

San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number (909)387-8311 • Fax Number (909) 387-3223

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

TO: Responsible Agencies and Interested Parties

DATE: June 1, 2021

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and Scoping meeting

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Yorba Villas Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Yorba Villas Residential Project EIR

Project Number: PROJ-2021-00008

Project Applicant: Yorba Villas, LLC

Project Location: 4570 FRANCIS AVE, UNICORPORATED CHINO , CA 91710

Project Description: A POLICY PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL (VLDR) TO LOW DENSITY RESIDENTIAL (LDR) AND A ZONING DISTRICT CHANGE FROM SINGLE RESIDENTIAL- 1 ACRE MINIMUM (RS-1) TO SINGLE RESIDENTIAL (RS) FOR A PROPOSED 45 UNIT PLANNED DEVELOPMENT ON 13.35 GROSS ACRES, CONSISTING OF THE SUBDIVISION OF TWO LOTS INTO FORTY-FIVE (45) OWNERSHIP LOTS AND TWO (2) COMMON LOTS LOCATED AT 4570 FRANCIS AVENUE IN THE UNICORPORATED AREA OF CHINO.

The proposed project includes 45 residential lots and 2 lettered lots (non-residential) to accommodate the development of 45 single-family home gated community with extensive landscaping. The lettered lots will provide for a landscaped water quality and detention basin and park, and an emergency vehicle access driveway to Yorba Avenue.

The landscaped detention basin and park are located at the corner of Francis and Yorba to soften the intersection. The park will be private and include standard park amenities and maintained by the HOA. This detention basin will be screened with landscaping with a flat bottom basin seeded with native plants and grasses.

The minimum lot size is 7,861 square feet and the maximum lot size is 13,838 square feet and the average lot size is 8,533 square feet. There are three main housing plans: Plan 1 contains 2,820 livable square feet and Plan 2 contains 3,062 livable square feet, and Plan 3 contains 3,100 livable square feet. Each plan has three architectural elevation options: Hacienda Ranch, California Ranch, and Spanish Colonial.

Potential Environmental Effects: An EIR will be prepared to evaluate the Project's potential environmental impacts and analyze project alternatives. The topic areas to be analyzed in detail in the EIR are Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, and Cumulative Impacts. The EIR will evaluate the Project's consistency with applicable zoning and regulations governing scenic quality and potential impacts from light and glare. The EIR will evaluate the Project's potential to conflict with any land use plan, policy, or regulation. The EIR will also evaluate the Project's potential to result in noise from construction and operation activities that could affect nearby sensitive receptors. The EIR will evaluate the Project's potential to affect any species identified as a candidate, sensitive, or special status, riparian habitat or other sensitive natural community, federally protected wetlands, or wildlife movement. The EIR will also identify if there are any archaeological, historic, or paleontological resources onsite that could be adversely affected by Project. The potential for the Project to affect the existing drainage patterns of the site or to affect water quality for downstream waters will also be evaluated in the EIR.

Public Review Period: June 1, 2021 to July 5, 2021.

Responses and Comments: Please send your responses and comments by July 5, 2021 to Steven Valdez, Senior Planner at Steven.Valdez@lus.sbcounty.gov or at the following address:

Steven Valdez, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Notice of Scoping Meeting:

Pursuant to State CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the County will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR. Due to the ongoing pandemic and in an effort to slow the spread of covid-19, the Project will have a virtual scoping meeting. The date and meeting details are as follows:

Date: Wednesday, June 16, 2021
Time: 6:00 PM – 8:00 PM (Pacific Standard Time)
Place: Via Zoom [<https://us06web.zoom.us/j/86337876786>]



Document Availability: *Notice of Preparation*

This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. Due to the Governor's Executive Order N-54-20, the NOP will not be available at a physical location. If unavailable on the website, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 601-4743, or by emailing Senior Planner, Steven Valdez at Steven.Valdez@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

If you require additional information please contact Steven Valdez, Senior Planner, at (909) 601-4743.

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APNs:	1013-211-21, 1013-211-22	USGS Quad:	Ontario
Applicant:	Borstein Enterprises 11766 Wilshire Boulevard., Suite 820 Los Angeles, CA 90025	T, R, Section:	Township 1 South, Range 8 West, Section 34
Location	The project site is bound by Francis Avenue to the south and Yorba Avenue to the east within unincorporated San Bernardino County adjacent to the northern boundary of the City of Chino.	Thomas Bros	
Project No:	Tentative Tract 20394	Community Plan:	None
Rep	4 th Supervisorial District	LUZD:	RS-1
Proposal:	A Policy Plan Amendment from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Land Use Zoning District Amendment from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS) to create 45 single family home parcels.	Overlays:	Burrowing Owl (SE)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Contact person: Steve Valdez, Planner
Phone No: (909) 387-4738 **Fax No:** (909) 387-3223
E-mail: Steve.valdez@lus.sbcounty.gov

Project Sponsor Yorba Villas, LLC
c/o Borstein Enterprises
11766 Wilshire Boulevard., Suite 820
Los Angeles, CA 90025
Borstein Enterprises

PROJECT DESCRIPTION:

Project Overview

The project site is 13.35 gross acres and consists of two parcels (APNs 1013-211-21 and 1013-211-22). The project site is located at 4570 Francis Avenue, which is located on the northwest corner of the intersection of Francis Avenue and Yorba Avenue, as shown on Figure 1, *Regional Location* and Figure 2, *Local Vicinity*. The project proposes to change the Land Use Category

from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and change the Land Use Zoning District from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS) to create 45 single-family homes parcels.

Single-Family Residential

The proposed project would develop 45 residential lots and two lettered lots, a show in Figure 5, *Tentative Tract Map*. The proposed lot sizes would range from 7,861 square feet to 13,285 square feet, which would result in a density of 3.75 dwelling units per acre.

The residences would consist of three different single-story floorplans, which include attached garages, as shown in Table 1. The residences would range in size from approximately 2,820 square feet to 3,100 square feet would provide between 3-4 bedrooms and 3-3.5 bathrooms. All homes would have single story floor plans.

Table 1: Proposed Residential Units

Floor Plan	Total Square Footage	Bedrooms	Bathrooms
Plan 1	2,820	4	3
Plan 2	3,062	4	3
Plan 3	3,100	5	3.5

Architectural Design

The project would provide three different architectural designs for each plan that includes: Spanish Colonial, California Ranch, and Hacienda Ranch, as shown in Figure 6a *Plan 1 Elevations*; Figure 6b, *Plan 2 Elevations*; and Figure 6c, *Plan 3 Elevations*. Although the architectural features would be different for the three plans, each residence would include: concrete roof tiles, stucco finishing, shutters, over hangs, and columns.

Access and Circulation

The proposed project would develop three private streets that would connect to Francis Avenue. The proposed onsite roadways would have a 60-foot right-of-way that would include 5-foot wide sidewalk and curb and gutter. The project would also construct new sidewalks along the gated Francis Avenue frontage and gated Yorba Avenue frontage.

Parking

Parking would be provided in garages, driveways, and as on-street parking. Each residence includes a minimum two-car garage (optional third car tandem available) and provides additional driveway spaces. The County requires two parking spaces, and one shall be covered. In addition, guest parking shall be provided at a ratio of one space per two dwelling units. The proposed project would far exceed the parking requirements outlined in the County Development Code Section 83.11.040 and 84.18.040 and are displayed in Table 2 below.

Table 2: Proposed Parking

Type of Parking	Required	Provided
Garage Spaces	2 full size garage spaces ¹	90

Guest Parking	1 Space per 2 Units (22.5 spaces)	135
Total Parking Spaces	112.5	225
Parking to Unit Ratio	2.5/dwelling unit	5/dwelling unit

¹All garages have 2 full size garage spaces and one compact space; only the full size spaces are counted.

Landscaping

Landscaping proposed as part of the project would consist of water-conserving trees, shrubs, and groundcover as required in the County Development Code. The project includes street trees and landscaping along parkways. Landscaping would also be provided along Francis Avenue and Yorba Avenue. Landscaping is shown in Figure 7, *Conceptual Landscape Plan*.

Open Space

The proposed project includes a 6,791-square foot park in the southeast corner of the project site that includes a turf play area, tot-lot, seating, barbecue area, bike racks, and park benches. A stormwater basin garden would be adjacent to the park. The proposed park and stormwater basin garden are shown in Figure 8, *Conceptual Open Space Plan*.

Walls

The proposed project includes construction of 6-foot-high block walls on top of 3-foot high retaining walls along the project boundaries. No perimeter walls outwardly facing to public spaces exceed 6-feet in height. Back yards for the single-family residences would also be separated by 6-foot high block walls on top of 3-foot retaining walls. In addition, the southeast perimeters of the Project site, adjacent to the water detention area would have 5-foot 6-inch high tubular steel fencing.

Lighting

The project would include lighting throughout the interior of the site as well as the perimeter. Project lighting would include streetlights, residential security lighting, walkway lighting, and interior lighting.

Infrastructure Improvements

The proposed project would construct onsite infrastructure including new internal streets, curb, gutter, sidewalk, new drainage infrastructure, wet and dry utilities, and related infrastructure improvements.

Drainage

Storm water runoff in the project vicinity currently flows from north to south. The proposed project would install new drainage infrastructure that would capture, convey, and/or infiltrate runoff, such that storm water runoff would not increase with implementation of the proposed project. The

proposed project would install a series of grate inlets along the north property line that would route the offsite tributary storm water that flows toward the project site from the north, into a drop grate inlet that would convey the runoff around the project site. Runoff from onsite areas would be directed to onsite catch basins or onsite landscaped areas. One detention basin is being proposed near the southeast corner of the site.

Water Infrastructure

The project would construct 8-inch public domestic water lines onsite to connect with an existing 8-inch water main in Yorba Avenue. The new onsite water system would be compliant with the California Plumbing Code (Title 24) for efficient use of water.

Wastewater Infrastructure

The proposed development would install new 8-inch public sewer lines and a lift station onsite that would connect to the existing 21-inch sewer Inland Empire Utility Agency pipeline in Yorba Avenue.

Offsite Roadway Improvements

The proposed project would include improvements to both Yorba Avenue and Francis Avenue, as described below:

- The Yorba Avenue westerly right-of-way would be improved with installation of new pavement, a curb and gutter, a 4.5-foot wide greenspace, and a 5.0-foot wide sidewalk.
- The Francis Avenue northerly right-of-way would be improved with installation of new pavement, a curb and gutter, a 6.5-foot wide greenspace, and a 5.0-foot wide sidewalk.
- Relocating 34.5 Kilovolt electrical lines and poles along Francis Avenue and relocating and upgrading dry utility lines (electricity and telephone) along Yorba Avenue.
- Adding streetlights and handicap accessible ramps at appropriate points along sidewalk.

Construction and Phasing

Construction activities include demolition of the existing structures, rectangular concrete pads, sheds; removal of the residential utility infrastructure; grubbing, grading, excavation and re-compaction of soils; utility and infrastructure installation; building construction; roadway pavement; and architectural coatings. The excavation and grading of the project site would result in cut and fill depths of approximately four to five feet and would include and grading would be balanced onsite.

Construction activities are anticipated to last 18 months and would occur within the hours allowable by the County Code Section 83.01.080, which states that construction shall occur only between the hours of 7 a.m. and 7 p.m. Monday through Saturday, with no construction allowed on Sundays and Federal holidays.

General Plan and Zoning

The project site has an existing Land Use Category designation of Very Low Density Residential (VLDR) and Land Use Zoning District designation of Single Residential 1-Acre Minimum (RS-1) that allows 1 dwelling unit per acre. Implementation of the proposed Project would require approval of a Policy Plan Amendment and a Land Use Zoning District amendment. The Policy Plan Amendment would re-designate the project site from Very Low Density Residential (VLDR) to Low Density Residential (LDR). The Land Use Zoning District amendment would change the zoning of the project site from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS).

Surrounding Land Uses and Setting

The site is surrounded by existing single-family residential development and roadways. It is bordered by Francis Avenue to the south, Yorba Avenue to the east, and single-family residences to the north and west. The development beyond Francis and Yorba Avenues also consists of single-family residences. As listed below, the residences on the south side of Francis Avenue are within the City of Chino and have a City zoning and land use designation of Residential/Agriculture Land Use District-2 Dwelling Units per Acre (RD 2).

Existing Land Use and Land Use Zoning Districts			
Location	Existing Land Use	Land Use Zoning District	Policy Plan Designation
Project Site	Residential	RS-1	LDR
North	Residential	RS-1	LDR
South	Residential	City of Chino: RD 2	City of Chino: RD 2
East	Residential	RS-1	LDR
West	Residential	RS-1	LDR

Project Site Location, Existing Site Land Uses and Conditions

Project Location

The project site is located at 4570 Francis Avenue, Chino, CA (APN: 1013-211-21, 1013-211-22) in the unincorporated area of San Bernardino County. The project site is bound by Francis Avenue to the south and Yorba Avenue to the east.

The project area is surrounded by unincorporated San Bernardino County which borders three sides of the project area, the City of Chino is located to the south-east, , and the City of Montclair is approximately ¼ mile to the north. As shown on Figure 1, *Regional Location* and Figure 3, *Aerial View*, the project site is approximately 0.8 mile north of State Route 60 (SR-60) and 3.7 miles east of State Route 71 (SR-71). The site is regionally accessed from SR-60 and the Ramona Avenue interchange, and from SR-71 and the Philadelphia Street interchange. Local access is provided by Francis Avenue as seen in Figure 2, *Local Vicinity*.

Project Site

The 13.35 gross acre project site consists of two parcels. The parcel on the corner of Francis and Yorba Avenue (the southeastern most portion of the project site) was developed with a single-family residence; a guest cottage, swimming pool, storage shed, mobile home, bird cage area, and a horse stable, but in 2018 the owner demolished all structures, and the site is currently an empty lot.

The second parcel is coterminous with the first and is roughly divided into three sections: 1) the western section, 2) the middle section, and 3) the eastern section. The western portion of the site was developed with approximately 28 small single-family residences between 1938 and 1997 (historicaerials.com). The structures in this area were demolished in 1997 (Tetra Tech 2016); however, some of the concrete slabs remain onsite.

In 1960, the central portion of the site was developed into a rabbit farm that operated until 2002. Since the closure of the rabbit farm in 2002, the vacant portion of the site has been utilized as grazing land for goats raised on a nearby site. The middle section also contains numerous elongated concrete slabs. The eastern section of the vacant parcel is undeveloped vacant land that was used for goat grazing.

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have

jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the County as part of the proposed project include:

- **Policy Plan Amendment** to increase the allowed density from Very Low Density Residential (VLDR) to Low Density Residential (LDR).
- **Land Use Zoning District Amendment** to change the zoning from Single Residential 1-acre Minimum (RS-1) to Single Residential (RS).
- **Tentative Tract Map Approval** to subdivide the project site into 45 numbered lots for residential use and 2 lettered lots for emergency vehicle access.
- **Planned Development Permit** to allow flexibility in the application of Development Code standards and consideration of innovation in site planning and other aspects of project design, including more effective design responses to site features, uses on adjoining properties, and environmental impacts the Development Code standards would produce.
- **Grading Permits** to allow for excavation (cut) and embankment (fill) grading activities.
- **Encroachment Permits and right-of-way improvements** to improve frontage of Francis and Yorba Avenue.
- **Septic System Removal Permit** to allow for removal of the septic system remnants on site.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None

State of California: State Water Quality Control Board – Santa Ana Region

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works

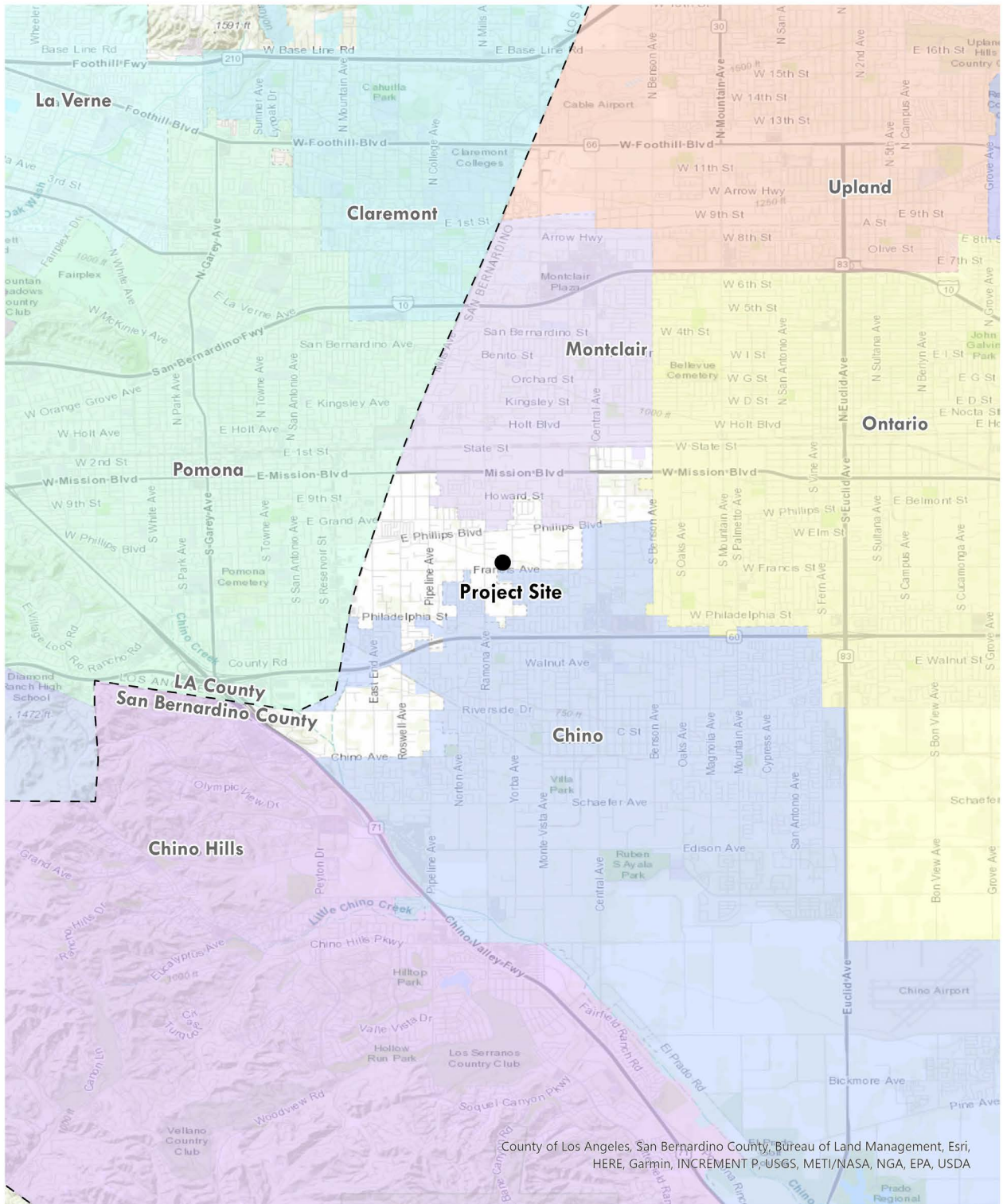
Regional: South Coast Air Quality Management District

Local: Local Agency Formation Commission for San Bernardino County

*Final Draft Initial Study – PROJ-2021-00008
Borstein Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

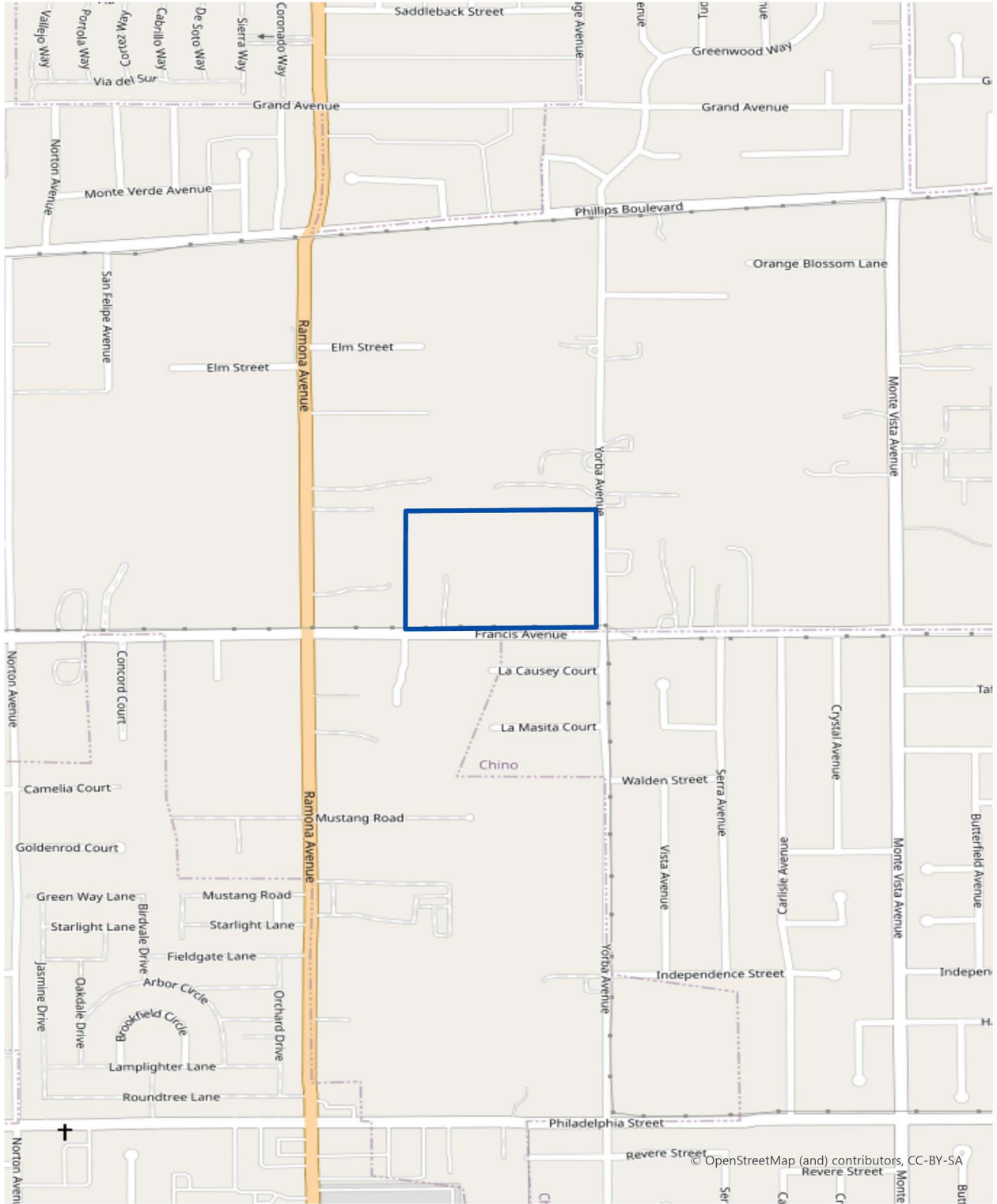
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Regional Location



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Local Vicinity

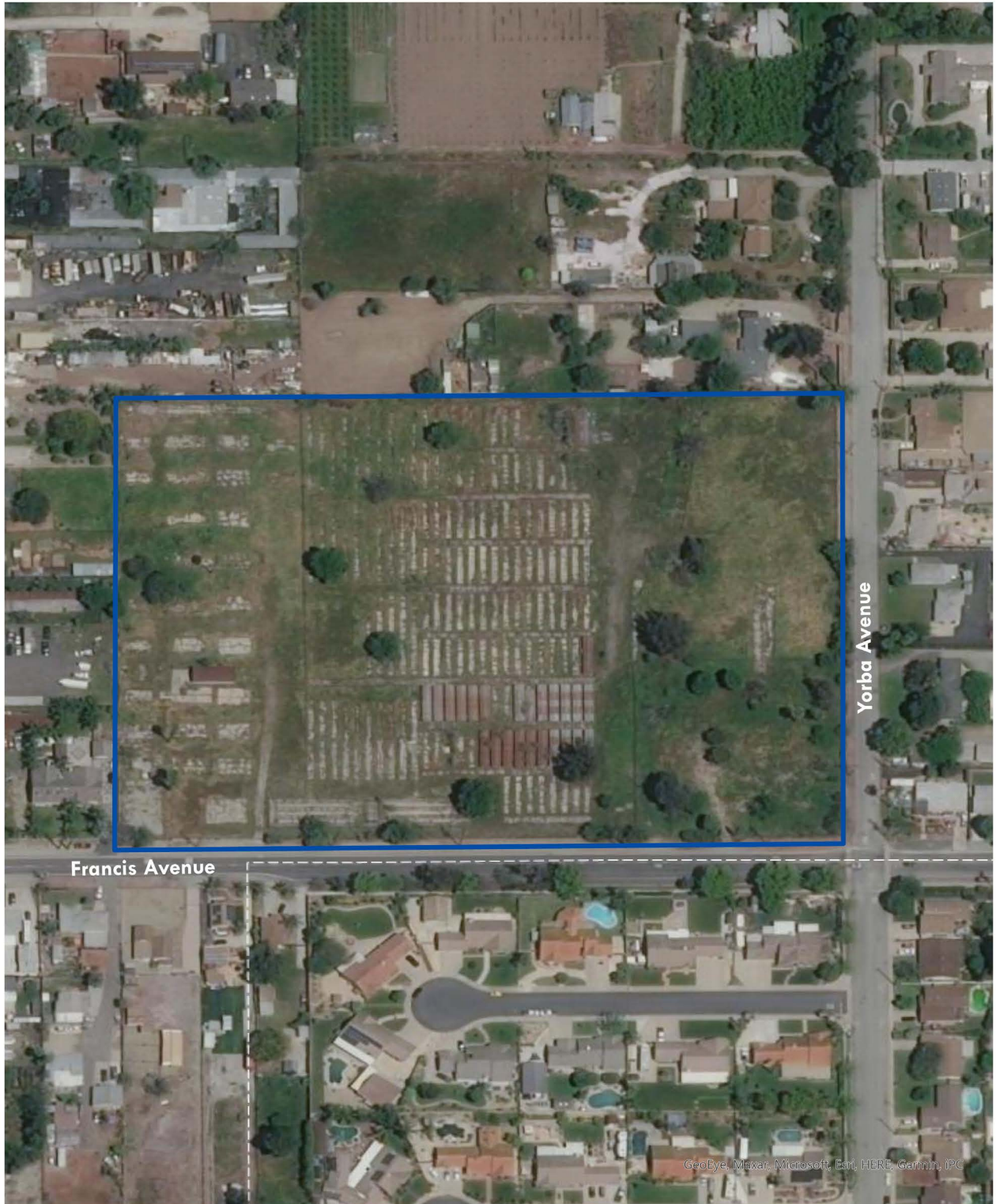


 Project Site



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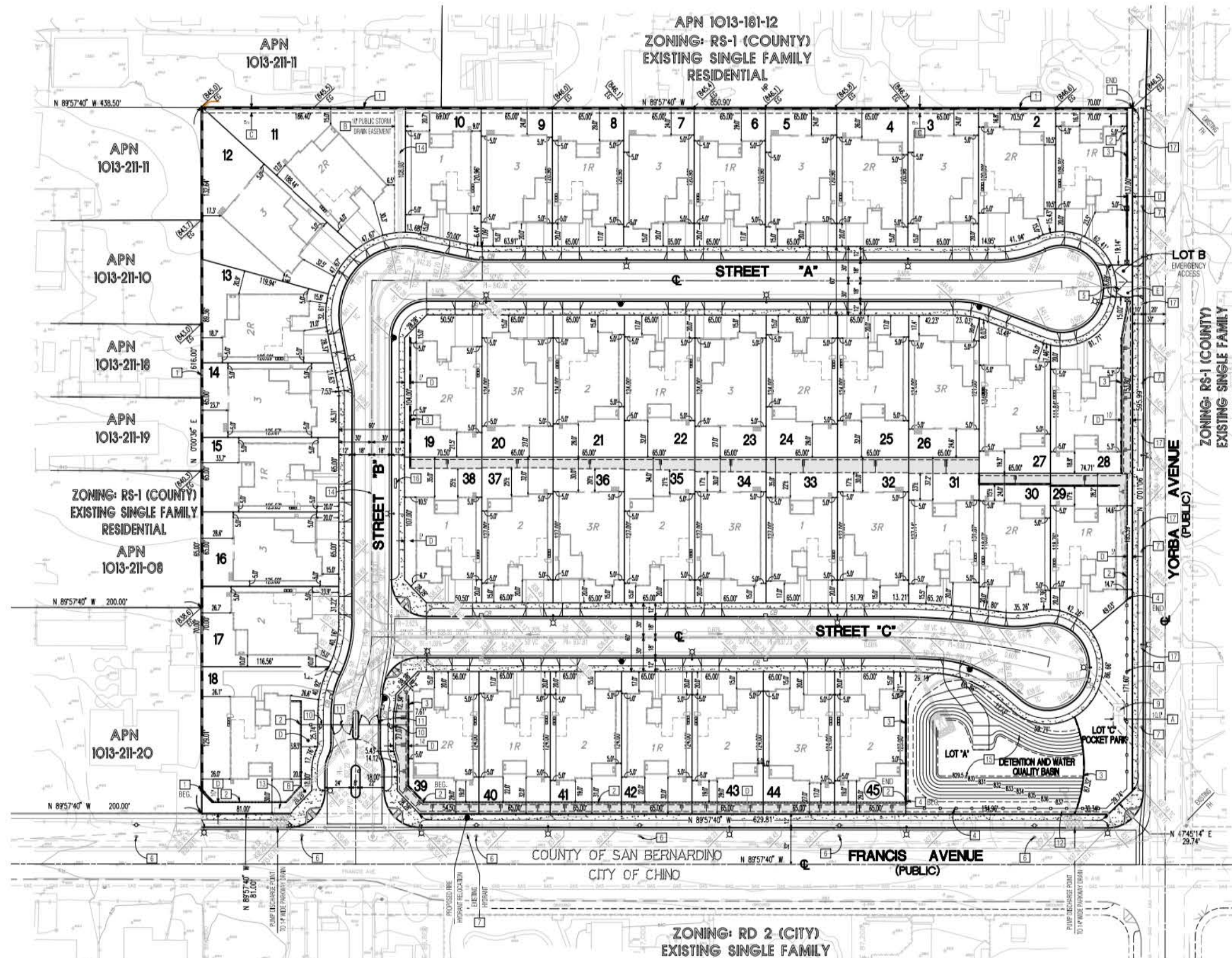
Aerial View



 Project Site

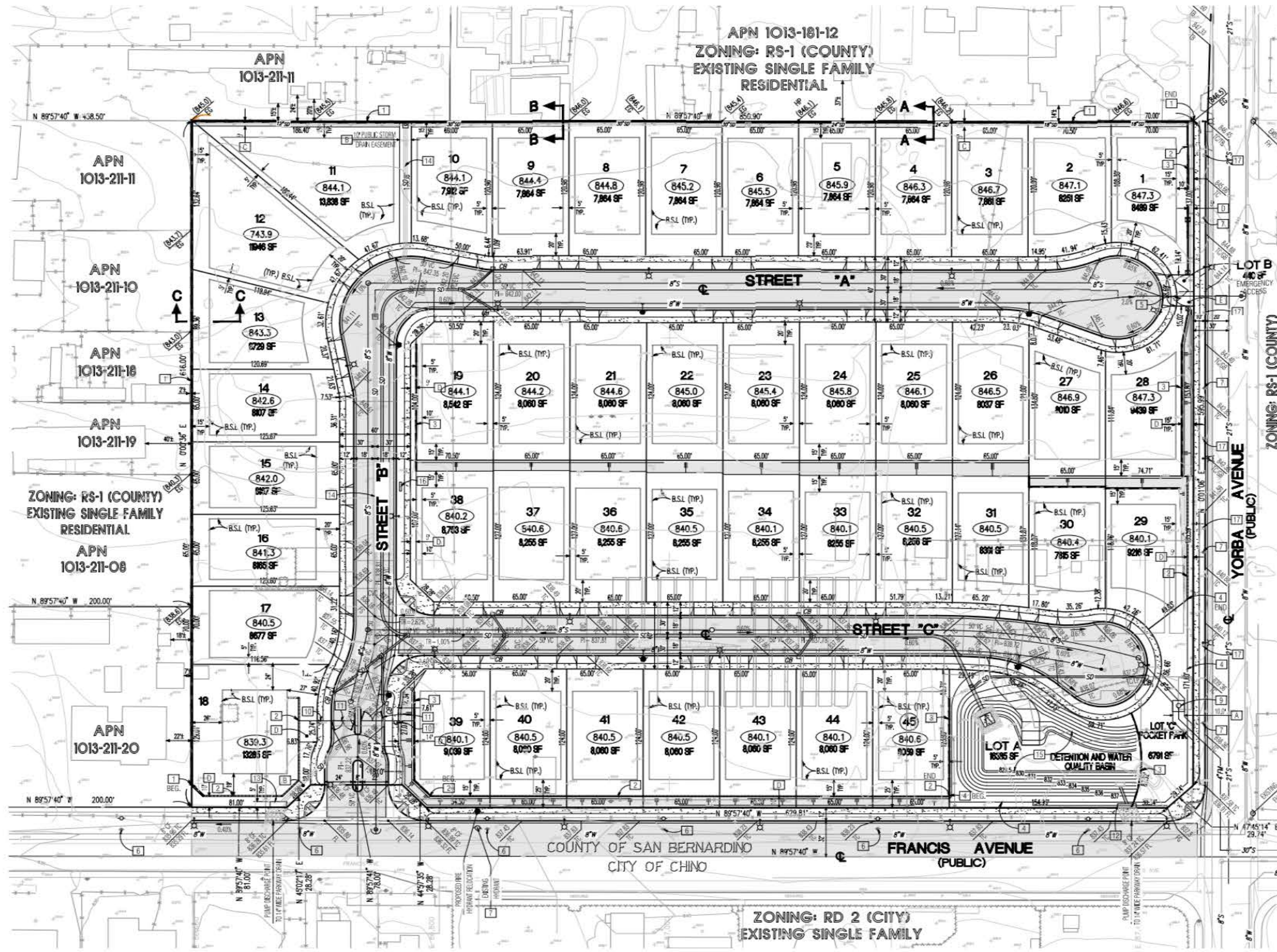


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Tentative Tract Map



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REAR



FRONT

PLAN 1
'A' -SPANISH COLONIAL ELEVATIONS



REAR



FRONT

PLAN 1
'B' -CALIFORNIA RANCH ELEVATIONS



REAR



FRONT

PLAN 1
'C' -HACIENDA RANCH ELEVATIONS

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REAR



FRONT

PLAN 2
'A' -SPANISH COLONIAL ELEVATIONS



REAR



FRONT

PLAN 2
'B' -CALIFORNIA RANCH ELEVATIONS



REAR



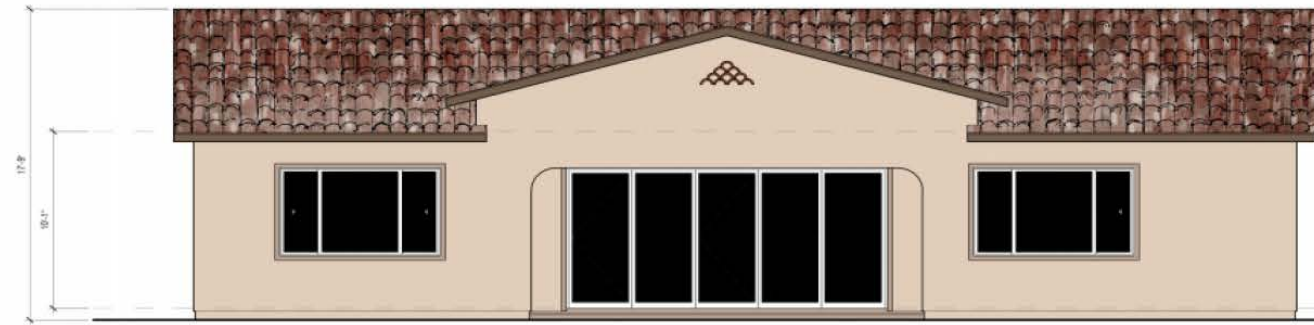
FRONT

PLAN 2
'C' -HACIENDA RANCH ELEVATIONS

*Final Draft Initial Study PROJ-2021-00008
Borstein Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

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Plan 3 Elevations



REAR

PLAN 3
'A' -SPANISH COLONIAL ELEVATIONS



FRONT



REAR

PLAN 3
'B' -CALIFORNIA RANCH ELEVATIONS



FRONT



REAR

PLAN 3
'C' -HACIENDA RANCH ELEVATIONS



FRONT

*Final Draft Initial Study PROJ-2021-00008
Borstein Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

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Conceptual Open Space Plan



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CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Senate Bill (SB) 18 requires cities and counties acting as Lead Agency to contact and consult with California Native American tribes before adopting or amending a General Plan. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process and to enable tribes to manage “cultural places.” Cultural places are defined as a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.993). The project would be required to comply with AB 52 and SB 18 regarding tribal consultation. Chapter 532, Statutes of 2014 (i.e., AB 52), requires that Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register or included in a local register of historical resources (PRC Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a “tribal cultural resource.”

Pursuant to the requirements of SB 18 and Assembly Bill 52, the County sent informational letters about the proposed project and requests for consultation to each tribe on the County’s list of tribes requesting consultation on April 6, 2021. During the notification period, the County did not receive any responses from the tribes requesting consultation.] However, potential impacts to tribal cultural resources will be further analyzed in an EIR to determine the impact level of significance in compliance with the California Environmental Quality Act (CEQA).

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" 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 | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall 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 shall be prepared.
<input checked="" type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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 standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature: (Steven Valdez, Senior Planner)

 Date

 Signature:(David Prusch, Supervising Planner)

 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):
San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. The San Bernardino Policy Plan aims to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs. In addition, the Project is within the City of Chino sphere of influence. The City of Chino aims to protect view corridors of the San Gabriel Mountains to the north and Chino Hills to the south.

The project site is located on the southeast corner of Francis Avenue and Yorba Avenue, and is surrounded by developed areas that consist of roadways and residential areas. Due to the limited topography and developed land uses within the project area, scenic views are limited to views along roadway corridors, which generally shows landscaping surrounding developed land uses and utility poles. In addition, distant public views of the San Gabriel Mountains to the north and Chino Hills to the south and southwest can be seen from the Francis Avenue and Yorba Avenue roadway corridors.

Development of the one-story residences on the project site, would be similar to the existing residential land uses surrounding the project site, and would not hinder any scenic vistas or panoramic views per the County of San Bernardino or City of Chino considerations. Proposed onsite structures would be setback from public roadways, and views. Therefore, the proposed project would not result in a substantial adverse impact on a scenic vista and this topic will not be further analyzed in the EIR.

- b) **No Impact.** The proposed project would not damage any scenic resources or historic buildings within a state scenic highway. There are no designated state scenic highways near the project site (Caltrans 2020). The closest Eligible State scenic highway (not officially designated) is State Route 71 (Caltrans 2020), which is located approximately 10 miles south of the project site and is not visible from the project site. Designated state scenic highways are not located in the region of the project site; thus, no impacts to state scenic highways would occur from implementation of the proposed project. Therefore, no impacts to scenic resources within a state scenic highway would occur and this topic will not be further analyzed in the EIR.
- c) **Potentially Significant Impact.** The project site is located within the Riverside-San Bernardino Urbanized Area according to the Census 2020 Urbanized Area Outline Maps (Census 2020). Thus, the proposed project's consistency with applicable zoning and other regulations governing scenic quality including mandatory development code requirements will be further analyzed in the EIR.
- d) **Potentially Significant Impact.** Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., residential uses) surrounding the project site could be impacted by the light from development within the boundaries of the project site if light spill occurs.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The project site is largely undeveloped and there are no sources of onsite lighting. However, the project site is surrounded by sources of nighttime lighting that includes streetlights along Francis Avenue, illumination from vehicle headlights, offsite exterior residential lighting, and interior illumination passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site that would include exterior lighting for streetlights, residential security lighting, walkways lighting, interior lighting, which could be visible through windows to the outside and headlights from vehicles. In addition, the project would result in additional vehicular trips after sunset, which would increase lighting in the street corridor and may intermittently add lighting to existing residences that are adjacent to the streets.

Therefore, impacts associated with new lighting and consistency with Development Code 83.07: Glare and Outdoor Lighting will be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay):
San Bernardino County Policy Plan, 2020; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

- a) **No Impact.** No Impact. As described previously in Section 2.2, the central portion of the project site was used as a rabbit farm that operated from 1960 until 2002. Since 2002, it has been utilized as grazing land for goats and beehives. However, the project site is identified by the California Department of Conservation Farmland Mapping and Monitoring Program as Urban and Built-Up Land. The project site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) **No Impact.** The project site has an existing County Land Use Zoning Designation of Single Residential, 1- acre minimum (RS-1). The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur.
- c) **No Impact.** The project site consists of disturbed land that has been previously used as a rabbit farm, goat grazing area, location for beehives, and residential uses. No forest land exists. The project site has a County Land Use Zoning Designation of Single Residential, 1-acre minimum (RS-1) and is not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning, and impacts would not occur.
- d) **No Impact.** No Impact. The project site is disturbed land that has been previously developed; and no forest land exists. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not occur.
- e) **No Impact.** As described in the responses above, the project area does not include farmland or forest land; thus, implementation of the proposed project would not 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. Impacts would not occur and will not be further analyzed in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

San Bernardino County Policy Plan, 2020; Submitted Project Materials

a) Less than Significant Impact. The proposed project is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for preparing the Air Quality Management Plan (AQMP) for the South Coast Air Basin (“Basin”). The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources.

As described in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993), for purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP. On the other hand, if a project’s density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The site is located within an urban area and is surrounded by residential housing. The proposed project would redevelop the site with 45 single-family residences. The limited level of growth would not exceed growth projections and would be consistent with the assumptions in the AQMP.

Also, emissions generated by construction and operation of the proposed project would not exceed SCAQMD thresholds. As described in the analysis below, the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. Therefore, impacts related to conflict with the AQMP from the proposed project would be less than significant.

b) Less than Significant Impact. As discussed above, air quality within the Basin, which includes the project site, is regulated by the SCAQMD. The Basin is currently in non-attainment for state air quality standards pertaining to ozone (O3), particulate matter smaller than 10 microns (PM10), and particulate matter smaller than 2.5 microns (PM2.5).

The Basin is also in non-attainment for federal air quality standards pertaining to O3 (8-hour) and PM2.5. The SCAQMD's CEQA Air Quality Handbook methodology describes that any project that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds or reduced to below the thresholds with implementation of mitigation, impacts would be considered less than significant.

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) grading and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (4) building construction, application of architectural coatings, and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM10, and PM2.5 emissions from construction activities. Rule 403 requirements include, but are not limited to: applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling for the project. In addition, implementation of SCAQMD Rule 1113 that governs the volatile organic compound (VOC) content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling for the project. As shown in Table AQ-1, CalEEMod results indicate that construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, emissions from construction activities would be less than significant.

Table AQ-1. Regional Construction Emission Estimates

Construction Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2021						
Site Prep	4.0	40.6	21.9	0.0	9.3	5.8
Grading	4.3	46.5	31.7	0.1	5.6	3.3
Building Construction	2.6	20.5	22.0	0.0	2.2	1.3
Maximum Daily Emissions	4.3	46.5	31.7	0.1	9.3	5.8
2022						
Building Construction	2.3	18.4	21.6	0.0	2.1	1.1
Paving	1.7	11.2	15.2	0.0	0.7	0.6
Architectural Coating	28.2	1.9	3.2	0.0	0.3	0.2
Maximum Daily Emissions	28.2	18.4	21.6	0.0	2.1	1.1
Maximum Daily Emission 2021-2022	28.2	45.5	31.7	0.1	9.3	5.8
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Operation

Operation of the 45 single-family residences would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, vehicular emissions would generate a majority of the operational emissions from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-2. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

Table AQ-2. Regional Operational Emission Estimates

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	2.0	0.8	4.0	0.0	0.1	0.1
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Mobile	1.1	3.1	11.2	0.0	3.1	0.9
Total Project Operational Emissions	3.1	4.2	15.3	0.0	3.2	1.0
SCAQMD Significance Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

- c) **Less than Significant Impact.** The SCAQMD's Final Localized Significance Threshold Methodology (SCAQMD 2008) recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's Final Localized Significance Threshold Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 33, Southwest San Bernardino Valley.

Development of the proposed project has the potential to expose sensitive receptors in the surrounding residences to emissions from mobile sources (i.e., trucks and car exhaust). A sensitive receptor is defined as an individual who is most susceptible to negative health effects when exposed to air pollutants including children, the elderly, and adults with chronic health issues. Such receptors include residences, schools, elderly care centers, and hospitals. The sensitive receptors closest to the project include residential homes

across Yorba Avenue and Francis Avenue and on the project boundary, about 20 feet, to the west and north.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD’s Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. As the project site is 13.35 acres and grading would occur over a 30-day period, the Air Quality Impact Analysis determined that the proposed project would disturb a maximum of 3.5 acres per day.

Table AQ-3 identifies the localized impacts at the nearest receptor location in the vicinity of the project. As shown, project construction-source emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Thus, implementation of the project would not result in a localized air quality impact.

Table AQ-3. Localized Construction Emission Estimates

Construction Activity	Maximum Daily Regional Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2021				
Site Prep	40.5	21.2	9.1	5.8
Grading	46.4	30.9	5.4	3.2
Building Construction	18.7	17.7	1.0	1.0
Maximum Daily Emissions	46.4	30.9	9.1	5.8
2022				
Building Construction	16.8	17.4	0.9	0.8
Paving	11.1	14.6	0.6	0.5
Architectural Coating	1.9	2.4	0.1	0.1
Maximum Daily Emissions	16.8	17.4	0.9	0.8
Maximum Daily Emission 2021-2022	46.4	30.9	9.1	5.8
SCAQMD Significance Thresholds	220	1,713	11	7
Threshold Exceeded?	No	No	No	No

As described in Response 4.3(a), the proposed project would not significantly increase long-term emissions within the project area. Construction of the proposed project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). Construction contractors would be required to follow SCAQMD’s standard construction practices including Rule 402 and 403. Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source.

Operation

The LSTs for Operation are determined by the size of the project site and the distance to the nearest sensitive receptor. The proposed project is 13.35 acres; therefore, the LST look up tables would not be appropriate. According to the LST methodology, LSTs would apply to the project’s stationary sources. Projects that attract mobile sources that spend

long periods queuing and idling at the site, for example transfer facilities or warehouse buildings, would possibly exceed the operational localized significance thresholds. The proposed project is an infill residential project and does not attract these types of mobile sources, as there is not an expectation of vehicles idling or queuing for long periods. Therefore, due to the lack of significant stationary source emissions, no localized significance threshold for the proposed project's operation is needed and impacts would be less than significant.

- d) Less than Significant Impact.** The proposed project does not include heavy industrial, agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding, or other land uses that typically result in emissions associated with odor complaints, based on the SCAQMD CEQA Air Quality Handbook. Potential emissions that may lead to odors during construction activities include equipment exhaust. However, these emissions and any associated odors would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Therefore, development pursuant to the proposed project would not result in any substantial impacts related to odor, and impacts would be less than significant. This topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to air quality. These actions will be included in the project's mitigation monitoring and reporting program:

PPP AQ-1: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, Fugitive Dust, that requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

PPP AQ-2: Include a note on the grading plans stating that the project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, which would reduce pollutant emissions.

PPP AQ-3: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, Architectural Coatings and Rule 431.2, Sulfur Content of Liquid Fuels. Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and

application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SOX) into the atmosphere from the burning of fuel.

PPP AQ-4: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 “PM10 Emissions from paved and unpaved roads and livestock operations and Rule 1186.1, Less-Polluting Street Sweepers. Adherence to Rule 1186 and Rule 1186.1 would reduce the release of criteria pollutant emissions into the atmosphere during construction.

PPP AQ-5: Include a note on the grading plans stating that the project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 Nuisance. Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

San Bernardino County Policy Plan, 2020; Submitted Project Materials; Add in Studies here

- a) **Potentially Significant Impact.** The project site is currently vacant with concrete slabs and abandoned coops from previous developments. The project site has been disturbed by the previous development and past uses. However, a biological study will be prepared to determine if the project site has the potential to contain species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS). A qualified biologist will evaluate the project site's existing biological resources and determine the presence or absence of any sensitive species. Special attention will be given to suitability of the project site as potential habitat for sensitive species identified by the California Natural Diversity Database. As such, impacts are potentially significant, and this topic will be further analyzed in the EIR.
- b) **Potentially Significant Impact.** As mentioned above, the project site is currently undeveloped with remnants of concrete slabs and abandoned coops from previous developments. A qualified biologist will evaluate the project site to determine if riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations or by CDFW or USFWS exist on or adjacent to the project site. As such, impacts to sensitive natural communities are potentially significant, and will be further evaluated in the EIR.
- c) **Potentially Significant Impact.** As discussed previously, the project site is currently vacant with concrete slabs from previous developments and remnants of animal coops. Potential impacts from development of the project related to onsite federally or state-protected wetlands will be evaluated by a qualified biologist. Therefore, impacts to wetlands are potentially significant, and will be further analyzed in the EIR.
- d) **Potentially Significant Impact.** The project site is located in an urban, developed area; and is surrounded by roadways or developed land uses. Moreover, the paved roads, fencing, and developed and disturbed land within and surrounding the project site limit the potential for wildlife movement. Consequently, the area is not expected to serve as a wildlife corridor. Regional wildlife corridors exist in the general vicinity of the project site (San Gabriel Mountains, Jurupa Hills, La Sierra Hills, Puente Hills and Chino Hills). However, development of the project has the potential to impact bird species that are

protected by the Migratory Bird Treaty Act and California law. Thus, potential impacts to native wildlife movement and migratory bird species and their nesting sites will be evaluated by a qualified biologist. Therefore, this topic will be further evaluated in the EIR.

- e) **Potentially Significant Impact.** The project site is located in an urban, developed area; and is surrounded by roadways or developed land uses. However, the project site contains multiple trees and onsite trees will be evaluated to determine project impacts related to oak woodlands or other native woodlands. As such, this topic will be further evaluated in the EIR.
- f) **No Impact.** The project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review): **San Bernardino County Policy Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials**

- a) **No Impact.** The project site is currently vacant with concrete slabs from previous developments. The project site does not contain any potential historic structures that would be demolished during implementation of the proposed project. Therefore, the proposed project would not have impacts related to a historic resource this topic will be not be further evaluated in the EIR.
- b) **Less than Significant Impact.** There are no known archaeological resources within the project site, and the project site has been heavily disturbed by previous development. However, development of the project may result in ground excavation to depths not

previously disturbed, which may have the potential to yield archaeological resources. Thus, a cultural resources assessment will be prepared to determine the presence or absence of archaeological resources and the likelihood such resources would be located beneath the surface of the project site. Therefore, this topic will be further evaluated in the EIR.

- c) Less than Significant Impact.** The project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, should human remains be unearthed during grading and excavation activities associated with development pursuant to the Specific Plan, the construction contractor would be required by state law to comply with California Health and Safety Code, Section 7050.5 and Public Resources Code Section 5097.98. According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and 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, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

Through mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to disturbing human remains, including human remains of Native American ancestry, would be less than significant. This topic will not be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

SUBSTANTIATION: San Bernardino County Policy Plan, 2020; Submitted Materials

- a) **Less than Significant Impact.** Construction and operation activities from development pursuant to the proposed Project would include the use of energy through electricity and petroleum-based fuel sources and natural gas provided by Southern California Edison Company.

Construction

During construction of the proposed project, energy would be consumed in three general forms:

- Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, as well as delivery truck trips;
- Electricity associated with providing temporary power for lighting and electric equipment; and
- Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Based on these uses of energy during construction activities, the proposed buildings and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. Construction does not involve any unusual or increased need for energy. In addition, the extent of construction activities that would occur is limited to an 18-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment as part of the County’s construction permitting process. In addition, compliance with existing CARB idling restrictions would reduce fuel combustion and energy consumption. The energy modeling shows that project construction electricity usage over the 18-month construction period is estimated to use 21,854 gallons of diesel fuel, as shown in Table E-1.

Table E-1. Construction Equipment Fuel Usage

Activity	Equipment	Number	Hours per day	Horsepower	Load Factor	Days of Construction	Total Horsepower-hours	Fuel Rate (gal/hp-hr)	Fuel Use (gallons)
Site Preparation	Rubber Tired Dozers	3	8	247	0.40	10	23,712	0.020584	488

Grading	Tractors/Loaders/ Backhoes	4	8	97	0.37	10	11,485	0.01 9134	220
	Excavators	2	8	15 8	0.38	30	28,819	0.01 9863	572
	Graders	1	8	18 7	0.41	30	18,401	0.02 1158	389
	Rubber Tired Dozers	1	8	25 5	0.40	30	24,480	0.02 0584	504
	Scrapers	2	8	36 7	0.48	30	84,557	0.02 4981	2,1 12
	Tractors/Loaders/ Backhoes	2	8	97	0.37	30	17,227	0.01 9134	330
Model Building Construction	Cranes	1	8	23 1	0.29	300	160,77 6	0.01 4890	2,3 94
	Forklifts	3	8	89	0.20	300	128,16 0	0.01 0445	1,3 39
	Generator Sets	1	8	84	0.74	300	149,18 4	0.04 2345	6,3 17
	Tractors/Loaders/ Backhoes	3	8	97	0.37	300	258,40 8	0.01 9134	4,9 44
	Welders	1	8	46	0.45	300	49,680	0.02 5847	1,2 84
Paving	Pavers	2	8	13 0	0.42	20	17,472	0.02 1519	376
	Paving Equipment	2	8	13 2	0.36	20	15,206	0.01 8476	281
	Rollers	2	8	80	0.38	20	9,728	0.01 9841	193
Model Architectural Coating	Air Compressors	1	8	78	0.48	20	5,990	0.02 7617	165
Total									21, 854

Table E-2 shows that construction workers would use approximately 3,683 gallons of fuel to travel to and from the project site, and haul trucks and vendor trucks would use approximately 16,710 gallons of diesel fuel.

Table E-2. Estimated Project Vehicle Fuel Usage

Construction Source	Number	VMT	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Vendor Trucks	15	31,050	8.43	3,683	0
Worker Vehicles	172	458,346	27.43	0	16,710
Total				3,683	16,710

This in addition to the construction equipment fuel listed in Table E-1, which would result in a total of 25,537 gallons of diesel fuel and 16,710 gallons of gasoline fuel would be used during construction of the proposed project.

Overall, construction activities would comply with all existing regulations, and would therefore not be expected to use fuel in a wasteful, inefficient, and unnecessary manner. Thus, impacts related to construction energy usage would be less than significant.

Operation

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the residences, water heating, operation of electrical systems and plug-in appliances, and outdoor lighting, and the transport of electricity, natural gas, and water to the residences where they would be consumed. This use of energy is typical for urban development, no additional energy infrastructure would be required to be built to operate the project, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed project would be required to meet the current Title 24 energy efficiency standards. The County’s administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur. As detailed in Table E-3, operation of the proposed project is estimated to result in the annual use of approximately 52,288 gallons of fuel, approximately 392,242 kilowatt-hour (kWh) of electricity, and approximately 392,242 thousand British thermal units (kBTU) of natural gas.

Table 4. Project Annual Operational Energy Requirements

Operational Source	Energy Usage	
Electricity (Kilowatt-Hours)		
Project	392,242	
Natural Gas (Thousands British Thermal Units)		
Project	1,376,830	
Petroleum (gasoline) Consumption		
	Annual VMT	Gallons of Gasoline Fuel
Project	1,4342,52	52,288

- b) **No Impact.** The proposed project would be required to comply with the building energy efficiency standards outlined by Title 24, Part 6, and CAL Green Title 24, Part 11 and included in the development standards as section 63.0501. The County’s administration of the requirements includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. As such, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to energy. This requirement will be included in the project's mitigation monitoring and reporting program.

See PPP GHG-1.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII.	GEOLOGY AND SOILS - Would the project:				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map 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.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District): **San Bernardino County Policy Plan, 2020; Submitted Project Materials**

San Bernardino County Policy Plan, 2007; Submitted Project Materials

- a) **i) No Impact.** The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

The project site does not contain and is not in the vicinity of an earthquake fault, is not affected by a state-designated AP Earthquake Fault Zone (Leighton, 2016). The closest active fault to the project site is the Chino-Elsinore fault, which is located approximately 3 miles to the southwest. Thus, impacts related to a known earthquake fault would not occur.

ii) Less Than Significant Impact. The project site is located in a seismically active region, as is all of southern California. The project site could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium located near the source, and in response to an earthquake of great magnitude.

As described above, the project site is not located within an active fault zone; however, the Chino-Elsinore fault is located approximately 3 miles southwest of the site. The proposed project would adhere to the provisions of the California Building Code as specified for the project which are reviewed by the County as part of the building plan check and development review process. The project would comply with the seismic strengthening provisions and requirements of the CBC within Chapter 14 of the County Code of Ordinances. Thus, impacts related to strong seismic ground shaking would be less than significant and will not be further evaluated in the EIR.

iii) Not Impact Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, and has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

According to the County's Geologic Hazards Overlay exhibit in the Countywide Plan, the proposed project is not susceptible to liquefaction (SBC 2010). In addition, groundwater was not encountered in the geotechnical borings conducted on the project site which reached a maximum depth of 51.5 feet below ground surface (bgs). Historic groundwater mapping shows that groundwater was approximately 150 feet bgs in 1933 and 200 feet bgs in 2013 in the project area (Leighton 2019). Thus, groundwater has historically been deep and liquefaction during a seismic event would not occur due to the lack of shallow groundwater. Therefore, there would be no impacts related to seismic-related ground failure including liquefaction.

iv) No Impact. Landslides are downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site is relatively flat and does not contain any hills or steep slopes, nor is surrounded by any hills or steep slopes. Therefore, there is no potential for landslides to occur on the project site or in the vicinity of the project. Due to the lack of onsite and offsite hills and slopes, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts related to landslides would occur with implementation of the project. This topic will not be further evaluated in the EIR.

- b) Less than Significant Impact.** The proposed project would involve excavation, grading, stockpiling, and import and export of soil to and from the project site. Grading increases the potential for erosion by removing the protective vegetation and changing the natural drainage patterns. Long term impacts would include the increase of impervious surfaces and permanent landscaping. Development of the project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the Santa Ana Regional Water Quality Control Board (RWQCB), and the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. In addition, the project would be required to prepare a Water Quality Management Plan (WQMP) to ensure that RWQCB requirements and appropriate operational best management practices (BMPs) are met. As a result, impacts related to the potential of soil erosion or the loss of soil erosion during implementation of the project would be less than significant.
- c) Less than Significant Impact.** As described above, the project site is relatively level, and does not contain nor is adjacent to any significant slope of hillside area. The project would implement limited onsite grading, which would not create slopes. As described above in response iii, groundwater is estimated to be approximately 200 feet bgs, which is not conducive to effects related to liquefaction and lateral spreading, which require

groundwater or liquefied soils to exist. Therefore, due to the lack of groundwater, impacts related to liquefaction and lateral spreading would not occur.

The Geotechnical Report identified that seismic induced settlement onsite could be 1 inch or less; and differential seismic settlement is estimated as ½ inch over a horizontal span of about 40 feet (Leighton 2019). In addition, because the groundwater has been historically deep at the project site, and the project would not pump water from the project area, impacts related to subsidence would not occur.

The Geotechnical Investigation for the proposed project recommends the soils providing foundations for buildings and pavement areas be over excavated and recompacted as necessary pursuant to the CBC regulations once a grading plan is available; and that with implementation of the over excavation requirements per the CBC, included as Chapter 14 of the County Code of Ordinances, the potential for settlement or collapse of soils is considered low. Thus, Adverse effects related to lateral spreading, subsidence, liquefaction, or collapse from implementation of the proposed project would be less than significant.

- d) **Less than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result. The Geotechnical Report identified near surface soils consist of sands and silty sands and near-surface soil is anticipated to have a very low expansion potential. In addition, compliance with the CBC through design level geotechnical specifications that would be reviewed and approved by the County would ensure that potential impacts related to expansive soils would be less than significant. Thus, impacts related to expansive soils would be less than significant and this topic will not be further evaluated in the EIR.
- e) **No Impact.** Development of the project would connect to existing sewer infrastructure and would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Therefore, impacts related to septic tanks or alternative wastewater disposal methods would not occur and this topic will not be further evaluated in the EIR.
- f) **Potentially Significant Impact.** The project site is underlain by alluvial fan deposits that have the potential to contain paleontological resources. Moreover, development pursuant to the proposed project may result in ground excavation to depths not previously disturbed, which may potentially yield previously unknown significant paleontological resources. Therefore, this topic will be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to geology and soils. These actions will be included in the project's mitigation monitoring and reporting program:

PPP GEO-1: The project is required to comply with the California Building Standards Code as included in the County’s Development Code to preclude significant adverse effects associated with seismic hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and specifications as a condition of project approval.

PPP GEO-2: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the County’s Development Code Section 85.11.030. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other County requirements to comply with the National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by County of San Bernardino staff or its designee to confirm compliance.

PPP GEO-3: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the County for implementation. The project shall comply with the County’s Development Code Section 85.11.030 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino County Policy Plan, 2020; Submitted Project Materials

a) **Less than Significant Impact.** Global climate change is not confined to a particular area. A typical project area does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include

consumption of natural gas, heating and cooling of buildings, landscaping equipment, and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the project would generate GHG emissions during both construction and operation of the project. During construction, sources of GHG emissions include construction equipment and worker commutes to and from the project site. During operation, the project would generate GHG emissions from vehicle trips; water, natural gas, and electricity consumption; and solid waste generation. The County of San Bernardino Greenhouse Gas Emissions Reduction Plan requires that any project that emits greater than 3,000 MTCO₂e per year of GHG emissions is required to prepare a greenhouse gas impact analysis to determine a significance finding.

The estimated operational GHG emissions that would be generated from implementation of the proposed project were determined using the California Emissions Estimator Model (CalEEMod Version 2016.3.2) and shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

Table GHG-1. Project Total GHG Emissions

Activity	Annual GHG Emissions (MTCO ₂ e)
Project Operational Emissions	
Area	12
Energy	169
Mobile	572
Waste	27
Water	20
Total Project Gross Operation Emissions	800
Project Construction Emissions	21
Total Emissions	821
Significance Threshold	3,000
Threshold Exceeded?	No

As shown on Table GHG-1, the project would result in approximately 821 MTCO₂e per year, which would be below the screening threshold of 3,000 MTCO₂e per year. Therefore, impacts related to greenhouse gas emissions would be less than significant.

- b) **Less Than Significant Impact.** The State of California has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This reduction would occur primarily through the implementation of Assembly Bill (AB) 32 (2006), Senate Bill (SB) 375 (2008), Executive Order S-3-05 (2005), Executive Order B-30-15 (2015), and SB 32 (2016), which address GHG emissions on a statewide, cumulative basis, as well as through implementation of countywide GHG emissions reduction plans. As the proposed project meets the current interim emissions targets/thresholds established by SCAQMD, it would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030, as mandated by the State. As noted above, the County of San Bernardino Greenhouse Gas Emissions

Reduction Plan requires that any project that emits greater than 3,000 MTCO₂e per year of GHG emissions is required to prepare a greenhouse gas impact analysis to determine a significance finding. If a project exceeds the 3,000 MTCO₂e per year threshold, it is required to implement GHG reduction measures specified in the Plan. As shown in Table GHG-1, the Project would not exceed the screening threshold. Therefore, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to greenhouse gas emissions:

PP GHG-1: Prior to the issuance of building permits, the project applicant shall submit energy usage calculations to the County of San Bernardino Land Use Services Department (Planning Division) to demonstrate that the project is designed to implement one or a combination of the following 3 options:

1. Exceed by 3-percent the mandatory California Energy Code (Title 24, Part 6) standards in effect at the time of development application submittal;
2. Achieve an equivalent reduction through voluntary measures in the California Green Building Standards Code (Title 24, Part 11, CALGreen) in effect at the time of development application submittal; or
3. Provide other equivalent GHG reductions through design measures that would result in GHG emissions reductions of 0.04 MT of carbon dioxide equivalent (CO₂e) per residential dwelling unit per year and/or 0.11 MT CO₂e per thousand square feet of commercial/industrial use per year.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

release of hazardous materials into the environment?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

a) **Potentially Significant Impact.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies believe would be injurious to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

The project would redevelop the project site with 45 single-family residences and associated infrastructure. While operation of the proposed residential uses would not involve the routine transport, use, or disposal of hazardous materials the EIR will evaluate if the construction activities have the potential to the public or the environment to hazardous material. Therefore, this topic will be evaluated in the EIR.

b) **Potentially Significant Impact.** Development of the project would demolish the existing buildings and structures onsite and construct 45 new single-family residences. A Phase

I Environmental Site Assessment will be prepared to analyze the potential for previously used chemicals, and other hazardous or potentially hazardous materials, being on the site. As such, this topic will be analyzed in the EIR.

- c) **No Impact.** There are no schools or proposed schools within one-quarter mile of the project site. As described above, construction and operation of the proposed project would involve the use, storage, and disposal of hazardous materials and the EIR will analyze the potential hazardous impacts. However, the proposed project would not have a hazardous impact on existing or proposed schools within one-quarter mile of the project site. Thus, this topic will not be further evaluated in the EIR.
- d) **No Impact.** According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on a federal Superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site (DTSC 2020). Therefore, the proposed project would not result in an impact related to a known hazardous materials site pursuant to Government Code Section 65965.5 and would not create a significant hazard to the public or the environment. This topic will not be further analyzed in the EIR.
- e) **No Impact.** The project site is approximately 8 miles southwest from the Ontario International Airport in the City of Ontario, and 8 miles northwest from the Chino Airport. The project site is not located within the Airport Influence Area of either airport, therefore, impacts related to airport safety hazards would not occur. This topic will not be further analyzed in the EIR.
- f) **Less than Significant Impact.** Development of the proposed project would not impair implementation of the San Bernardino County Emergency Operations Plan as the project site does not contain emergency facilities nor does the site serve as an emergency evacuation route, nor would the proposed project realign the existing roadway network. Development pursuant to the Specific Plan would not interfere with emergency access to the project site or surrounding communities. During construction and operation, development of the proposed project would be required to maintain adequate emergency access for emergency vehicles as required by applicable County regulations. Therefore, impacts would be less than significant, and this topic will not be evaluated in the EIR.
- g) **No Impact.** The project site is located within a developed suburban area and is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Severity Zone (CAL FIRE 2020). The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, this topic will not be further analyzed in the EIR.

Potential significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:				

- | | | | | | |
|------|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i. | result in substantial erosion or siltation on- or off-site; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Potentially Significant Impact.** Development of the project would involve demolition, clearing, grading, paving, utility installation, building construction and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction in the absence of any protective or avoidance measures. Additionally, runoff under post-development conditions could contain pollutants in the absence of protective or avoidance measures. Therefore, this topic will be further evaluated in the EIR.
- b) **Potentially Significant Impact.** Development of the project would result in substantial increases in impervious surfaces throughout the project site. While development of the project would incorporate standard performance measures for Low Impact

Development BMPs, such as enhanced landscaping, areas for water quality treatment, and permeable pavement for water infiltration to increase groundwater recharge capacity, as feasible, the project may have the potential to decrease groundwater supplies from diminished percolation or impede the basin's groundwater management. Therefore, this topic will be evaluated in the EIR.

- c) .
- i. **Potentially Significant Impact.** Project development could alter the existing drainage pattern, particularly areas of sheet flow, through a substantial increase in impervious surfaces and development of new drainage facilities. These changes could generate erosion or siltation on- or off-site. Therefore, this topic will be further analyzed in the EIR.
 - ii. **Potentially Significant Impact.** As discussed previously, project development could alter the existing drainage pattern through a substantial increase in impervious surfaces and development of new drainage facilities. These changes could result in on- or off-site flooding by increasing the rate of surface runoff. Therefore, this topic will be further evaluated in the EIR.
 - iii. **Potentially Significant Impact.** Project development could alter the existing drainage pattern through an overall increase in impervious surfaces and development of new drainage facilities. These changes may have the potential to create or contribute to runoff water exceeding the capacity of stormwater drainage systems and to introduce substantial additional sources of polluted runoff. Therefore, this topic will be further evaluated in the EIR.
 - iv. **No Impact.** According to the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (Map 06071C8615H), the project site is located in Zone X, which is an area located outside of the 100-year and 500-year flood plains. Therefore, the proposed project development would not impede or redirect flood flows, and no impacts would occur, this topic will not be analyzed in the EIR.
- d) **No Impact.** As discussed in Response 4.10(c)(iv), the project site is not within a flood zone. Therefore, impacts relating to flood hazards would not occur and this topic will not be further analyzed in the EIR.
- e) **Potentially Significant Impact.** As described previously, project development may have the potential to result in additional runoff and pollutants that may conflict with or obstruct a water quality control plan. Moreover, while the proposed project does not propose the installation of wells for groundwater extraction, the substantial increase in impervious surfaces on the site may conflict or obstruct with a sustainable groundwater management plan. Therefore, this topic will be evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with</i>	<i>Less than Significant</i>	<i>No Impact</i>
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		<i>Mitigation Incorporated</i>			
XI.	LAND USE AND PLANNING - Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino County Policy Plan, 2020; Submitted Project Materials

a) **No Impact.** The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack a of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site was historically used for residential uses and surrounded by single-family residential uses and roadways. The proposed single-family residential project is consistent with the existing land uses surrounding the project site. The proposed project would also development onsite roadway infrastructure that would connect to and integrate with the existing neighborhood. Therefore, implementation of the proposed project would not physically divide an established community, and impacts would not occur. This topic will not be further analyzed in the EIR.

b) **Potentially Significant Impact.** Project implementation includes a Policy Plan Amendment to change the site’s land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR). In addition, the zoning of the area would change from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS) increasing the allowed density of the project site. Thus, implementation of the project may have the potential to interfere with an applicable plan, policy, or regulation related to avoidance or mitigation of an environmental effect. Therefore, the proposed project’s consistency with the Countywide Policy Plan, zoning code, and other environmentally mitigating policies, and/or regulations would be analyzed in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located within the Mineral Resource Zone Overlay):

San Bernardino County Policy Plan, 2020; Submitted Project Materials

a) **No Impact.** In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs): MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence; MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence; MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated; and MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The San Bernardino County Countywide Plan designates the project site as being located within MRZ-3. The site was previously used for residential uses and was not used for mineral extraction. As such, the proposed project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, there would be no impact and this topic will not be further evaluated in the EIR.

b) **No Impact.** As discussed previously, the project site is within an MRZ zone within the County's Policy Plan. However, no mineral extraction activities occur on the site currently, or historically. As such, the proposed project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, there would be no impacts and this topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) | Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Potentially Significant Impact.** Development of the project would develop 45 single-family residences, associated private roads, landscaping, and infrastructure. Project development would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities that may expose people in the vicinity of the project site to noise levels in excess of standards established in the County General Plan. As construction and operational noise levels associated with the project could potentially exceed or violate County noise standards and/or regulations, a noise study will be prepared, and potential impacts will be evaluated in the EIR.
- b) **Potentially Significant Impact.** During construction activities, sensitive receptors may be exposed to groundborne vibration or groundborne noise levels from the operation of heavy equipment. These impacts generally only occur for a short duration. The proposed residential uses typically do not create excessive groundborne vibration or noise. However, because sensitive receptors may be subject to excessive disturbance and/or annoyance by groundborne noise or vibration, a noise study will be prepared, and potential impacts will be evaluated in the EIR.
- c) **No Impact.** The project site is approximately 8 miles southwest from the Ontario International Airport in the City of Ontario, and 8 miles northwest from the Chino Airport. Additionally, there are no private airstrips located within the vicinity of the project site. Due to the distance of these facilities from the project site, people residing or working in the project area would not be exposed to excessive noise levels related to airports or airstrips; and impacts would not occur and this

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:
San Bernardino County Policy Plan, 2020; Submitted Project Materials.

- a) **Less than Significant Impact.** As described previously, the site was historically used for housing; 28 residences existed on the western portion of the site prior to demolition, and one single-family residence existed on the eastern portion prior to demolition, for a total of 29 residences. The proposed project would re-develop the project site to provide 45 single-family residences.

Based on the California Department of Finance data, with an estimate of 3.37 persons per household within San Bernardino County (CDF 2020), the proposed project would result in a net increase of approximately 152 new persons. Overall, the Southern California Association of Governments' (SCAG) 2019-2045 Population, Households, and Employment Projections household growth forecast from 2019 through 2045 for the County envisions an increase of 218,300 households yielding an approximately 33% growth rate in households. The proposed project would increase housing by approximately 0.0002 percent of the projected increase in households for the County. Thus, the proposed increase in housing units and population as a result of the proposed project is within the growth forecast. Therefore, the proposed project would not induce substantial population growth in the area and impacts would be less than significant.

Furthermore, the proposed project is located in an urbanized residential area of unincorporated San Bernardino County and is surrounded by residential uses. All onsite systems would connect to existing infrastructure within adjacent roadways with the addition of an offsite sewer line within the Yorba Avenue right-of-way to the private street. In addition, vehicular access would be provided by new private streets from Francis Avenue. Because the project proposes development in an urbanized area, it would not indirectly induce population growth through the extension of roads or other infrastructure. In addition, the proposed project would not create employment opportunities that could induce population growth.

- b) **No Impact.** The project site does not contain any housing on site. The proposed project would redevelop the project site with 45 single-family residences. The proposed project would not displace a substantial number of existing people or housing and would not necessitate construction of housing elsewhere. Thus, impacts would not occur, and this topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XV. PUBLIC SERVICES

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:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other Public Facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** The Chino Valley Independent Fire District provides contracted fire services to the Cities of Chino and Chino Hills, and the surrounding unincorporated areas of San Bernardino County. The Fire District provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. The Fire District has 7 fire stations, 7 paramedic fire engines, 4 paramedic squads, and 1 paramedic truck. In 2019, the Fire District responded to 12,993 service calls (Chino Valley Fire, 2020). Fire Station 65 is one mile from the project site (12220 Ramona Avenue) and is the primary station serving the project area. Station 65 is equipped with one paramedic fire engine that is staffed with three personnel, and one paramedic squad that is staffed with two personnel (Chino Valley Fire, 2020). In addition, Station 67 is located approximately three miles from the project site (5980 Riverside Drive) and would also provide response to calls within the project vicinity. Fire Station 67 houses one paramedic fire engine staffed with three personnel, and a paramedic squad staffed by two personnel. Fire Station 67 also houses a reserve engine (Chino Valley Fire, 2020).

The proposed project would be required to comply with the provisions of the County of San Bernardino Fire Protection District Fee Ordinance (Ordinance No. FPD-01),

which requires a fee payment that the County applies to the funding of fire protection facilities.

Due to the small increase in onsite people that would occur from implementation of the project, an incremental increase in demand for fire protection and emergency medical services would occur. However, the increase in residents onsite is limited and would not increase demands such that the existing two fire stations within 3 miles of the project site would not be able to accommodate servicing the project in addition to its existing commitments, and provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed project would be less than significant and will not be evaluated in the EIR.

- b) Less than significant Impact.** The San Bernardino County Sheriff Department provides law enforcement and protection services in unincorporated San Bernardino County. The project site would be served by the Chino Hills Station Location, which is approximately 5 roadway miles from the project site. The Chino Hills Station has 38 patrol deputies and had a total of 29,204 dispatched calls in 2019 (SBCSD 2019)

Although an incremental increase could result from implementation of the project, the need for law enforcement services from the proposed project would not be significant when compared to the current service levels of the San Bernardino County Sheriff Department and the small residential nature of the proposed project. The additional 152 residents that are anticipated to be generated from full occupancy of the proposed project would not require the construction or expansion of the police facilities. Therefore, impacts related to police services from the proposed project would be less than significant and will not be evaluated in the EIR.

- c) Less than significant Impact.** The project site is located within Chino Valley Unified School District. The schools serving the project site are listed and is described below.
- E. J. Marshall Elementary, located at 12045 Telephone Avenue, has a design capacity for 750 students (Chino 2010). In the 2019-2020 school year the school had a total enrollment of 420 students; thus, having capacity for additional students.
 - Ramona Junior High, located at 4575 Walnut Avenue, has a design capacity for 1,200 students (Chino 2010). In the 2019-2020 school year the school had a total enrollment of 558 students; thus, having capacity for additional students.
 - Don Antonio Lugo High, located at 13400 Pipeline Avenue, has a design capacity for 2,500 students (Chino 2010). In the 2019-20 school year the school had a total enrollment of 1,662 students; thus, having capacity for additional students.

Table PS-1: School Enrollment Between 2019-20 and 2013-14

School	Total Capacity	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15
E.J. Marshall Elementary School	878	420	430	486	459	460	484
Ramona Junior High School	1396	558	574	536	552	558	579

Don Antonio Lugo High School	1720	1,662	1,660	1,632	1,619	1,698	1,745
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Source: California Department of Education and CVUSD.

Development of the 45 single-family residences would increase the population of school-age children within the project site. To determine future enrollment, Chino Valley Unified School District applies student yield factor of 0.4497 for single-family detached houses. Using this factor, the proposed project would result in approximately 20 new students that would range in age from elementary through high school. Based on the school capacities identified above, the students generated by the proposed project would be accommodated by existing school facilities, and provision of a new or physically altered schools would not be required.

In addition, pursuant to Government Code Section 65995 et seq. (which was passed as Senate Bill 50 in 1998), school districts may collect development fees. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.” As of August 14, 2018, the Chino Valley Unified School District’s school fee is \$3.79 per square foot of new residential construction. Overall, impacts to school facilities from implementation of the proposed project would be less than significant.

d) Less Than Significant Impact. There are 8 existing park facilities that provide 35.3 acres of parkland within three miles of the project site, which include

- Liberty Park is located at 11860 Telephone Avenue, 0.7 mile from the project site. The park is 7.5 acres and contains: a tot lot, family and group picnic areas, barbecues, baseball field, basketball courts, open area, restrooms, and a walking trail.
- Walnut Park is located at 4600 Walnut Avenue, 1.4 miles from the project site. The park is 5.5 acres and contains a tot lot, picnic areas, barbecues, restroom, basketball court, and open area.
- Carolyn Owens Centennial Square is located at 12728 Central Avenue, 2 miles from the project site. The park is 0.5 acre and contains a gazebo, sitting area, and an open space area.
- Oak Tree Square Park is located at 5112 Riverside Drive, 2 miles from the project site. The park is 0.3 acre and contains picnic areas and open space.
- Monte Vista Park is located at 13196 Monte Vista Avenue, 2.1 miles from the project site. The park is 7 acres and contains: recreation center, splash pad, medical clinic, basketball court, playground equipment, picnic tables, barbecues, and open space.
- Aguiar Square is located at 13191 6th Street, 2.5 miles from the project site. The park is 1 acre and contains: a small amphitheater; game tables; shade sail; and pergolas.
- Villa Park is located at 13513 3rd Street, 2.6 miles from the project site. The park is 10 acres and contains a tot lot, picnic areas, barbecues, restrooms, softball field, basketball court, handball courts, and horseshoe pits.
- Bob B. McLeod Park is located at 12550 Carissa Avenue, 2.9 miles from the project site. The park is 3.5 acres and contains: a tot lot, family and group picnic areas, basketball courts, and an open play area.

A slight increase in demand on the existing parks could occur from the additional 152 residents that would be generated from the project. However, impacts from the proposed project are anticipated to be minimal due to the limited number of residents that would be generated by the project and due to the existing amount of park facilities that are within three miles of the project site. The slight increase in demand for park facilities that could occur from the 152 residents would be met by the proposed onsite park and the existing park facilities in the vicinity of the project site. Therefore, the project would not increase demands such that provision of a new or physically altered parks would be required that could cause environmental impacts.

- e) **Less than Significant Impact.** The project is not expected to result in significant demand for other public facilities or services, including post offices and public health offices, among others. As such, the project would not significantly adversely affect other public facilities or services, and therefore would not require the construction of new or modified public facilities. Less than significant impacts would occur to other public facilities, and this topic will not be further analyzed in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Submitted Project Materials

- a) **Less than Significant Impact.** According to the San Bernardino County Profile, there are 2.5 million acres of recreational land in San Bernardino County, and six acres of parkland per 1,000 residents. The 152 residents generated by the project would require 39,824-square feet of parkland. The project would provide a 6,791-square foot park for 152 residents and would pay in lieu fees for the remainder. As mentioned previously, there are 8 existing park facilities that provide 35.3 acres of parkland within three miles of the project site.

As discussed previously, the proposed project would involve the construction of 45 single-family residences onsite and would increase demand for neighborhood and regional parks. The Project would include a 6,791-square foot onsite park including a turf play area and tot lot that would provide recreational facilities for residents. In addition, each residence would include a backyard that would provide additional space for recreation. Thus, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, San Bernardino County Development Code Section 89.02.010 requires the developer dedicate lands or to pay fees in lieu thereof, or a combination of both, for park or recreational purposes...

Overall, the project would be subject to the County’s Code to provide local park space or pay a fee in lieu of the provision of park space, which would be used for the purpose of acquiring, developing, improving and expanding open space and park lands. Therefore, the project’s contribution to deterioration of parks and recreational facilities would be less than significant and no mitigation would be required. Therefore, this topic will not be further analyzed in the EIR.

- b) Less than Significant Impact.** As mentioned previously, the proposed project includes a 6,791-square foot onsite park that would provide recreational facilities for residents.. The potential adverse effects associated with implementation of the proposed project have been considered throughout the analysis in this Initial Study. Development of the onsite park would not have any potentially significant impacts outside of those analyzed for the whole of the project. In addition, operation of the project would only result in the demand for parks and recreational facilities as articulated in the previous response, which would not require the construction or expansion of recreational facilities. Therefore, the proposed project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts related to recreation are less than significant. As such, this topic will not be further evaluated in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) | Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2020; Submitted Project Materials

a) **Less than Significant Impact.** Implementation of the project would result in both short-term construction traffic and long-term operational traffic. However, as per the trip generation estimates in the approved scoping agreement, the project does not generate more than 100 trips during both the AM and PM peak hour. (EPD Solutions 2021). The project also does not add more than 50 trips to any intersection during the AM and PM peak hours hence no intersections are required to be analyzed. As the project screens out as per these criteria mentioned in the San Bernardino County Transportation Impact Guidelines (July 9, 2019), a Transportation Impact Study will not be required for the proposed residential development and impacts related to conflicting with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities would be less than significant.

b) **No Impact.** CEQA Guidelines Section 15064.3(b) provides criteria for analyzing transportation impacts. For land use projects, such as the proposed project, CEQA Guidelines Section 15064.3(b) states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. In addition, it states the analysis shall include evaluation of factors such as the availability of transit, proximity to destinations, etc.

As mentioned in the approved scoping agreement, the traffic analysis zone (TAZ) VMT noted for the proposed project site as per the SBCTA VMT Screening Tool was 17.2 per population (EPD Solutions 2021). The jurisdictional VMT of the area was notes as 24.4 per population. Given the TAZ VMT is lower than that of the Jurisdiction, a VMT analysis would not be required. Thus, the proposed project would not conflict or be inconsistent with CEQA Guidelines section 15064.3(b).

c) **Less than Significant Impact.** Project implementation would not add incompatible uses to area roadways. The San Bernardino County Department of Public Works Transportation Division reviews traffic control plans for development projects in unincorporated County areas. The Transportation Division would not permit staging of vehicles or construction equipment or materials on County-maintained roads that would block emergency access. In addition, required roadway improvements and roadway construction due to the project would be reviewed by the Transportation Division to ensure that required improvements would not create hazardous conditions. Thus, impacts would be less than significant, and this topic will not be further analyzed in the EIR.

- d) **No Impact.** Project development would not result in inadequate emergency access. Direct access to the project site would be provided by a new private roadway intersecting with Francis Avenue. The project would also be required to construct internal access and provide fire suppression facilities (e.g. hydrants) in conformance with the County Code. The San Bernardino County Fire Department would review the development plans as part of the construction permitting process to ensure that emergency access is provided pursuant to the requirements of the Uniform Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, project implementation would not result in inadequate emergency access, and this topic will not be further analyzed in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SUBSTANTIATION:

San Bernardino County Policy Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a) **i. Potentially Significant Impact.** A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine whether the project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). This topic will be evaluated in the EIR.

ii. No Impact. Chapter 532, Statutes of 2014 (Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include “[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.” AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a “tribal cultural resource.” Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the County provide it with notice of such projects.

SB 18 requires cities and counties acting as Lead Agency to contact and consult with California Native American tribes before adopting or amending a General Plan. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process and to enable tribes to manage “cultural places.” Cultural places are defined as a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.993). The County of San Bernardino sent notification of the project to Native American tribes listed below with possible traditional or cultural affiliation to the area on April 6, 2021 and did not receive any responses from the tribes.

- AhaMakav Cultural Society
- Colorado River Indian Tribes
- Morongo Band of Mission Indians
- Soboba Band of Luiseno Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno Band of Mission Indians – Tongva Nation

However, the potential for the project to cause a substantial adverse change in the significance of a tribal cultural resource will be further evaluated in the EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

County of San Bernardino Policy Plan 2020; Submitted Project Materials

- a) **Less than Significant Impact.** Domestic water services are provided to the project site by the Monte Vista Water District (MVWD) and wastewater treatment services are provided to the area by the Inland Empire Utilities Agency (IEUA) Regional Water Recycling Plant No. 1. Upon approval, the project would install new water and sewer infrastructure on the site and connect to the existing 8-inch water main in Yorba Avenue and 21-inch sewer main in Yorba Avenue. Currently, the City of Chino operates and maintains the local sewer collection system that includes the sewer mains within the Yorba Avenue right-of-way. The sewer infrastructure is being annexed into the MVWD which requires a separate approval. The annexation is in process and is being reviewed by the Local Agency Formation Commission (LAFCO) for San Bernardino County. Proof of annexation into MVWD will be a condition of approval for the proposed project prior to issuance of grading permits. In addition, the project would construct onsite storm water drainage infrastructure that would capture, convey, and/or infiltrate runoff from the project site. The project would also connect to existing electric power, natural gas, and telecommunication facilities. Therefore, the project would not result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities that could cause environmental effects. Thus, impacts would be less than significant, and this topic will not be further analyzed in the EIR.
- b) **Less than Significant Impact.** The MVWD is responsible for supplying potable water to the project site and its region. Water supplies consist of local groundwater and

imported water. Monte Vista Water District's service area includes the City of Montclair, portions of the City of Chino, and unincorporated county areas (UWMP 2015).

The 2015 MVWD Urban Water Management Plan (UWMP) details that they have adequate supplies to serve its customers during normal, dry year, and multiple dry year demand through 2040 with projected population increases and accompanying increases in water demand. Furthermore, MVWD forecasts for project water demand are based on population projections of SCAG, which rely on adopted land use designations contained within the general plans that cover the geographic area. Implementation of the project would increase the allowed residential density resulting in 152 new residents. The Monte Vista Water District's 2015 UWMP estimates a 2020 demand rate of 167 gallons per capita per day. Thus, 152 new residents would generate an additional water demand of 25,384 gallons per day or 28.4 acre-feet per year in the project opening year of 2021 which is within the anticipated increased demand and supply for water. Additionally, this is a conservative estimate because actual water use during 2015 was 137 gallons per capita per day. Redevelopment of the project site would also be required to be compliant with CalGreen/Title 24 requirements for low flow plumbing fixtures and irrigation, which would provide for efficient water use.

Furthermore, the UWMP states that due to the available supplies significantly exceeding anticipated demands over the 25-year planning period, the District should not experience any problems meeting its demands during normal, single or multiple dry year scenarios. Therefore, MVWD has sufficient water supplies available to serve the project during normal, dry and multiple dry years, and impacts would be less than significant. Therefore, potential impacts related to water demand will not be further evaluated in the EIR.

- c) **Less than Significant Impact.** Upon annexation to MVWD, wastewater generated from the project site would be treated by the Inland Empire Utilities Agency, which conveys wastewater from the project site to the Regional Water Recycling Plant No. 1. The Regional Water Recycling Plant No.1 provides primary, secondary, and tertiary treatment for a design capacity of 44 million gallons of wastewater per day (mgd) (IEUA). The Regional Water Recycling Plant currently processes an average flow of 28 mgd of wastewater, resulting in a remaining capacity of approximately 16 mgd of wastewater. This remaining capacity is adequate to serve the project and the project would not 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. Upon annexation, the sewer line would be available to nearby residents. Thus, impacts would be less than significant, and this issue will not be evaluated further in the EIR.

- d) **Less than Significant Impact.** The solid waste from the project site that was disposed of in landfills went to the Mid-Valley Sanitary Landfill. The Mid-Valley Sanitary Landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through April 2033. In December 2019, the facility received an average of 5,000 tons per day. Thus, the facility had additional capacity of 2,500 tons per day.

Operation of the project includes development of 45 residential units, which is anticipated to result in approximately 152 residents, as described previously in the

population and housing discussion. Based on the default CalEEMod solid waste generation rate of 0.41 ton per year per resident, the 152 residents are estimated to generate 62.32 tons of solid waste per year (or 1.2 tons per week). Overall, operation of the project is anticipated to generate 1.2 tons (2,400 pounds) of solid waste per week.

However, pursuant to AB 341, at least 75 percent of the solid waste is required to be recycled, which would reduce the volume of landfilled solid waste to approximately 0.3 tons (600 pounds) per week. As the Mid-Valley Sanitary Landfill had additional capacity of 2,500 tons per day, the facility would be able to accommodate the addition of 0.3 tons of solid waste per week from operation of the proposed project. Thus, impacts related to solid waste generation and landfill capacity would be less than significant and would not be further analyzed in the EIR.

- e) **No Impact.** Implementation of the project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in Section 5.408.1 of the California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Development of the project would be consistent with all state regulations, as ensured through the County’s permitting process; and impacts would not occur. Impacts related to solid waste regulations will not be evaluated further in the EIR.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

SUBSTANTIATION:

County of San Bernardino Policy Plan 2020; Submitted Project Materials

- a) **No Impact.** The project site is bordered by Francis Avenue to the south, Yorba Avenue to the east, and residential uses to the north and west. The project would be accessed from proposed private roads from Francis Avenue. According to the HZ-5 Fire Hazard Severity Zone Map within the Policy Plan, , the project site is not within an area identified as a Fire Hazard Severity Zone that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (Policy Plan 2020).
- The project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the project would be required to maintain adequate emergency access for emergency vehicles via project roadways as required by the County. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Therefore, implementation of the project would not impact an adopted emergency plan or emergency evacuation plan within or near a very high fire hazard severity zone. Wildfire risks will not be further evaluated in the EIR.
- b) **No Impact.** As described in the previous response, the project site is not within an area identified as a Fire Hazard Severity Zone as identified in the HZ-5 Fire Hazard Severity Zone Map within the Countywide Policy Plan that may contain substantial fire risk (Policy Plan 2020)). Adjacent areas to the project site are urbanized and do not contain hillsides or other factors that could exacerbate wildfire risks and result in exposure of persons to pollutant concentrations from a wildfire. Thus, impacts will not be further evaluated in the EIR.
- c) **No Impact.** As described in the previous responses, the project site is not within a Very High Fire Hazard Severity Zone, and development of the project does not include infrastructure that could exacerbate fire risks. The project site is located within an urban setting and wildfire risks will not be further evaluated in the EIR.
- d) **No Impact.** As described in the previous responses, the project site is not within a Very High Fire Hazard Severity Zone. In addition, the project site is located in a flat area that does not contain or is adjacent to large slopes, and the project would not generate large slopes. Furthermore, project buildout includes installation of onsite drainage facilities to limit impacts. Thus, the project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires, and wildfire risks will not be further evaluated in the EIR.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

-
- a) Potentially Significant Impact.** Implementation of the project would have potentially significant impacts related to habitat, wildlife species, and/or plant, and animal communities, as described previously. In addition, project development could have the potential to eliminate important examples of the major periods of California history or prehistory.

Therefore, biological resource, historical resource, and cultural resource studies will be prepared to evaluate the project’s potential to impact these resources, which will be detailed in the EIR.

- b) Potentially Significant Impact.** The project is located within the unincorporated area of San Bernardino County, which has a number of ongoing development projects, including residential, e-commerce, industrial, and commercial projects. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As concluded in this Initial Study, implementation of the project would have the potential to result in cumulative impacts to air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation, tribal cultural resources, and utility services. The extent and significance of potential cumulative impacts resulting from the combined effects of the project, plus other past, present, and reasonably foreseeable future projects would be evaluated in the EIR.

- c) **Potentially Significant Impact.** Redevelopment of the project site through implementation of the proposed project could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. Project implementation could result in impacts to air quality, biological resources, energy, geology and soils, greenhouse gas, hazardous material, hydrology, noise, public services, recreation, and transportation that could result in adverse effects on human beings. Therefore, these impacts would be addressed in the EIR

GENERAL REFERENCES

Cal Fire. November 2020. Website: <https://www.fire.ca.gov/>

California Department of Education. November 2020. Website:
<https://dq.cde.ca.gov/dataquest/dqcensus/EnrGrdYears.aspx?cds=36676786035513&aggllevel=School&year=2019-20&ro=y>

Census 2020 Urbanized Area Outline Maps (Census 2020). Website:
https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua75340_riverside--san_bernardino_ca/

Chino Valley Fire District. November 2020. Website: <https://www.chinovalleyfire.org/292/Annual-Report>

Chino Valley Unified School District Developer Fee Notices November 2020. Website:
<https://www.chino.k12.ca.us/Page/4852>

Chino Valley Unified School District School Boundary Maps. November 2020. Website:
<http://www.chino.k12.ca.us/Page/1142>

Department of Toxic Substances Control. November 2020. Website: <https://dtsc.ca.gov/>

Inland Empire Utilities Agency. December 2020. Website:
<https://www.ieua.org/facilities/regional-water-recycling-plant-no-1/>

Metropolitan Water District of Southern California. December 2020. Website:
<http://www.mwdh2o.com/WhoWeAre/Mission/Pages/default.aspx>

San Bernardino County Geologic Hazard Maps. November 2020. Website:
<http://cms.sbcounty.gov/lus/planning/zoningoverlaymaps/geologicazardmaps.aspx>

San Bernardino County Profile. November 2020. Website:
<https://wp.sbcounty.gov/indicators/county-profile/#:~:text=San%20Bernardino%20County%20is%20more,West%20Virginia%2C%20and%20New%20Mexico.>

San Bernardino County Sheriff's Department (SBCSD). November 2020. Website:
<https://wp.sbcounty.gov/sheriff/wp-content/uploads/sites/17/2009-2019-Overall-Department-Workload-Summary-Final-030220.pdf>

Southern California Association of Governments (SCAG). November 2020. Website:
https://scag.ca.gov/sites/main/files/file-attachments/dpeir_connectsocial_3_14_populationhousing.pdf?1606003672

PROJECT-SPECIFIC REFERENCES

Phase I and Phase II Environmental Site Assessments, September 2016. Prepared by Tetra Tech (Tetra Tech 2016).

*Final Draft Initial Study PROJ-2021-00008
Borstein Enterprises
APN: 1013-211-21, 1013-211-22
June 1, 2021*

Yorba Villas Residential Traffic Scoping Agreement, February 2021. Prepared by EPD Solutions (EPD Solutions 2021).

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NATIVE AMERICAN HERITAGE COMMISSION

June 8, 2021

Governor's Office of Planning & Research

June 11 2021

STATE CLEARINGHOUSE

Steven Valdez
County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Re: 2021060049, Yorba Villas Residential Project EIR, San Bernardino County

Dear Mr. Valdez:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

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

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



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

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).
 - a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project's impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

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

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

SB 18

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

Some of SB 18's provisions include:

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

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

NAHC Recommendations for Cultural Resources Assessments

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

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



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

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



June 22, 2021
Sent via email

Mr. Steven Valdez
Senior Planner
County of San Bernadino
385 N. Arrowhead Ave., First Floor
San Bernardino CA 92415

Subject: Notice of Preparation of a Draft Environmental Impact Report
Yorba Villas Residential Project
State Clearinghouse No. 2021060049

Dear Mr. Valdez:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the County of San Bernardino (County) for the Yorba Villas Residential Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Mr. Steven Valdez
Senior Planner
County of San Bernardino
June 22, 2021
Page 2

agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project proposes to change the land use category from Very Low Density Residential to Low Density Residential and change the Land Use Zoning District from Single Residential 1-Acre Minimum to Single Residential to create 45 single-family home parcels on 13.35 acres, consisting of two parcels (APNs 1013-211-21 and 1013-211-22). The project site is located at 4570 Francis Avenue, which is located on the northwest corner of the intersection of Francis Avenue and Yorba Avenue, near the City of Chino, California, in the unincorporated area of San Bernardino County. The Project site is bound by Francis Avenue to the south and Yorba Avenue to the east.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

CDFW recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

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

The CDFW recommends that the DEIR specifically include:

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

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

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

Burrowing Owl (*Athene cunicularia*)

The Project site has the potential to provide suitable foraging and/or nesting habitat for burrowing owl. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. Take is defined in Fish and Game Code section 86 as “hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill.”

CDFW recommends that the County of San Bernardino follow the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012); available for download from CDFW’s website: <https://www.wildlife.ca.gov/conservation/survey-protocols>. The Staff Report on Burrowing Owl Mitigation, specifies three steps for project impact evaluations:

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

As stated in the Staff Report on Burrowing Owl Mitigation, the three progressive steps are effective in evaluating whether a project will result in impacts to burrowing owls, and the information gained from the steps will inform any subsequent avoidance, minimization, and mitigation measures. Habitat assessments are conducted to evaluate the likelihood that a site supports burrowing owl. Burrowing owl surveys provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, and 3503.5. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of a proposed CEQA project activity or non-CEQA project.

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

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

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

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage. The latter subject should address Project-related changes on drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands (e.g. National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

CDFW encourages project design that avoids and preserves onsite features that contribute to habitat connectivity. The DEIR should include a discussion of both direct and indirect impacts to wildlife movement and connectivity, including maintenance of wildlife corridor/movement areas to adjacent undisturbed habitats.

3. An evaluation of impacts to adjacent open space lands from both the construction of the Project and any long-term operational and maintenance needs.
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. Please include all potential direct and indirect Project related impacts to riparian areas, wetlands, vernal pools, alluvial fan habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Alternatives Analysis

CDFW recommends the DEIR describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would “feasibly attain most of the basic

objectives of the Project,” and would avoid or substantially lessen any of the Project’s significant effects (CEQA Guidelines § 15126.6[a]). The alternatives analysis should also evaluate a “no project” alternative (CEQA Guidelines § 15126.6[e]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR should identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts, to the extent feasible. The County of San Bernardino should assess all direct, indirect, and cumulative impacts that are expected to occur as a result of the implementation of the Project and its long-term operation and maintenance. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Fully protected species may not be taken or possessed at any time. Project activities described in the DEIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the DEIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Lead Agency include in the analysis how appropriate avoidance, minimization, and mitigation measures will reduce indirect impacts to fully protected species.
2. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.
3. *California Species of Special Concern (CSSC)*: CSSC status applies to animals generally not listed under the federal Endangered Species Act or the CESA, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. CSSCs should be considered during the environmental review process. CSSC that have the potential or have been documented to occur within or adjacent to the project area, including, but not limited to: burrowing owl.

4. *Mitigation*: CDFW considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, onsite habitat restoration and/or enhancement, and preservation should be evaluated and discussed in detail. Where habitat preservation is not available onsite, offsite land acquisition, management, and preservation should be evaluated and discussed in detail.

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

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

CDFW recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term conservation value for the suite of species and habitat being impacted by the Project. Furthermore, in order for mitigation measures to be effective, they need to be specific, enforceable, and feasible actions that will improve environmental conditions.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum:
 - (a) the location of restoration sites and assessment of appropriate reference sites;

(b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

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

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

6. *Nesting Birds and Migratory Bird Treaty Act*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

CDFW recommends that the DEIR include the results of avian surveys, as well as specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-

related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

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

California Endangered Species Act

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

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

Lake and Streambed Alteration Program

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

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

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

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). Information can be submitted online or via completion of the CNDDDB field survey form at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

Mr. Steven Valdez
Senior Planner
County of San Bernardino
June 22, 2021
Page 11

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DEIR for the Yorba Villas Residential Project (SCH No. 2021060049) and recommends that the County of San Bernardino address the CDFW's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, please contact Cindy Castaneda, Environmental Scientist, at (805) 712-0346 or at Cindy.Castaneda@wildlife.ca.gov.

Sincerely,

DocuSigned by:

84F92FFEEFD24C8...

for

Scott Wilson
Environmental Program Manager

ec: HCPB CEQA Program
Habitat Conservation Planning Branch
CEQAcommentletters@wildlife.ca.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

REFERENCES

California Department of Fish and Game (CDFG). 2012. Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html

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<http://vegetation.cnps.org/>

EUNICE M. ULLOA
Mayor

MARC LUCIO
Mayor Pro Tem



KAREN C. COMSTOCK
CHRISTOPHER FLORES
WALT POCOCK
Council Members

MATTHEW C. BALLANTYNE
City Manager

CITY of CHINO

July 02, 2021

Steven Valdez
San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

RE: Yorba Villas Project EIR – PROJ-2021-00008 (APN: 1013-211-21 & -22)

Dear Mr. Valdez:

Thank you for providing the City of Chino an opportunity to review and comment on the Yorba Villas Residential Project EIR Notice of Preparation/Initial Study.

General Plan Comments

The proposed residential project is located within the City's sphere of influence (SOI), in an area with a General Plan land use designation of RD2 (Residential/Agricultural). The RD2 land use designation is intended for semi-rural, large-lot residential developments, allowing one to two dwelling units per adjusted gross acre. As proposed, the information provided to me identifies 45 units on 13.35 acres of land resulting in a density of 3.37 dwelling units per acres. This density is inconsistent with the maximum densities allowed in the City's RD2 land use designation. Furthermore, the project is not in conformance with other City codes and standards for the RD2 land use designation, such as, minimum lot size, lot dimensions, lot coverage and setbacks.

Drainage Comments

The initial study does not adequately address the potential for downstream drainage impacts to the City of Chino. A drainage study should be provided in the Environmental Impact Report (EIR), including supporting hydraulic and hydrological data, and shall confirm or recommend changes to the City's adopted Master Drainage Plan (MDP) by identifying off-site and on-site storm water runoff impacts resulting from build-out of the project, as the project is being developed at a higher density than the City's General Plan allows. In addition, the study should identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage-mitigating measures. The study and project design should ensure that the post-development runoff is less than equal to 80% of pre-development run-off. The analysis shall include 5-, 10-, 25- & 100-year frequency storm events. Provisions for



emergency overflow, should the pumps fail, should be provided. Line 19-1 of the MDP is a proposed storm drain on Francis Avenue that will convey stormwater to the San Bernardino County Flood Control District (SBCFCD) channel, located parallel to and adjacent to State Route 60. As Line 19-1 does not exist, the developer will mitigate the increased runoff due to the decrease in pervious area caused by the project and the effects of collecting and conveying offsite stormwater in a hard-lined drainage system.

Sanitary Sewer Comments

The City of Chino is the sole provider of sanitary sewer service within the SOI area. City Council Resolution No. 2020-060 states that to provide sewer service to any property in the SOI, the property is required to be annexed into the City, or if determined to be infeasible, the owner may enter into an irrevocable offer of agreement to annex into the City at such time the City determines it is appropriate to annex the property in the future. The Resolution also states that only properties that are developed in accordance with the City's General Plan and in conformance with all City codes and standards may obtain sewer service from the City.

Additionally, in the Utilities and Service Systems substantiation, Section (a) states:

"Upon approval, the project would install new water and sewer infrastructure on the site and connect to the existing 8-inch water main in Yorba Avenue and 21-inch sewer main in Yorba Avenue. Currently the City of Chino operates and maintains the local sewer collection system that includes the sewer mains within the Yorba Avenue right-of-way. The sewer infrastructure is being annexed into the MVWD which requires a separate approval. The annexation is in process and is being reviewed by the Local Agency Formation Commission (LAFCO) for San Bernardino County. Proof of annexation into MVWD will be a condition of approval for the proposed project prior to issuance of grading permits."

The City is concerned about this language, as it seems to imply that City-owned infrastructure is planned to be annexed to MVWD, however the 21-inch sewer is owned by IEUA. Page 4 of the Initial Study also states in the "Wastewater Infrastructure" section that *"the proposed development would install new 8-inch public sewer lines and a lift station onsite that would connect to the existing 21-inch Inland Empire Utility Agency pipeline in Yorba Avenue"*, which is inconsistent with what is said above.

Traffic / Transportation Comments

The project's documents review transportation impacts only under the San Bernardino County criteria and does not acknowledge the City of Chino's transportation impact criteria. Specifically, XVII a & b have not considered the City of Chino's transportation impact analysis criteria. If the project is expected to annex into Chino, then Chino's criteria should also be analyzed. Chino's Transportation Impact Analysis (TIA) Guidelines are available online for review.

Since it is intended that this area will one day be annexed into the City's jurisdiction, the City has an interest in ensuring the proposed project is consistent with all City

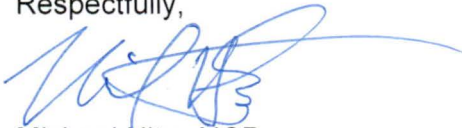
Steven Valdez, Planning Division
San Bernardino County Land Use Services Department
July 2, 2021
Page 3

requirements for the RD2 land use designation; when the property is annexed in the future, it should comply with the City's General Plan and Zoning Ordinance so we can avoid the proliferation of legal non-conforming properties.

To obtain additional information regarding the RD2 development standards, you can view the City's Municipal Code and Zoning Code at: https://library.municode.com/ca/chino/codes/code_of_ordinances.

If you have any questions, I can be contacted via phone at (909) 334-3448 or by email at mhitz@cityofchino.org.

Respectfully,



Michael Hitz, AICP
Principal Planner

Attachment: City Council Resolution No. 2020-060

RESOLUTION NO. 2020-060

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO,
CALIFORNIA, SUPERSEDING RESOLUTION NO. 2018-009 AND
AMENDING EXISTING POLICY RELATED TO SANITARY SEWER
SERVICE WITHIN THE CITY'S SPHERE OF INFLUENCE**

WHEREAS, on February 6, 2018, City of Chino ("City") Suspended City Council Resolution No. 2006-028 and amended its existing policy related to sanitary sewer service within the City's Sphere of Influence ("SOI"); and

WHEREAS, City Council Resolution No. 2018-009 stated conditions under which the City will permit new and existing developments within the City's SOI to apply for and receive sanitary sewer service from the City; and

WHEREAS, the City Council now wishes to formally amend the existing policy and replace the policy articulated in Resolution No. 2018-009.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HEREBY
RESOLVES AS FOLLOWS:**

Section 1. The City of Chino will only allow new and existing developments on parcels within the City's SOI to connect to the City's sanitary sewer system in accordance with the following criteria:

1. If the SOI parcel is not adjacent to the City boundary, the owner of the parcel must execute and file an irrevocable agreement to annex to the City at such time as sufficient parcels can be assembled and qualify for annexation in accordance with Local Agency Formation Commission (LAFCO) policy pertaining to such annexations.
2. If the SOI parcel is contiguous to the City boundary, the owner will be required to annex the parcel to the City, or, if this is determined to be infeasible, to execute an irrevocable agreement to annex.
3. Finally, all SOI parcels requesting sewer service must be developed in accordance with the City's General Plan and in conformance with all City codes and standards.

Section 2. This Resolution shall supersede Resolution No. 2018-009.

APPROVED AND ADOPTED THIS 15TH DAY OF SEPTEMBER 2020.


EUNICE ULLOA, MAYOR

ATTEST:


ANGELA ROBLES, CITY CLERK

State of California)
County of San Bernardino) ss.
City of Chino)

I, ANGELA ROBLES, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting held on the 15th day of September 2020, by the following votes:

AYES: COUNCIL MEMBERS: ULLOA, HAUGHEY, HARGROVE, LUCIO, RODRIGUEZ

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE



ANGELA ROBLES, CITY CLERK



6075 Kimball Avenue • Chino, CA 91708
P.O. Box 9020 • Chino Hills, CA 91709
TEL (909) 993-1600 • FAX (909) 993-1985
www.ieua.org

July 9, 2021

Mr. Steven Valdez, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Subject: Written Comments for Yorba Villas Residential Project Draft EIR (PROJ-2021-00008)

Dear Mr. Valdez,

Inland Empire Utilities Agency (IEUA) is in receipt of the San Bernardino County (County) Notice of Preparation of a Draft Environmental Impact Report dated June 1, 2021 and has reviewed the Initial Study Environmental Checklist Form (Study) for the Yorba Villas Residential Project. As noted in our e-mail correspondence, IEUA was not notified of this Notice of Preparation as part of the stakeholder distribution list by the County, but rather through our wastewater contracting agency (the city of Chino). IEUA requests that IEUA's Strategic Planning & Resources Department be notified of any future projects under consideration through the County that mention services provided by IEUA. The notices can be mailed to the attention of Sylvie Lee, P.E., Manager of Strategic Planning & Resources, P.O. Box 9020, Chino Hills, CA 91709. This will ensure that IEUA has sufficient time to review and provide meaningful comments on any future projects.

IEUA is a stakeholder of the project as the Agency currently operates four Regional Water Recycling Facilities: Regional Water Recycling Plant No. 1, Regional Water Recycling Plant No. 4, Carbon Canyon Water Recycling Facility, and Regional Water Recycling Plant No. 5 that provide water recycling services to our wastewater contracting agencies, the cities of Chino, Chino Hills, Ontario, Montclair, Fontana, Upland, and Cucamonga Valley Water District. IEUA and our wastewater contracting agencies abide by the terms of the Chino Basin Regional Sewage Service Contract (Regional Contract) for wastewater treatment services. The Yorba Villas Residential Project (Yorba Villas) is within the wastewater tributary area of Regional Plant No.1 and located within IEUA's service boundary, but not within the service boundary of the city of Chino, which is the local wastewater contracting agency.

In review of the Study, there are three statements related to wastewater infrastructure and service that IEUA is providing comments and clarification. The first statement, under the heading of Wastewater Infrastructure (Page 4 of 79), notes that the development would connect to the existing 21-inch IEUA Regional Sewage System interceptor in Yorba Avenue. Please be advised that per the Regional Contract, any connection to the IEUA Regional Sewage System interceptor must follow certain procedures which require review and approval. The procedure includes a formal request from the local wastewater contracting

Water Smart - Thinking in Terms of Tomorrow

Jasmin A. Hall
President

Michael E. Camacho
Vice President

Steven J. Elie
Secretary/Treasurer

Paul Hofer
Director

Marco Tule
Director

Shivaji Deshmukh
General Manager

agency for a new connection to the system and a review process, which culminates in the need for approval from the Regional Technical Committee made up of representatives from all of the wastewater contracting agencies.

The second statement, under the heading of Section XIX(a) - Utilities and Service Systems (Page 71 of 79), notes that the city of Chino currently operates the local sewer collection system in the Yorba Avenue right-of-way and that Monte Vista Water District (MVWD) is currently in the process of annexing the infrastructure through a process with the San Bernardino County Local Agency Formation Commission (SBCLAFCO). As noted above, a new connection to IEUA's Regional Sewage System interceptor requires a formal request from a local wastewater contracting agency. It should be noted that MVWD will be required to undergo an approval process to become a wastewater contracting agency per the terms of the Regional Contract should SBCLAFCO approve the MVWD's application to become a sewer collection agency.

The third statement, under the heading of Section XIX(c) - Utilities and Service Systems (Page 72 of 79), notes that Regional Water Recycling Plant No. 1, which the Yorba Villas is tributary to, has sufficient capacity to serve the project. While Regional Water Recycling Plant No. 1's influent flows currently average 25 million gallons per day, the statement in the Study does not address the impact of Yorba Villas' wastewater flows on the Regional Sewage System interceptor itself. Please be advised that a hydraulic study, which is required to be funded by the developer, will be part of the review and approval process noted above to ensure there is sufficient capacity in the Regional Sewage System interceptor to accommodate the flows for Yorba Villas.

If the County has any questions regarding IEUA's comments above, please contact me at (909) 993-1917 or ktam@ieua.org.

Sincerely,
INLAND EMPIRE UTILITIES AGENCY



Ken Tam, P.E.
Deputy Manager of Strategic Planning & Resources

Copy: Shivaji Deshmukh, IEUA
Christiana Daisy, IEUA
Christina Valencia, IEUA
Kathy Besser, IEUA
Sylvie Lee, IEUA
Pietro Cambiaso, IEUA
Amanda Coker, City of Chino

Project Title: Yorba Villas Residential Project EIR

Project Number: PROJ-2021-00008

Project Applicant: Yorba Villas LLC

My EIR issues regarding this project

- 1. Traffic** - We already have extra traffic up and down Yorba heading to the 60 Freeway or south Chino that should be using Ramona. I have followed speeders going up my street to the Montclair Mall and to businesses on Holt east of Central. They all want to avoid the bottlenecks at the signal at Ramona and Francis and the curve in the road at Phillips and Francis. I've talked to people living a mile or more north of me and they all say they avoid Ramona for Yorba.

Ramona from the end of the Montclair city limits to the beginning of the Chino city limits is an old, two lane County road. At one time it was appropriate for the area, but not now. Ramona needs to be widened and turn lanes added at Francis and Phillips. When I asked the supervisor on the Ramona repaving project if the road was going to be widened he said, "No, the County is waiting for developers to do it." The freeway opened in Chino January 1971 so the County has had 50 years to improve Ramona. Every project added in this area over the past 50 years has only added a small amount of traffic to the area per traffic studies done for their approval. It is time the County improve Ramona and give the residents and drivers on Ramona and the surrounding roads a safer, convenient driving experience.

At a planning meeting in Chino for this project, the developer said the traffic from his homes would leave on the Francis exit and go to Ramona. He said the homes would have RV parking so it is assumed those people would exit onto Francis and then onto Ramona to get to the 60 Freeway. We had one person get up and tell the Chino Planning Commission that a large motor home or a truck with a trailer or boat would not be able to negotiation the turn from Francis onto Ramona. That means that traffic will be going down Yorba to Philadelphia with its wider intersection.

I was told the traffic study would be conducted from 7:00 am to 9:00 am and from 5:00 pm to 7:00 pm. Traffic starts speeding down in front of my house around 5:00 am. And the traffic in the afternoon coming home starts around 3:00 pm. Your traffic equipment or someone out counting cars for a few hours won't give you an accurate picture of the traffic on Yorba. Someone needs to talk to several of the residents on Yorba from Francis to Philadelphia to get an accurate picture.

- 2. Water** - Yorba is know as the Yorba River during a rain. Water starts being directed down Monte Vista below Mission to Phillips and Francis. It then flows across Phillips and Francis to Yorba, down Yorba past Philadelphia to the catch area at the Pomona Freeway. I know, I've tracked it in a storm to see where all the water in front of my house is coming from. This developer wants to increase the number of homes already allowed which means more concrete and asphalt and less ground for rain water to go into. He has a catch basin, but in case of a serious storm (and we do get them) that won't be able to absorb all the rain and some of it will be sent down Yorba. That was described by the developer at a Chino Planning Commission meeting as well. It will be

sent down the side of Yorba with no curbs and gutters. It will add to the river we already get, it will add to eroding the County side of the road and that debris will end up just past my house where the road rises. Then the County sends out a tractor with a blade to clean up the road.

They are announcing again that we are in a drought. Ads for conserving water will begin again soon. The farmers in the Central Valley have just been told by the State that they won't be given all the water they need for their crops. So if we don't have water for the houses we already have, why are you considering increasing the number of houses and the request for more water?

The major proponents for this project live on the cul-de-sac just south of it. They don't have speeding traffic past their houses or a river running over their sidewalk onto their lawn when it rains. They want it because it will increase the values of their homes (their comments, not mine). I don't want it because it will decrease the safety and quality of my neighborhood.

Donna Marchesi
11953 Yorba Avenue, Chino, CA 91710
(909)628-3421

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Steve,

How many times does this developer need to hear no? I'm still opposed to this project. Just say NO... again and again until they understand.

George Ross
4760 Orange Blossom Lane
Chino

To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>

Subject: Yorba Villas

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To Whom It May Concern,

I bought my property over 40 years ago on Monte Vista Ave. Realization has sunk in that horse property is a thing of the past. Development will come but how, why, for whom and will there be any guarantee that haphazard housing will not happen.

Rowland Heights was a perfect example. So many years ago, the community had valuable parcels, big lots and seemed to have potential as a nice place to live. Let Colima Road be an example of development gone haywire. Houses galore, shops with no apparent planning and a mishmash of junk...Rowland Heights.

What are my complaints about the development of "Francis Estates" aka Yorba Villas? If the county and the developers could be trusted then I'd gripe about the traffic, narrow streets, lack of following a "master plan" for our area and the like. But, I don't trust either the developer or the county. Take, for example, the development on the north west corner of Central and Francis. It was to be fairly large parcels with bridle trails keeping in conjunction with the rural atmosphere. Chino was "screwed". Those places are stacked in there with little or no room for parking (except your driveway). Heaven forbid a firetruck enters there. The development on Monte Vista just north of Philadelphia (n/w corner) was to be in keeping with the surrounding houses. Nope...they're two story and stick out like sore thumbs. So much for blending in. Developers talk a good line, promise you the moon with pictures and all, misrepresent, develop junk, make money then leave. Do I trust developers? I think not.

As for the county. I trust them like pit vipers. How did a three story apartment building get in on Francis just east of Monte Vista? The place next door to me has never been permitted for a second story and the county was following up on it until the owner decided to "turn the second story into a storage 'attic'" and rent it out as a one bedroom, one bath. It was okayed by the SB County building inspector however, there are people living in the "attic" not following the code laws. The last, but not least, gripe I have about the county is the building on the n/e corner on Monte Vista and Francis. It was a Grange Hall and was turned into a multi-unit apartment-type complex with no permits, no notification of nearby residents and not in keeping with the existing zoning. This started last summer and is continuing with the owner of the complex making money. I can't see how they "tied" into Chino sewer system so must still be on a septic tank. Complaints have been filed with the county and little has been done. Sure makes the property owners in the area feel like the county supports the people with the deep pockets and ignore the laws.

A for the "Francis Estates" aka Yorba Villas and the two additional properties that are under consideration to be connected to the Chino sewer lines via Monte Vista Water District...my vote is NO. Trust the long time residents. Rumor has it that Hagman didn't buy in the new, smaller units on Central north of Francis but, instead bought in the larger parcels on private streets in Riverside Terrace. So much for SB County "influence".

Brooke Blandino

From: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Sent: Monday, June 7, 2021 3:52 PM
To: Erik Pfahler; Norah Jaffan; Emily Neudecker
Subject: FW: PROJ-2021-0008, known as Villa Yorba

[NON-EPD]

Please see the email below.

Steven Valdez

Senior Planner

Land Use Services Department

Phone: 909-387-4421

Cell Phone: 909-601-4743

Fax: 909-387-3223

385 N. Arrowhead Ave, First Floor

San Bernardino, CA, 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

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From: JOANNE FORD <JFord62626@msn.com>
Sent: Monday, June 07, 2021 3:15 PM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: PROJ-2021-0008, known as Villa Yorba

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Dear Steve Valdez, County Planner

We live in the neighborhood of the above referenced 45-home project. We supported this project when it went before the City of Chino last year and we continue to support it. The developer has reached out to us and shared the most current plans. We like the quality of the project, the improvements being proposed to the streets and parkways along Francis and Yorba, and we especially like all single-story architecture. We urge you to approve the project as soon as possible the better.

Sincerely

Joanne Ford

(909) 636-6306

JFord62626@msn.com

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Dear Steven Valdez,

I oppose the Project Yorba Villas. It is not compatible with the area. Major flooding is a common issue on Yorba and as well as the cross street Francis. Yorba Villas with 45 homes will make matters worse. The amount of vehicles and traffic that the project would bring is also very problematic. In addition, rezoning and adding a new type of housing to people who aren't use to the animals in our surrounding areas might complain because of the "smell" or our beautiful horses walking by, and that is definitely not ok because this area is zoned for animals and their complaints can lead to action. I strongly urge you to disapprove the project. Yorba Villas will have a negative environmental impact on the community. Thank you.

Priscilla Velásquez

To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>

Subject: Yorba Villas

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I approved of the 26 homes the developer originally wanted. I do not want more than that

Thanks

Melissa Daly

Sent from my iPhone

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We don't want 26 homes built on Francis/Yorba let alone 46! I live on Francis and I know how bad traffic is going to get on Francis. Is the developer going to create a new street for the additional traffic so that it doesn't pour onto Francis?

margaret Hernandez

From: tony melendez <quadad4@gmail.com>

Sent: Wednesday, June 30, 2021 6:42 PM

To: Valdez, Steven

Subject: Yorba Villa

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Senior Planner,

Yorba Villas does not fit into the neighborhood. As a resident of San Bernardino county I do not support Yorba Villas. The 45 houses in this rural area will Have a negative environmental impact. Please let the planning supervisors know that San Bernardino County Residents do not support Yorba Villas.

Regards,

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

I am a resident of Chino and involved citizen writing to urge you to DENY the Yorba Villas because of the negative impact to Chino and its residents.

This proposed development was formerly known as Chino Francis Estates and the City of Chino declined approving this project on two prior occasions. The developer is now trying to get Monte Vista Water to provide sewer service which Monte Vista Water has never done in the past. The name of the development has also been changed to Yorba Villas and San Bernardino County is the entity now being asked for approval.

I'm opposed to the project because it will increase the traffic on Yorba. We already have extra traffic because people avoid narrow, congested Ramona which I live off of and travel on regularly. The County of San Bernardino has had half a century since the 60 Freeway opened at Ramona to improve that street for the increased traffic flow and they have not.

We have a flooding issue on Yorba when it rains. Covering 13-plus acres with concrete and asphalt instead of having dirt to absorb the rain won't help this situation. Supposedly there is a catch basin in the project; but if it doesn't work as proposed, we will have more flooding.

Let's look at the proposed project again. The property is currently planned for 26 homes. The developer wants to build a staggering 43 homes. Have you heard the news about the drought? Did you hear that the State won't be giving the Central Valley farmers water they need because of the drought? Why do we need 43 homes using precious water instead of the initial 26? Developer greed is the answer.

Please DENY the Yorba Villas. Thank you.

Sincerely,
Tyra Weis
Chino Resident & Voter

Sent from my iPhone

