its consistency with the 37 Recommended Actions identified by ARB. In compliance with Senate Bill (SB) 97 and CEQA, the project has been analyzed based on a qualitative analysis (CEQA 15064.4). Additionally, the ARB was directed through SB 375 to develop regional GHG emission reduction targets to be achieved within the automobile and light truck sectors for 2020 and 2035.

SCAQMD and ARB maintain ambient air quality monitoring stations in the Basin. The stations closest to the project site are the Upland station and the Fontana-Arrow Highway station. The Upland station monitors all criteria pollutants except PM<sub>10</sub>, PM<sub>2.5</sub>, and SO<sub>2</sub> which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO<sub>2</sub>, and SO<sub>2</sub> are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> levels all exceed State and Federal standards regularly.

Project Related Sources of GHG's – Based on the *Guidelines for the Implementation of California Environmental Quality Act*, Appendix G, a project would normally be considered to have a significant effect on air quality if the project would violate any ambient air quality standards, contribute substantially to an existing air quality violation, expose sensitive receptors to substantial pollutant concentrations, or conflict with adopted environmental plans and goals of the community. However, neither the CEQA statutes, Office of Planning and Research (OPR) guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis. Significance criteria are left to the judgment and discretion of the Lead Agency.

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 10,000 MTCO<sub>2e</sub> per year is based upon South Coast Air Quality Management District staff's proposed GHG screening threshold for stationary sources emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans.

Project related GHG's would include emissions from direct and indirect sources. Based on the Greenhouse Gas Analysis (Landin & Associates, October 2018), total project related emissions would be 248.22 MTCO<sub>2e</sub>/year, as shown in the following table:

**Total GHG Emissions (U.S. tons/year)**

| Total<br>(US tons/yr) | Bio-CO <sub>2</sub><br>0.0 us<br>tons/yr | NBio-Co <sub>2</sub><br>246.89 us<br>tons/yr | CH <sub>4</sub><br>0.0528 us<br>tons/yr | N <sub>2</sub> O<br>0.0 us<br>tons/yr | CO <sub>2e</sub><br>248.22 us<br>tons/yr |
|-----------------------|--|--|---|---------------------------------------|--|
|                       |  |  |   |                                       |  |

As shown in the table, direct and indirect operational emissions associated with the project as compared to the SCAQMD's interim threshold of significance of 10,000 MTCO<sub>2e</sub> per year would result in a less than significant impact with respect to GHG emissions.

Cumulative Short Term (Construction) GHG Emissions – The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO<sub>2</sub>). The highest levels of construction related GHG's occur during site preparation including demolition, grading and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on site. The combustion of fossil-based fuels creates GHG's such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. CH<sub>4</sub> is emitted during the fueling of heavy equipment.

Based on the Greenhouse Gas Analysis submitted for the project (Landin & Associates, October 2018), no significant impacts to GHGs from short-term construction impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant short-term cumulative impact with implementation of the following enforceable actions, which are included as mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR:

- 1) **The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.**
- 2) **The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.**
- 3) **Trucks shall not idle continuously for more than 5 minutes.**
- 4) **Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.**
- 5) **Construction should be timed so as not to interfere with peak-hour traffic.**
- 6) **Ridesharing and transit incentives shall be supported and encouraged for the construction crew.**

**Cumulative Long Term (Operational) GHG's Emissions** – The primary source of GHG emissions generated by the proposed project would be from motor vehicles, combustion of natural gas for space and water heating, as well as off-site GHG emissions from generation of electricity consumed by the proposed land use development over a long term. CEQA requires the Lead Agency to review the project for “adequacy, completeness, and a good faith effort at full disclosure,” to determine potential impacts of GHG's. Therefore, the project has been analyzed based on methodologies and information available to the City at the time this document was prepared. Estimates are based on past performance and represent a scenario that is a worst case with the understanding that technology changes may reduce GHG emissions in the future. To date, there is no established quantified GHG emission threshold.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The project involves the subdivision of 3.04 acres of land for the future construction of three single-family residences and therefore would result in an increase in the net increases of both stationary and mobile source emissions. The majority of energy consumption typically occurs during project operation (more than 80 percent and less than 20 percent during construction activities). The proposed project will incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emission including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks.

The project is consistent with the California Environmental Protection Agency Climate Action Team proposed early action measures to mitigate climate change included in the CARB Scoping Plan mandated under AB 32. The proposed project will incorporate several design features including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks. Additionally, the City is participating in the development of a Sustainable Communities Strategy (SCS) with SANBAG for the San Bernardino County area pursuant to Senate Bill (SB) 375.

Based on the Greenhouse Gas Analysis submitted for the project (Landin & Associates, October 2018), no significant impacts to GHGs from long-term, operational impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant long-term operational impact with implementation of the following enforceable actions, which are included as mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR:

- 7) **Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.**
- 8) **Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of;**
  - **Increased insulation.**
  - **Limit air leakage through the structure.**
  - **Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.**
  - **Landscape and develop site utilizing shade, prevailing winds and landscaping.**
  - **Install efficient lighting and lighting control systems.**
  - **Install light colored "cool" roofs and cool pavements.**
  - **Install solar or light emitting diodes (LED's) for outdoor lighting.**



| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- 9) **Prepare a comprehensive water conservation strategy appropriate for the project and include the following;**
  - **Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.**
  - **Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.**
  - **Design irrigation to control runoff and to remove water to non-vegetated surfaces.**
- 10) **Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.**

b) The project involves the subdivision of 3.04 acres of land for the future development of 3 single-family residences, which is consistent with the General Plan.

No other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission apply to the project. The 2010 General Plan Update includes adopted policies and Standard Conditions that respond to the Attorney General and the California Air Pollution Control Officers Association (CAPCOA). The General Plan policies and Standard Conditions guide infill and sustainable development reliant on pedestrian connections, re-use and rehabilitation of existing structures, link transportation opportunities, promote development that is sensitive to natural resources and incentivizes denser mixed use projects that maximizes diverse opportunities. The proposed project includes water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks and therefore is consistent with the sustainability and climate change policies of the General Plan. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of GHG's and determined that GHG emissions would be cumulatively considerable, which would be a significant, unavoidable adverse cumulative impact. A Statement of Overriding Considerations was ultimately adopted by the City Council. Based on the Greenhouse Gas Analysis (Landin & Associates, October 2018), no significant impacts to GHGs from short-term, construction impacts or long-term, operational impacts would occur as a result of the project. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to GHGs from short-term construction and long-term operational cumulative impacts is also considered minimal. With implementation of the mitigation measures listed in subsection a), less than significant impacts would occur as a result of the project. In addition, the proposed project would not hinder the State's GHG reduction goals established by AB 32 and therefore would be less than a significant impact.

| Issues and Supporting Information Sources:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <b>8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i></b>   |                                |  |                              |           |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | ( )                            | ( )  | (✓)                          | ( )       |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | ( )                            | ( )  | (✓)                          | ( )       |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?  | ( )                            | ( )  | (✓)                          | ( )       |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                 | ( )                            | ( )  | ( )                          | (✓)       |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | ( )                            | ( )  | ( )                          | (✓)       |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | ( )                            | ( )  | ( )                          | (✓)       |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | ( )                            | ( )  | ( )                          | (✓)       |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | ( )                            | ( )  | ( )                          | (✓)       |

**Comments:**

- a) Development within the City may utilize or generate hazardous materials or wastes. This is usually associated with individual households, small business operations, and maintenance activities like paints, cleaning solvents, fertilizers, and motor oil or through construction activities that would use paints, solvents, acids, curing compounds, grease, and oils. These materials would be stored and used at individual sites. The City participates in a countywide interagency coalition, which is considered a full-service Hazardous Materials Division that is more comprehensive than any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less-than-significant. No adverse impacts are expected.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- b) The proposed project does not include the use of hazardous materials or volatile fuels. The City participates in a countywide interagency coalition, which is considered a full-service Hazardous Materials Division that is more comprehensive than any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less-than-significant. No adverse impacts are anticipated.
- c) There are no schools located within 1/4 mile of the project site. The project site is located approximately 1.34 miles of the nearest school, Hermosa School. No impacts are anticipated.
- d) The proposed project is not listed as a hazardous waste or substance materials site. Recent site inspections did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.
- e) The site is not located within an airport land use plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1 and is not within 2 miles of a public airport. The project site is located approximately 6 miles northerly of the Ontario Airport and is offset north of the flight path. No impact is anticipated.
- f) There are no private airstrips within the City. The nearest private airstrip, Cable Airport, is located approximately 2 and 1/2 miles to the west of the City's westerly limits. No impact is anticipated.
- g) The City has a developed roadway network that provides emergency access and evacuation routes to existing development. New development will be located on a site that has access to existing roadways. Access will be provided as part of the project approval. The City's Emergency Operation Plan, which is updated every 3 years, includes policies and procedures to be administered by the City of Rancho Cucamonga in the event of a disaster. Because the project includes at least two points of public street access and is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.
- h) Rancho Cucamonga faces the greatest ongoing threat from wind-driven fires in the Very High Fire Hazard Severity Zone found in the northern part of the City; however, the proposed project site is not located within a Very High Fire Hazard Severity Zone according to General Plan Figure PS-1. No impact is anticipated.

| Issues and Supporting Information Sources:  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <b>9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>  |                                |  |                              |           |
| a) Violate any water quality standards or waste discharge requirements?   | ( )                            | (✓)  | ( )                          | ( )       |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | ( )                            | ( )  | ( )                          | (✓)       |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?   | ( )                            | ( )  | ( )                          | (✓)       |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?  | ( )                            | ( )  | (✓)                          | ( )       |
| e) 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?   | ( )                            | ( )  | ( )                          | (✓)       |
| f) Otherwise substantially degrade water quality?   | ( )                            | (✓)  | ( )                          | ( )       |
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | ( )                            | ( )  | ( )                          | (✓)       |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?  | ( )                            | ( )  | ( )                          | (✓)       |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | ( )                            | ( )  | ( )                          | (✓)       |
| j) Inundation by seiche, tsunami, or mudflow?   | ( )                            | ( )  | ( )                          | (✓)       |

**Comments:**

- a) Water and sewer service is provided by the Cucamonga Valley Water District (CVWD). The project is designed to connect to existing water and sewer systems. The two southerly parcels of the proposed subdivision will provide independent onsite septic systems. The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over 1 acre as an industrial activity, requiring a permit under the State's General NPDES permit. The State Water Resource Control Board (SWRCB), through the Regional Water Quality Control Board (RWQCB), Santa Ana Region, administers these permits.

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Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or significant redevelopment. Prior to commencement of construction of a project, a discharger must submit a Notice of Intent (NOI) to obtain coverage under the General Permit. The General Permit requires all dischargers to comply with the following during construction activities, including site clearance and grading:

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) to prevent construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters.
- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.
- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare an SWPPP. To comply with the NPDES, the project's construction contractor will be required to prepare an SWPPP during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The grading plan includes a WQMP exhibit which was prepared by L.E.H. & Associates, which identifies BMPs to minimize the amount of pollutants, such as eroded soils, entering the drainage system after construction. Runoff from driveways, roads and other impermeable surfaces must be controlled through an on-site drainage system. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and various Business Plans that must be developed by any businesses that store and use hazardous materials. Practices such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain system. The following mitigation measures are required to control additional storm water effluent:

*Construction Activities:*

- 1) Prior to issuance of grading permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.
- 2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

- 3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
- 4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.
- 5) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

*Post-Construction Operational:*

- 6) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.
  - 7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.
- b) According to CVWD, approximately 35 percent of the City's water is currently provided from water supplies coming from the underlying Chino and Cucamonga Groundwater Basins. CVWD complies with its prescriptive water rights as managed by the Chino Basin Watermaster and will not deplete the local groundwater resource. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground according to General Plan Figure RC-3. Development of the site will require the grading and excavation, but would not affect the existing aquifer, estimated to be about 300 to 470 feet below the ground surface. As noted in the General Plan FPEIR (Section 4.9), continued development citywide will increase water needs but will not be a significant impact. CVWD has plans to meet this increased need to the year 2030. No impacts are anticipated.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.
- d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.
- e) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, all runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project will not result in substantial additional sources of polluted runoff. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.
- f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is for new development therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. With implementation of the mitigation measures specified under subsection a), less than significant impacts are anticipated.
- 8) **The developer shall implement the BMPs identified in the WQMP exhibit prepared by L.E.H. & Associates to reduce construction pollutants from entering the storm drain system to the maximum extent practical.**
- g) The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.
- h) The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.
- i) The Rancho Cucamonga area is flood protected by an extensive storm drain system designed to adequately convey floodwaters from a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains as shown in General Plan Figure PS-6. The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- j) There are no oceans, lakes, or reservoirs near the project site; therefore, impacts from seiche and tsunami are not anticipated. The Rancho Cucamonga area sits at the base of the steep eastern San Gabriel Mountains whose deep canyons were cut by mountain streams. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams and levees north of the City and spreading grounds both within and north of the City.

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| <b>10. LAND USE AND PLANNING. <i>Would the project:</i></b>  |     |     |     |     |
| a) Physically divide an established community?   | ( ) | ( ) | ( ) | (✓) |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ( ) | ( ) | ( ) | (✓) |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  | ( ) | ( ) | ( ) | (✓) |

**Comments:**

- a) The site is located on the south side of Hillside Road and west of Archibald Avenue and is characterized by residential development to the north, east, south and west. This project will be of similar design and size to surrounding residential development to the north, south, east and west. The project will become a part of the larger community. No adverse impacts are anticipated.
- b) The project site land use designation is Very Low (VL) Residential District. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection, or SCAG's Regional Comprehensive Plan. As such, no impacts are anticipated.
- c) The project site is not located within any habitat conservation or natural community plan area. According to General Plan Figure RC-4 and Section 4.10 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

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| <b>11. MINERAL RESOURCES. <i>Would the project:</i></b>   |     |     |     |     |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?                                | ( ) | ( ) | ( ) | (✓) |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ( ) | ( ) | ( ) | (✓) |



| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Comments:**

- a) The site is not designated as a State Aggregate Resources Area according to the City General Plan, Figure RC-2 and Table RC-1; therefore, there is no impact.
- b) The site is not designated by the General Plan, Figure RC-2 and Table RC-1, as a valuable mineral resource recovery site; therefore, there is no impact.

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| <b>12. NOISE.</b> <i>Would the project result in:</i>   |    |     |     |     |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | () | (✓) | ()  | ()  |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | () | ()  | ()  | (✓) |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | () | ()  | (✓) | ()  |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | () | (✓) | ()  | ()  |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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? | () | ()  | ()  | (✓) |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | () | ()  | ()  | (✓) |

**Comments:**

- a) The project site is not within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. The applicant has submitted a Noise Study (Ricon; January 18, 2019) to review the construction noise level created during the construction phase of the project. The study concluded that no adverse impacts are expected related to construction noise levels with implementation of either mitigation measure 2 or 3 below:
  - 1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.
  - 2) An industrial grade muffler of similar capacity capable of reducing engine noise by at least 15 dBA shall be installed on all mobile construction equipment, including but not limited to the following: cranes, backhoes, tractors, dozers, graders, scrapers, forklifts, pavers and rollers. Stationary sources that would be located within 100 feet of residences shall be partially

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**enclosed by materials capable of reducing noise levels by at least 10 dBA, such as Echo Barriers.**

- 3) **Noise barriers with a minimum height of 12 feet shall be erected along the boundary of the project area. The noise barriers shall be constructed of materials with a minimum weight of 2 pounds per square foot with no gaps or perforations, Noise barriers may be constructed of, but not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, and hay bales.**
- b) The normal operating uses associated with residential projects do not induce ground borne vibrations. Construction related vibration may create short term noise and vibration impacts, but due to the distance of the adjacent residences from the project boundaries, no impacts are anticipated. No impacts are anticipated.
- c) The primary source of ambient noise levels in Rancho Cucamonga is traffic. Because the project will not significantly increase traffic as analyzed in Section 16 Transportation/Traffic; it will likely not increase ambient noise levels within the vicinity of the project. Therefore, no impacts are anticipated.
- d) The General Plan FPEIR (Section 4.12) indicates that during a construction phase, on-site stationary sources, heavy-duty construction vehicles, and construction equipment, will generate noise exceeding City standards. The following measures outlined in section a) will mitigate short-term noise impacts to less than significant:

The preceding mitigation measures will reduce the disturbance created by on-site construction equipment but do not address the potential impacts because of the transport of construction materials and debris. The following mitigation measures shall then be required:

- 4) **Haul truck deliveries shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes and include appropriate noise mitigation measures. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.**
- e) The site is not located within an airport land use plan is not within 2 miles of a public airport. The Project is located approximately 6 miles northerly of the Ontario Airport and is offset north of the flight path. No impact is anticipated.
- f) The nearest private airstrip, Cable Airport, is located approximately 2 1/2 miles to the west of the City's westerly limits. No impact is anticipated.

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| <b>13. POPULATION AND HOUSING.</b> <i>Would the project:</i><br>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | () | () | (✓) | ()  |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | () | () | ()  | (✓) |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | () | () | ()  | (✓) |

**Comments:**

- a) The project is located in a predominantly developed area and will not induce population growth. The project is located in a predominantly developed area and will include the future construction of 3 single family residences. Although the project will increase the population growth in the area there will be a less than significant impact as the project is consistent with the underlying Zoning and General Plan Designation. The density was analyzed as part of the build out in the General Plan FPEIR. Construction activities at the site will be short-term and will not attract new employees to the area. No significant impacts are anticipated.
- b) The project site is currently developed with a single-family residence that will be preserved in place. The development of the project site will not displace the current tenant of the existing single-family residence. Therefore, no adverse impact is expected.
- c) The project site is currently developed with a single-family residence that will be preserved in place. The development of the project site will not displace the current tenant of the existing single-family residence. Therefore, no adverse impact is expected.

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| <b>14. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i> |    |    |     |     |
| a) Fire protection?   | () | () | (✓) | ()  |
| b) Police protection?   | () | () | (✓) | ()  |
| c) Schools?   | () | () | (✓) | ()  |
| d) Parks?   | () | () | (✓) | ()  |
| e) Other public facilities?   | () | () | ()  | (✓) |

**Comments:**

- a) The site is located on the south side of Hillside Road and west of Archibald Avenue and will be served by a Fire Station #177 located approximately 1 mile west of the project site. The project will not require the construction of any new facilities or alteration of any

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project to lessen the future demand and impacts to fire services. No impacts are anticipated.

- b) The increase in residential units may lead to an increase in calls for service. Although there may be an increase in calls, additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled. No impacts are anticipated.
- c) The Alta Loma School District and the Chaffey Joint Union High School District serve the project area. Both school districts have been notified regarding the proposed development. A standard condition of approval will require the developer to pay the school impact fees. With this standard mitigation, impacts to the School Districts are not considered significant
- d) The site is in a developed area, currently served by the City of Rancho Cucamonga. Heritage Park is located approximately 1 mile from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.
- e) The proposed project will utilize existing public facilities. The site is in a developed area, currently served by the City of Rancho Cucamonga. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Cumulative development within Rancho Cucamonga will increase demand for library services. According to the General Plan FPEIR (Section 4.14), there will be a projected increase in library space demand but with the implementation of standard conditions the increase in Library Services would be mitigated to less than significant impact. Additionally, the Paul A. Biane Library recently completed a second-floor addition that added 13,500 square feet of specialized programming space. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. Therefore, no adverse impact is expected.

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| <p><b>15. RECREATION.</b> <i>Would the project:</i></p> <p>a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> | () | () | (✓) | ()  |
| <p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p>   | () | () | ()  | (✓) |

**Comments:**

- a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Heritage Park, is located approximately 1 mile west of the project site. This

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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project is proposing the future development of 3 new single-family residences and will not cause a significant increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

b) See a) response above.

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| <p><b>16. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i></p> <p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> | () | () | () | (✓) |
| <p>b) Conflict with an applicable congestion management program, including, but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>  | () | () | () | (✓) |
| <p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?</p>  | () | () | () | (✓) |
| <p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>  | () | () | () | (✓) |
| <p>e) Result in inadequate emergency access?</p>   | () | () | () | (✓) |
| <p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.</p>  | () | () | () | (✓) |

**Comments:**

a) Implementation of the proposed project will generate 28.32 vehicle trips daily. The proposed project includes the future development of 3 new single-family residences. The Rancho Cucamonga Traffic Model estimates that each single-family residence will generate 9.44 trips daily. As noted in the General Plan FPEIR (Section 4.16), continued development will contribute to the traffic load in the Rancho Cucamonga area. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. The project is in an area that is mostly developed with street improvements existing or included in project design. The project will not create a substantial increase in the number of vehicle trips, traffic volume, or congestion at intersections. The project site will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site per City roadway standards. In addition, the City has established a Transportation Development fee that must be paid by

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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the applicant prior to issuance of building permits. Fees are used to fund roadway improvements necessary to support adequate traffic circulation. No impacts are anticipated.

- b) The Rancho Cucamonga Traffic Model estimates that each single-family residence will generate .99 two-way peak hour trips daily. In November 2004, San Bernardino County voters passed the Measure I extension which requires local jurisdictions to impose appropriate fees on development for their fair share toward regional transportation improvement projects. On May 18, 2005, the City of Rancho Cucamonga adopted a Comprehensive Transportation Fee Schedule updating these development impact fees. As a result, the San Bernardino County Congestion Management Agency waived the Congestion Management Plan (CMP) Traffic Impact Analysis reporting requirement. This project will be required, as a condition of approval, to pay the adopted transportation development fee prior to issuance of building permit. The project is in an area that is mostly developed with all street improvements existing. The project will not negatively impact the level of service standards on adjacent arterials. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. No impacts are anticipated.
- c) Located approximately 6 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. No impacts are anticipated.
- d) The project is in an area that is mostly developed. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. The project design does not include any sharp curves or dangerous intersections, or farming uses. The project will, therefore, not create a substantial increase in hazards because of a design feature. No impacts are anticipated.
- e) The project will be designed to provide access for all emergency vehicles during construction and upon completion of the project and will therefore not create an inadequate emergency access. No impacts are anticipated.
- f) The design of the project includes, or the project will provide space in the garages for the storage of bicycles to assist in reducing vehicles trips. No impacts are anticipated.

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| <p><b>17. TRIBAL CULTURAL RESOURCES.</b> <i>Would the project:</i><br/><i>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 the cultural value to a California Native American tribe, and that is:</i></p> <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1 (K)?</p> | ( ) | (✓) | ( ) | ( ) |
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| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ()                             | (✓)  | ()                           | ()        |

**Comments:**

- a) A Cultural Resources Assessment (BCR Consulting, LLC; July 2018) was submitted for the project. The Assessment included a data search by the South Central Coastal Information Center (SCCIC) and a field survey. The data search revealed that 30 cultural resource studies have taken place resulting in 11 cultural resources (10 historic-period and on prehistoric) within a one-mile radius of the project site. The project site has been subject to one previous cultural resources study, which resulted in the recording of a historic-period single-family residence on the project site (Grandma Issak House).

The field survey identified no cultural resources within the proposed impact area. Surface visibility was approximately 60 percent within the proposed project area. Ground disturbance were severe and resulted from a variety of natural and artificial factors, including surface erosion, mechanical terracing, and adjacent road and residential construction.

The Assessment concluded that the records search and filed survey did not identify any cultural resources (including prehistoric or historic archaeological sites or historic buildings) within the project site impact area. Furthermore, records search results combined with surface conditions have failed to indicate sensitivity for buried culture resources. Based on these results, the report recommends that no additional cultural resource work or monitoring is necessary for the proposed project activities. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be contacted to assess the nature and significant of the find, diverting construction excavation if necessary.

On January 10, 2019, notices were sent out in compliance with California Senate Bill AB 52 to 6 tribal communities who have requested to be notified of projects within the city. The Gabrieleno Band of Mission Indians - Kizh Nation responded to the notification letter requesting that the following mitigation measures be required as part of the project approval. With implementation of the following mitigation measures, the projects impact on tribal cultural resources will be less than significant:

- 1) If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be contacted to assess the nature and significant of the find, diverting construction excavation if necessary.
- 2) Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission

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Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

- 3) **Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.
  
- 4) **Public Resources Code Sections 21083.2(b) for unique archaeological resources.** Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.
  
- 5) **Unanticipated Discovery of Human Remains and Associated Funerary Objects:** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety



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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|

Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

- 6) **Resource Assessment & Continuation of Work Protocol:** Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner.

Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

- 7) **Kizh-Gabrieleno Procedures for burials and funerary remains:** If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

- 8) **Treatment Measures:** Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

- 9) **Professional Standards:** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

b) See a) response above.

|  |     |     |     |     |
|--|-----|-----|-----|-----|
| <b>18. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>  |     |     |     |     |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | ( ) | ( ) | ( ) | (✓) |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                             | ( ) | ( ) | ( ) | (✓) |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | ( ) | ( ) | (✓) | ( ) |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | ( ) | ( ) | ( ) | (✓) |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ( ) | ( ) | ( ) | (✓) |

| Issues and Supporting Information Sources: |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------|--|------------------------------|-----------|
| f)   | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ( )                            | ( )  | ( )                          | (✓)       |
| g)   | Comply with Federal, State, and local statutes and regulations related to solid waste?                              | ( )                            | ( )  | ( )                          | (✓)       |

**Comments:**

- a) The proposed project will be partially served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 and RP-4 treatment plants. The RP-1 capacity is sufficient to exceed the additional development within the western and southern areas of the City. The RP-4 treatment plant has a potential ultimate capacity of 28 mgd which is considered more than adequate to capacity to treat all increases in wastewater generation for buildout of the General Plan. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.
- b) The proposed project will be partially served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.
- c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. The impact is not considered significant.
- d) The project is served by the CVWD water system. There is currently a sufficient water supply available to the City of Rancho Cucamonga to serve this project. No impacts are anticipated.
- e) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. No impacts are anticipated.
- f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.
- g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of Rancho Cucamonga continues to implement waste reduction procedures consistent with AB 939. Therefore, no impacts are anticipated.

| Issues and Supporting Information Sources:  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <b>19. MANDATORY FINDINGS OF SIGNIFICANCE</b>   |                                |  |                              |           |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ( )                            | (✓)  | ( )                          | ( )       |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?  | ( )                            | ( )  | ( )                          | (✓)       |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?  | ( )                            | (✓)  | ( )                          | ( )       |

**Comments:**

- a) The site is not located in an area of sensitive biological resources as identified on the City of Rancho Cucamonga General Plan Figure RC-4. Both the project site and the area surrounding the site consists of developed, urbanized land consistent with the General Plan. The Biological Resources Assessment (Ricon Consultants, September 2017) found that no special status species was identified on the project site. The project site does contain mature trees and a nesting bird survey was recommended. No sensitive plant communities or habitats were found within the project site. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources. Therefore, development will not adversely reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal.

Development on the site is also unlikely to eliminate important examples of the major periods of California history or prehistory. The project site does include a single-family residence that has been designated as a local landmark. An Historic Survey of the Grandma Issak House (Daly & Associates, April 26, 2016) was submitted to determine whether the proposed subdivision would negatively impact the Historic Landmark Designation of the house and property. That study also concluded that the proposed subdivision of the project site and the removal of a portion of a stone retaining wall would not result in an adverse impact to the original local landmark designation. A Cultural Resources Assessment (BCR Consulting, LLC, July 2018) was submitted for the project. The report concluded that the proposed project would not result in substantial adverse changes to historical resources. However, mitigation measures have been incorporated (see Cultural Resources section above for detailed analysis and mitigation measures) in the event that archaeological and/or paleontological resources are discovered during course of grading or construction onsite.

|  |                                |  |                              |           |
|--|--------------------------------|--|------------------------------|-----------|
| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|

Therefore, mitigation measures contained in this Initial Study will ensure impacts to historical resources are at less-than-significant levels.

- b) If the proposed project were approved, then the applicant would be required to develop the site in accordance with the City of Rancho Cucamonga General Plan. The 2010 General Plan was adopted along with the certification of a Program FEIR, Findings of Fact, and a Statement of Overriding Considerations for significant adverse environmental effects of build-out in the City and Sphere-of-Influence. The City made findings that adoption of the General Plan would result in significant adverse effects to Aesthetics, Agriculture and Forest Resources, Air Quality, Climate Change and Mineral Resources. Mitigation measures were adopted for each of these resources; however, they would not reduce impacts to less-than-significant levels. As such, the City adopted a Statement of Overriding Considerations balancing the benefits of development under the General Plan Update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). These benefits include less overall traffic volumes by developing mixed-use projects that will be pedestrian friendly and conservation of valuable natural open space.

The proposed development of the site is consistent with intended land use as designated in the General Plan. All applicable mitigation measures, including air & water quality, greenhouse gases, cultural resources and noise, and have been imposed to mitigate and reduce impacts to less-than-significant levels. Combined together with all other developments in the City, the project is consistent with the finding of the General Plan Program FEIR and the Statement of Overriding Considerations. Therefore, no cumulative impacts are anticipated with inclusion of the proposed project.

- c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. As prescribed by SCAQMD, an Air Quality and Greenhouse Gas Emissions Technical Report (Landin & Associates, October 2018) that utilizes CalEEMod (Version 2016.3.1) to evaluate short-term construction emissions for Regional and localized significant thresholds, long-term operational emissions, operation emissions for localized significant thresholds, and Greenhouse Gas Emissions was prepared for the project. As stated in the Air Quality Section, proposed mitigation measures would further reduce emission levels to less than significant levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed.

The Noise Study (Rincon, January 2019) reviewed the potential noise levels generated by construction of the proposed project. The report concluded that with the proposed mitigation measures (see Noise section above for detailed analysis and mitigation measures), the elevated construction noise levels created would be reduced to less than significant.

Therefore, mitigation measures contained in this Initial Study will ensure air quality and noise impacts are at less-than-significant levels.

## EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier PEIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Rancho Cucamonga, Planning Division offices, 10500 Civic Center Drive (check all that apply):

- (T) General Plan FPEIR  
(SCH#2000061027, Certified May 19, 2010)
- (T) General Plan FEIR  
(SCH#2000061027, Certified October 17, 2001)
- (T) Master Environmental Assessment for the 1989 General Plan Update  
(SCH #88020115, certified January 4, 1989)
- (T) Arborist Report  
(C.O. Arborist, Inc., January 2019)
- (T) Biological Resources Assessment  
(Rincon Consultants, Inc., September 2017)
- (T) Cultural Resources Assessment  
(BCR Consulting, July 2018)
- (T) Historic Survey  
(Daly & Associates, April 2016)
- (T) Construction Noise Assessment  
(Rincon Consultants, Inc., January 2019)
- (T) Air Quality & Greenhouse Gas Study  
(Landin & Associates, October 2018)

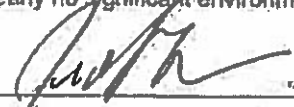
**APPLICANT CERTIFICATION**

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

 \_\_\_\_\_ Date: 6-4-2019  
Jim Barker Project Manager

## MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Tentative Parcel Map SUBTPM19855 Applicant: Jim Banker

Initial Study Prepared by: Tabé van der Zwaag, Associate Planner Date: June 3, 2019

| Mitigation Measures No. / Implementing Action   | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|---|----------------------------|----------------------|------------------------|------------------------|-------------------------|------------------------------|
| <b>Section 3 – Air Quality</b>  |                            |                      |                        |                        |                         |                              |
| <i>Short Term (Construction) Emissions</i>  |                            |                      |                        |                        |                         |                              |
| 1) All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25mph per SCAQMD guidelines in order to limit fugitive dust emissions  | PD                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| 2) The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day          | PD                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| 3) The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.  | PD                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| 4) All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification. | PD                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| 5) Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low-emission mobile construction equipment will be utilized, or that their use was  | PD/BO                      | C                    | Review of Plans        | C                      |                         | 2                            |



| Mitigation Measures No. / Implementing Action  | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|--|----------------------------|----------------------|------------------------|------------------------|-------------------------|------------------------------|
| investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff. |                            |                      |                        |                        |                         |                              |
| 6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.  | BO                         | C                    | Review of Plans        | A/C                    |                         | 4                            |
| 7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.   | BO                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| 8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.   | BO                         | B                    | Review of Plans        | A/C                    |                         | 2                            |
| 9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low pressure spray.                                 | PD                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| 10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:   | BO                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| <ul style="list-style-type: none"> <li>Reestablish ground cover on the construction site through seeding and watering.</li> </ul>  | BO                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| <ul style="list-style-type: none"> <li>Pave or apply gravel to any on-site haul roads.</li> </ul>  | BO                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| <ul style="list-style-type: none"> <li>Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.</li> </ul>   | BO                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| <ul style="list-style-type: none"> <li>Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.</li> </ul>  | BO                         | C                    | Review of Plans        | A/C                    |                         | 2/4                          |
| <ul style="list-style-type: none"> <li>Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.</li> </ul>   | BO                         | C                    | Review of Plans        | A                      |                         | 4                            |
| <ul style="list-style-type: none"> <li>Sweep streets according to a schedule established by the City if silt is carried</li> </ul>   | BO                         | C                    | During Construction    | A                      |                         | 4                            |

| Mitigation Measures No. / Implementing Action  | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|--|----------------------------|----------------------|------------------------|------------------------|-------------------------|------------------------------|
| over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.   |                            |                      |                        |                        |                         |                              |
| <ul style="list-style-type: none"> <li>Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.</li> </ul>   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| <ul style="list-style-type: none"> <li>Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.</li> </ul>   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM <sub>10</sub> ) emissions, in accordance with SCAQMD Rule 403. | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| <i>Long Term Emissions and Impacts</i>   |                            |                      |                        |                        |                         |                              |
| 13) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.  | BO                         | C                    | During Construction    |                        | A                       | 4                            |
| 14) All residential structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.  | BO                         | C/D                  | Review of Plans        | C                      |                         | 2/4                          |
| 15) All residential structures shall be required to incorporate thermal pane windows and weather-stripping.  | BO                         | C/D                  | Review of Plans        | C                      |                         | 2/4                          |
| 16) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was   | BO                         | C/D                  | Review of Plans        | C                      |                         | 2/4                          |

| Mitigation Measures No. / Implementing Action  | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|--|----------------------------|----------------------|------------------------|------------------------|-------------------------|------------------------------|
| adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.  |                            |                      |                        |                        |                         |                              |
| <b>Section 4 - Biological Resources</b>  |                            |                      |                        |                        |                         |                              |
| 1) Conduct a raptor survey prior to the removal of vegetation to identify potential raptor nests.  | PD                         | B                    | Review of Plans        | C                      |                         | 2/4                          |
| 2) Any active or inactive raptor nests discovered within the site are protected year-round. Agency consolation is required for the removal of any raptor nest.   | PD                         | B                    | Review of Plans        | C                      |                         | 2/4                          |
| 3) Submit a pre-construction clearance survey within 3 days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer (generally 300 feet for migratory and non-migratory song birds and 500 feet for raptors and special-status species) will be determined by a wildlife biologist, in coordination with CDFW and will depend on the level of noise and/or surrounding disturbances, line of sight between the nest and the construction activity, ambient noise, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to | PD                         | B                    | Review of Plans        | C                      |                         | 2/4                          |

| Mitigation Measures No. / Implementing Action  | Responsible for Monitoring | Monitoring Frequency | Timing of Verification                         | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|--|----------------------------|----------------------|--|------------------------|-------------------------|------------------------------|
| delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may occur. |                            |                      |  |                        |                         |                              |
| 4) The removed eucalyptus windrow along the south and west property lines shall be replaced with 15-gallon size eucalyptus trees (species to be approved by Planning Director) planted at a minimum spacing of eight feet on center and properly staked.   | PD                         | B                    | Review of Plans                                | C                      |                         | 2/4                          |
| <b>Section 5 – Cultural Resources</b>  |                            |                      |  |                        |                         |                              |
| 1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:        |                            |                      |  |                        |                         |                              |
| <ul style="list-style-type: none"> <li>Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.</li> </ul>  | PD/BO                      | C                    | Review of Report                               | A/D                    |                         | 3/4                          |
| <ul style="list-style-type: none"> <li>Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.</li> </ul>  | PD/BO                      | C                    | Review of Report                               | A/D                    |                         | 3/4                          |
| <ul style="list-style-type: none"> <li>Pursue educating the public about the archaeological heritage of the area.</li> </ul>   | PD/BO                      | C                    | Review of Report                               | A/D                    |                         | 3/4                          |
| <ul style="list-style-type: none"> <li>Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important,</li> </ul>  | PD                         | B/C                  | Review of report and plans during construction | A/D                    |                         | 2/4                          |

| Mitigation Measures No. / Implementing Action  | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|--|----------------------------|----------------------|------------------------|------------------------|-------------------------|------------------------------|
| and unique prehistoric resources, including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.  |                            |                      |                        |                        |                         |                              |
| <ul style="list-style-type: none"> <li>Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.</li> </ul>  | PD                         | C                    | Review of Report       | A/D                    |                         | 3/4                          |
| 2) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures: | PD                         | B                    | Review of Report       | A/D                    |                         | 4                            |
| <ul style="list-style-type: none"> <li>Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.</li> </ul>  | PD                         | B                    | Review of Report       | A/D                    |                         | 4                            |
| <ul style="list-style-type: none"> <li>Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should</li> </ul>  | BO                         | B/C                  | Review of Report       | A/D                    |                         | 4                            |

| Mitigation Measures No. / Implementing Action  | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
|--|----------------------------|----------------------|------------------------|------------------------|-------------------------|------------------------------|
| immediately divert construction and notify the monitor of the find.  |                            |                      |                        |                        |                         |                              |
| <ul style="list-style-type: none"> <li>Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).</li> </ul>                              | PD                         | D                    | Review of Report       | D                      |                         | 3                            |
| <ul style="list-style-type: none"> <li>Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.</li> </ul>   | PD                         | D                    | Review of Report       | D                      |                         | 3                            |
| <b>Section 6 – Geology and Soils</b>   |                            |                      |                        |                        |                         |                              |
| 1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM <sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or replanted with drought resistant landscaping as soon as possible. | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM <sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.         | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM <sub>10</sub> emissions from the site during such episodes.   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.  | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| <b>Section 7 – Greenhouse Gas Emissions</b>  |                            |                      |                        |                        |                         |                              |
| <i>Short Term (Construction) GHG Emissions</i>   |                            |                      |                        |                        |                         |                              |
| 1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating  | BO                         | C                    | During Construction    | A                      |                         | 4                            |

| Mitigation Measures No. / Implementing Action   | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
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| the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.   |                            |                      |                        |                        |                         |                              |
| 2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 3) Trucks shall not idle continuously for more than 5 minutes.  | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.  | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 5) Construction should be timed so as not to interfere with peak-hour traffic.  | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 6) Ridesharing and transit incentives shall be supported and encouraged for the construction crew.  | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| <i>Long Term (Operational) GHG Emissions</i>  |                            |                      |                        |                        |                         |                              |
| 7) Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.  | BO                         | A                    | During Construction    | C                      |                         | 2                            |
| 8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of: <ul style="list-style-type: none"> <li>• Increased insulation.</li> <li>• Limit air leakage through the structure.</li> <li>• Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.</li> </ul> | BO                         | C                    | During Construction    | A                      |                         | 4                            |

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| <ul style="list-style-type: none"> <li>• Landscape and develop site utilizing shade, prevailing winds and landscaping.</li> <li>• Install efficient lighting and lighting control systems .</li> <li>• Install light colored "cool" roofs and cool pavements.</li> <li>• Install solar or light emitting diodes (LED's) for outdoor lighting.</li> </ul>  |                            |                      |                        |                        |                         |                              |
| 9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following: <ul style="list-style-type: none"> <li>• Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.</li> <li>• Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.</li> <li>• Design irrigation to control runoff and to remove water to non-vegetated surfaces.</li> </ul> | BO                         | A                    | During Construction    | C                      |                         | 2                            |
| 10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.   | CE                         | A                    | Review of Plans        | C                      |                         | 2                            |
| <b>Section 9 – Hydrology and Water Quality</b>  |                            |                      |                        |                        |                         |                              |
| <i>Construction Activities</i>  |                            |                      |                        |                        |                         |                              |
| 1) Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices  | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |



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| (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.  |                            |                      |                        |                        |                         |                              |
| 2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum:<br>a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame. | BO                         | B/C/D/               | Review of Plans        | A/C                    |                         | 2/4                          |
| 3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.  | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |
| 4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.  | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |
| 5) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to  | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |

| Mitigation Measures No. / Implementing Action   | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
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| the City Building Official for coverage under the NPDES General Construction Permit.  |                            |                      |                        |                        |                         |                              |
| <i>Post-Construction Operational</i>  |                            |                      |                        |                        |                         |                              |
| 6) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004. | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |
| 7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.   | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |
| <i>Grading Activities</i>   |                            |                      |                        |                        |                         |                              |
| 8) The developer shall implement the BMPs identified in the WQMP exhibit prepared by L.E.H. & Associates to reduce construction pollutants from entering the storm drain system to the maximum extent practical.  | BO                         | B/C/D                | Review of Plans        | A/C                    |                         | 2/4                          |
| <b>Section 12 – Noise</b>   |                            |                      |                        |                        |                         |                              |
| 1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated  | PD/BO                      | B                    | Review of Plans        | C/A                    |                         | 4                            |

| Mitigation Measures No. / Implementing Action   | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
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| during construction.  |                            |                      |                        |                        |                         |                              |
| 2) An industrial grade muffler of similar capacity capable of reducing engine noise by at least 15 dBA shall be installed on all mobile construction equipment, including but not limited to the following: cranes, backhoes, tractors, dozers, graders, scrapers, forklifts, pavers and rollers. Stationary sources that would be located within 100 feet of residences shall be partially enclosed by materials capable of reducing noise levels by at least 10 dBA, such as Echo Barriers.   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 3) Noise barriers with a minimum height of 12 feet shall be erected along the boundary of the project area. The noise barriers shall be constructed of materials with a minimum weight of 2 pounds per square foot with no gaps or perforations, Noise barriers may be constructed of, but not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, and hay bales.   | BO                         | C                    | During Construction    | A                      |                         | 4                            |
| 4) Haul truck deliveries shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. | PO/BO                      | C                    | During Construction    | A                      |                         | 4/7                          |
| <b>Section 17 – Tribal Cultural Resources</b>   |                            |                      |                        |                        |                         |                              |
| 1) If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be contacted to assess the nature and significant of the   | PD/BO                      | C                    | Review of Report       | A/D                    |                         | 3/4                          |

| Mitigation Measures No. / Implementing Action   | Responsible for Monitoring | Monitoring Frequency | Timing of Verification | Method of Verification | Verified Date /Initials | Sanctions for Non-Compliance |
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| find, diverting construction excavation if necessary.   |                            |                      |                        |                        |                         |                              |
| <p>2) <b>Retain a Native American Monitor/Consultant:</b> The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> | PD/BO                      | C                    | Review of Report       | A/D                    |                         | 3/4                          |
| <p>3) <b>Unanticipated Discovery of Tribal Cultural and Archaeological Resources:</b> Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the</p>   | PD/BO                      | C                    | Review of Report       | A/D                    |                         | 3/4                          |

| Mitigation Measures No. /<br>Implementing Action   | Responsible<br>for Monitoring | Monitoring<br>Frequency | Timing of<br>Verification | Method of<br>Verification | Verified<br>Date /Initials | Sanctions for<br>Non-Compliance |
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| <p>find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.</p> |                               |                         |                           |                           |                            |                                 |
| <p>4) Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as</p>  | PD/BO                         | C                       | Review of Report          | A/D                       |                            | 3/4                             |

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| <p>the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p>   |                               |                         |                           |                           |                            |                                 |
| <p>5) Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p> | PD/BO                         | C                       | Review of Report          | A/D                       |                            | 3/4                             |
| <p>6) Resource Assessment &amp; Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and</p>   | PD/BO                         | C                       | Review of Report          | A/D                       |                            | 3/4                             |

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| <p>the construction manager who will call the coroner.</p> <p>Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p>  |                               |                         |                           |                           |                            |                                 |
| <p>7) Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p> | PD/BO                         | C                       | Review of Report          | A/D                       |                            | 3/4                             |
| <p>8) Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or</p>  | PD/BO                         | C                       | Review of Report          | A/D                       |                            | 3/4                             |

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| <p>ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human</p> |                               |                         |                           |                           |                            |                                 |



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| remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.  |                            |                      |                        |                        |                         |                              |
| 9) Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified. | PD/BO                      | C                    | Review of Report       | A/D                    |                         | 3/4                          |

### Key to Checklist Abbreviations

| Responsible Person                               | Monitoring Frequency          | Method of Verification                          | Sanctions                               |
|--|-------------------------------|---|---|
| CDD - Community Development Director or designee | A - With Each New Development | A - On-site Inspection                          | 1 - Withhold Recordation of Final Map   |
| PD - Planning Director or designee               | B - Prior To Construction     | B - Other Agency Permit / Approval              | 2 - Withhold Grading or Building Permit |
| CE - City Engineer or designee                   | C - Throughout Construction   | C - Plan Check                                  | 3 - Withhold Certificate of Occupancy   |
| BO - Building Official or designee               | D - On Completion             | D - Separate Submittal (Reports/Studies/ Plans) | 4 - Stop Work Order                     |
| PO - Police Captain or designee                  | E - Operating                 |   | 5 - Retain Deposit or Bonds             |
| FC - Fire Chief or designee                      |                               |   | 6 - Revoke CUP                          |

|  |  |  |              |
|--|--|--|--------------|
|  |  |  | 7 - Citation |
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