City of Rancho Cucamonga
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY PART II

BACKGROUND

1. **Project File:** Tentative Tract Map No. 18012 (SUBTT18012-1)

2. **Related Files:** Tree Removal Permit (DRC2018-00898) and Specific Plan Amendment (DRC2016-00730)

3. **Description of Project:** A request to subdivide an approximately 6.96-acre vacant parcel for the construction of 9 single-family residences within the Estate Residential (ER) district, Etiwanda Specific Plan, located at 12774 Banyan Street. Also included is a request for the removal of trees within the project site, and a specific plan amendment to change the zoning district of the subject site from Estate Residential (ER) to Very Low Residential (VL) within the Etiwanda Specific Plan. The project site is within the Equestrian Overlay. APN: 0225-111-07.

5. **General Plan Designation:** Very Low Residential (VLR)

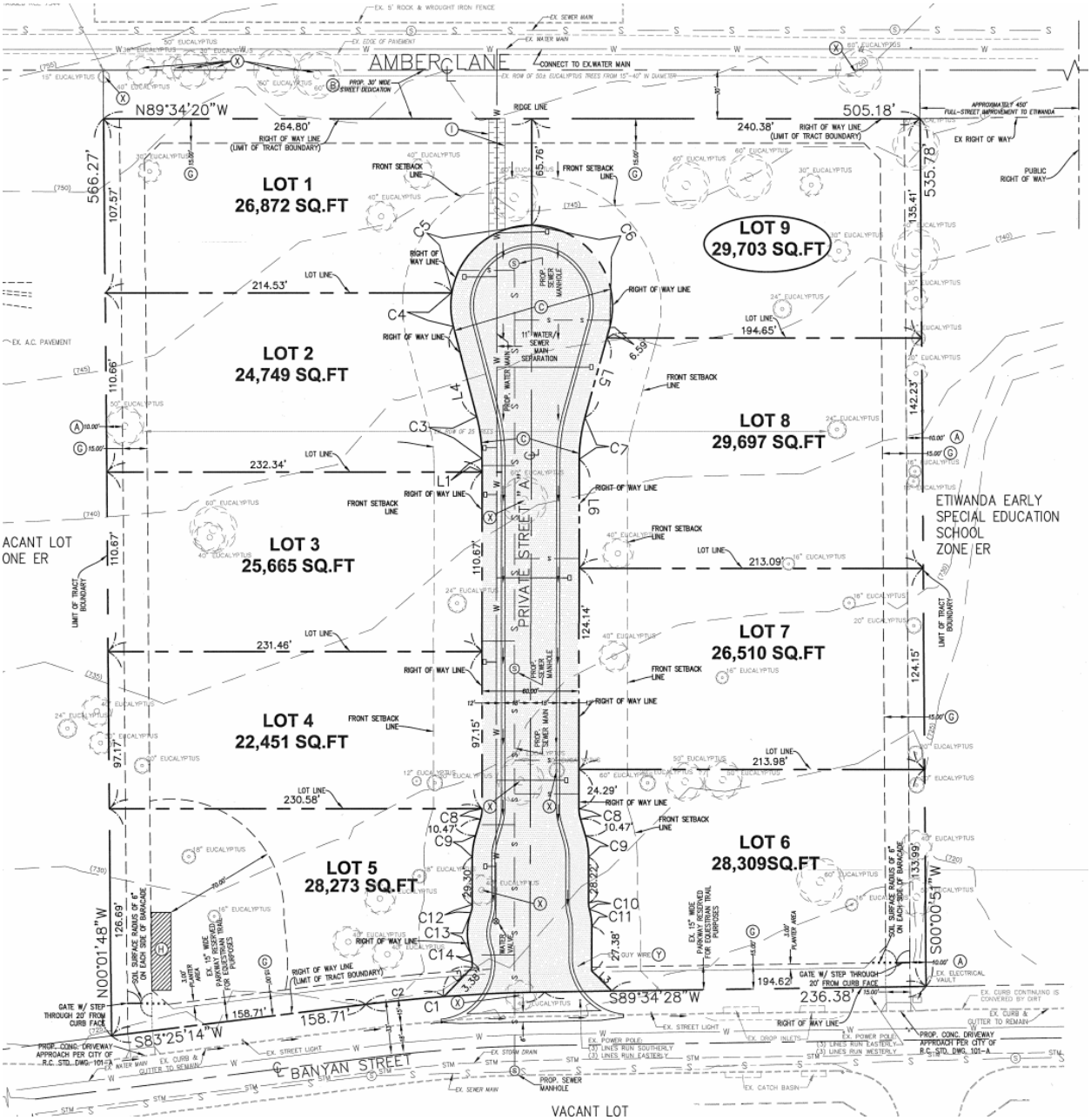
6. **Zoning:** Currently Estate Residential (ER) district, Etiwanda Specific Plan

7. **Surrounding Land Uses and Setting:** The project site is comprised of a vacant parcel approximately 6.96 acres in size, located on the north side of Banyan Street, east of Etiwanda Avenue. Limited street improvements including a curb and gutter are present along the project site's frontage along Banyan Street. The property slopes down from north to south, from about 751 feet to 717 feet.

   The site is bound to the west by a school (Frost Early Education Center,) and to the east is a vacant, rectangular-shaped parcel, both of which are zoned Estate Residential (ER), Etiwanda Specific Plan. The properties to the north comprise of vacant and undeveloped single-family lots zoned Estate Residential (ER), Etiwanda Specific Plan. The properties to the south (across Banyan) comprise of vacant land and a single-family residential tract within the Very Low Residential (VL) district, Etiwanda Specific Plan. The project site and surrounding properties discussed above are within the Equestrian Overlay.

8. Location Map

9. Project Plans



10. Lead Agency Name and Address:
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

11. Contact Person and Phone Number:
Vincent Acuna
Associate Planner
(909) 774-4323
vincent.acuna@cityofrc.us

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

( ) Aesthetics	( ) Agricultural Resources	( ) Air Quality
( ) Biological Resources	( ) Cultural Resources	( ) Geology & Soils
( ) Greenhouse Gas Emissions	( ) Hazards & Waste Materials	( ) Hydrology & Water Quality
( ) Land Use & Planning	( ) Mineral Resources	( ) Noise
( ) Population & Housing	( ) Public Services	( ) Recreation
( ) Transportation/Traffic	( ) Tribal Cultural Resources	( ) Utilities & Service Systems
( ) Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

(X) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: _____ Date: 06/15/2021

Reviewed By: _____ Date: JUNE 15, 2021

MITIGATION MEASURES INCORPOPRATED INTO THE PROJECT TO AVOID SIGNIFICANT EFFECTS

Air Quality

1. All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.

2. Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low-emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff.

3. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

4. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use

5. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

6. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low pressure spray.

7. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:

    - Reestablish ground cover on the construction site through seeding and watering.
    - Pave or apply gravel to any on-site haul roads.
    - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
    - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
    - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
    - Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
    - Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in

accordance with SCAQMD Rule 403 requirements.

8. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM_{10}) emissions, in accordance with SCAQMD Rule 403.

9. Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

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

11. All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

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

13. Projects shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11).

14. All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

Biological Resources

1. The proposed action should not occur during the migratory bird nesting season (Feb 1 - Aug 31). In the event construction must occur during the nesting bird season, a qualified biologist should conduct a nesting bird survey no more than ten (10) days before the start of construction. If the biologist determines that there are active nests, appropriate buffers will be established for each nest and no work will occur inside the buffer of an active nest until the fledglings are no longer dependent on the nest or until the biologist otherwise determines the nest is inactive. In the event this mitigation measure is implemented, it is expected that site development would not result in "take" of nesting migratory birds.

2. Perform a Burrowing Owl Survey that is in conformance with the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and submit the written report outlining the findings to the California Department of Fish and Wildlife (CDFW) and the Planning Department within 30 days of groundbreaking activity. The Burrowing Owl Survey shall follow the following protocol:

    a. Burrowing Own Survey methodology shall be based on Appendix D (Breeding and non-breeding season surveys and reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing on the project site, then no further mitigation is required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with the CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and will at minimum include establishment of buffer setbacks from occupied burrows and owl monitoring. If ground-disturbing actives are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls.

    b. During the non-breeding season from September 1 through January 31, if burrows are

occupied by migratory and non-migratory resident burrowing owls during a pre-construction survey, burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.

c. During the avian nesting season from February 1 through August 31, if nests are discovered, they shall be avoided through the establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in that area may resume.

3. A biological construction monitor (BCM) shall be present during the days when initial ground clearing, best maintenance practice (BMP) installation and vegetation removal activities are occurring. The BCM will be observe the activities and watch for special status reptiles such as the Coast horned lizard ((Phrynosoma blainvillii) and Coastal whiptail (Aspidoscelis tigris stejnegeri), and if detected will relocate them out of harm's way.

Cultural Resources

1. If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:

    - Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.

    - Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.

    - Pursue educating the public about the archaeological heritage of the area.

    - Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.

    - Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.

2. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

3. If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and

comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

4. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

5. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

    - Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.

    - Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.

    - Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).

    - Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.

Geology and Soils

1. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.

2. Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.

3. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

4. Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

Greenhouse Gas Emissions

1. The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.

2. The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.

3. Trucks shall not idle continuously for more than 5 minutes.

4. Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.

5. Construction should be timed so as not to interfere with peak-hour traffic.

6. Ridesharing and transit incentives shall be supported and encouraged for construction crew.

7. Construction and Building materials shall be produced and/or manufactured locally, as feasible. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.

8. Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of:

    - Increased insulation.
    - Limit air leakage through the structure.
    - Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.
    - Landscape and develop site utilizing shade, prevailing winds and landscaping.
    - Install efficient lighting and lighting control systems.
    - Install light colored "cool" roofs and cool pavements.
    - Install solar or light emitting diodes (LED's) for outdoor lighting.

9. Prepare a comprehensive water conservation strategy appropriate for the project and include the following:

    - Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.
    - Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD).
    - Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.
    - Design irrigation to control runoff and to remove water to non-vegetated surfaces.

10. Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.

Hydrology and Water Quality

1. Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.

2. An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4. During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.

5. Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

6. Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.

7. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.

8. The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by (name/date) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

1. Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.

2. Consistent with the hours described in Section 17.66.050.D.4 of the RCMC, construction times shall be limited between the hours of 7:00 AM and 8:00 PM on weekdays and Saturdays. No construction activity shall be permitted on Sundays and national holidays.

3. Construction activities shall be scheduled to avoid operating several pieces of equipment simultaneously, to the maximum extent feasible.

4. Contractor shall provide stating areas on-site to minimize off-site transportation of heavy construction equipment. These areas must be located to maximize the distance between activity and sensitive receptors.

5. Construction vehicles shall not park, queue and/or idle at the project site or along the adjoining public rights-of-way prior to the construction hours.

6. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers.

7. Temporary noise barriers with a minimum height of 10 feet, would be placed along the northern, eastern, and southern boundaries. To be effective the barriers must break the line-of-sight between on-site construction activities and off-site receivers to the north, east, and south throughout the duration of site preparation and grading activities. The noise barrier should be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8 inch plywood, 5/8 inch oriented strand board, or hay bales.

8. Implement a permanent solid wall with a height of a least six feet, or sufficient to break the line of site, along the southern project site boundary capable of reducing traffic noise from Banyan Street by at least 4.5 dBA.

9. The perimeter block wall shall be constructed as early as possible in first phase.

Public Services

1. The developer shall pay the current residential school facility fee plus the Etiwanda School District special tax.

Tribal Cultural Resources

1. The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.

2. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and shall be contacted, of any pre-contact and/or post-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

3. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

GLOSSARY AND ABBREVIATIONS

AB	Assembly Bill
APE	Area of Potential Effect
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH_4	methane
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CO Plan	Federal Attainment Plan for Carbon Monoxide
CRHR	California Register of Historic Places
CVWD	Cucamonga Valley Water District
CWA	Clean Water Act
DTSC	Department of Toxic Substances Control
EIC	Eastern Information Center
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gas
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendent
MMT	Million Metric Tons

MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
$MTCO_2e$	metric tons of carbon dioxide equivalent
NAHC	Native American Heritage Commission
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
N_2O	nitrous oxide
NO_x	nitrogen oxides
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OHV	Off-Highway Vehicle
OPR	California Office of Planning and Research
$PM_{2.5}$	Particulate Matter Less than 2.5 Microns in Diameter
PM_{10}	Particulate Matter Less than 10 Microns in Diameter
RCPG	Regional Comprehensive Plan and Guide
ROG	Reactive Organic Gases
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
USACE	United States Army Corps of Engineers
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SIP	State Implementation Plan
SP	Service Population
SoCAB	South Coast Air Basin
SR	State Route
SRA	Sensitive Receptor Area
SWPPP	Storm Water Pollution Prevention Plan

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Comments:

a) There are no significant vistas within or adjacent to the project site. The site is not within a view corridor according to General Plan Figure LU-6. Therefore, no impact is anticipated.

b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of Rancho Cucamonga. Therefore, no impact is anticipated.

c) The site is located on the north side of Banyan Street, east of Etiwanda Avenue and is characterized by single-family residential development as well as vacant land zoned for single-family residential development to the south, east, and north. To the west is a school. The visual quality of the area will not degrade as a result of this project because the project is similar in development type, aesthetics, and massing as the surrounding built environment. Design review is required prior to approval. City standards require the developer to underground existing and new utility lines and facilities to minimize unsightly appearance of overhead utility lines and utility enclosures in accordance with Planning Commission Resolution No. 87-96, unless exempted by said Resolution. Therefore, a less than significant impact would occur.

d) The project would increase the number of streetlights and security lighting used in the immediate vicinity. The design and placement of light fixtures will be shown on site plans which require review for consistency with City standards that require shielding, diffusing, or indirect lighting to avoid glare. Lighting will be selected and located to confine the area of illumination to within the project site. Therefore, a less than significant impact would occur.

2.	**AGRICULTURAL RESOURCES.** *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?	( )	( )	(✓)	( )
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause re-zoning of, forest land (as defined in Public Resources Code section 12220 (g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?	( )	( )	( )	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	( )	( )	( )	(✓)
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

Comments:

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

b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City. Therefore, no impact is anticipated.

c) There are no lands within the City of Rancho Cucamonga that is zoned as forest land or timberland. Therefore, no impacts would occur related to the conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, no impact is anticipated.

d) There are no lands within the City of Rancho Cucamonga that qualify as forest land or timberland. Therefore, no impacts would occur related of the loss or conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, no impact is anticipated.

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

e) The site is located on the north side of Banyan Street, east of Etiwanda Avenue and is characterized by single-family residential development as well as vacant land zoned for single-family residential development to the south, east, and north. To the west is a school. The nearest agricultural use is more than 500 feet east from the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no impact is anticipated.

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

Comments:

a) As discussed in subsection b, the project would not exceed any air quality standards and would not interfere with the region's ability to comply with Federal and State air quality standards for Criterion 1 Increase in the Frequency or Severity of Violations (local air quality impacts) or Criterion 2 Exceed Assumptions in the AQMP (consistency with the 2019 AQMP). Therefore, the project is consistent with the 2019 AQMP, and no impacts are anticipated.

b) Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM_{10} and $PM_{2.5}$) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H_2S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

The City of Rancho Cucamonga area is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The California Clean Air Act (CCAA) provides the SCAQMD with the authority to manage

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

transportation activities at indirect sources. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. Examples of this include motor vehicles at an intersection, a mall and on highways. SCAQMD also regulates stationary sources of pollution within a jurisdictional area. Direct emissions from motor vehicles are regulated by the Air Resources Board (ARB).

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

Pursuant to the Federal Clean Air Act (FCAA) of 1970, the EPA established national ambient air quality standards (NAAQS) for six major pollutants, termed criteria pollutants: ozone (O_3), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead.

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

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD’s CEQA Air Quality Handbook. The criteria include daily emissions thresholds, compliance with State and national air quality standards, and consistency with the current AQMP. As prescribed by SCAQMD, an Air Quality Impact Analysis (date) was prepared by Urban Crossroads (November 8, 2016) that utilizes CalEEMod (Version 2016.3.1) to evaluate short-term construction emissions and short-term construction emissions for localized significant thresholds, long-term operational emissions, operation emissions for localized significant thresholds, and Greenhouse Gas Emissions.

Short Term (Construction): Project Emissions and Impacts

The project proposes to subdivide an approximately 6.96-acre parcel for the construction of 9 single-family residences. The project site is currently vacant. The potential emissions associated with construction of the project are described in the following sections.

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

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

TABLE 3-4: MAXIMUM DAILY CONSTRUCTION EMISSIONS SUMMARY

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2019	4.44	45.65	22.96	0.04	9.64	6.13
2020	20.05	20.77	18.17	0.03	1.25	1.14
Maximum Daily Emissions	**20.05**	**45.65**	**22.96**	**0.04**	**9.64**	**6.13**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Construction activities associated with the project will result in emissions of CO, VOCs, NO_x, SO_x, PM_{10} and $PM_{2.5}$ and are expected from the following construction activities: demolition, grading (including soil import), building construction, painting (architectural coatings) paving (curb, gutter, flatwork, and parking lot), and construction worker commuting.

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

TABLE 3-7: LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**45.57**	**22.06**	**9.44**	**6.07**
SCAQMD Localized Threshold	270	2,193	16	9
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

On-Site Grading Emissions	Emissions (pounds per day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**32.25**	**14.87**	**4.24**	**2.70**
SCAQMD Localized Threshold	270	2,193	16	9
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Equipment Exhausts and Related Construction Activities

Construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from construction activities

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

envisioned on site would vary daily as construction activity levels change. The use of construction equipment on site would result in localized exhaust emissions; however, as shown in the tables above, the amount will not exceed any threshold of significance.

Fugitive Dust

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

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O_3 precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 20.05 lbs of VOC per day (combined for all construction sources) during construction. Therefore, this VOC emission is the principal air emission and is less than the SCAQMD VOC threshold of 75 lbs/day.

Odors

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

Naturally Occurring Asbestos

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

Cumulative Impacts: Short-Term Construction Emissions

Continued development will contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the Rancho Cucamonga area. Construction workers and equipment work and operate at

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

one development site until their tasks are complete. Nevertheless, fugitive dust and equipment emissions are required to be assessed. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. Based upon on the Urban Emissions Model (URBEMIS7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO_2), Ozone (O_3), and Particulate Matter ($PM_{2.5}$ and PM_{10}) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant. This city-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

Although the project will have a less than significant impacts, the implementation of the following best practices and mitigation measures from the City's 2010 General Plan FPEIR will further reduce the project's short-term air quality impacts:

1) **All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.**

2) **Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.**

3) **The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.**

4) **The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.**

5) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**

6) **All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.**

7) **All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:**

   - **Reestablish ground cover on the construction site through seeding and watering.**
   - **Pave or apply gravel to any on-site haul roads.**

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

- **Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.**
- **Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.**
- **Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.**
- **Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.**
- **Suspend grading operations during high winds (i.e., wind speeds exceeding 25mph) in accordance with Rule 403 requirements.**
- **Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.**

8) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.

9) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

Project Long Term (Operational) Emissions and Impacts

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

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

Summary of Peak Operational Emissions

TABLE 3-5: MAXIMUM DAILY OPERATIONAL EMISSIONS SUMMARY (1 OF 2)

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	1.40	0.18	0.90	1.10E-03	0.02	0.02
Energy Source	0.01	0.09	0.04	6.00E-04	7.58E-03	7.58E-03
Mobile	0.24	1.53	2.94	0.01	0.73	0.20
Total Maximum Daily Emissions	**1.65**	**1.80**	**3.88**	**0.01**	**0.76**	**0.23**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

TABLE 3-5: MAXIMUM DAILY OPERATIONAL EMISSIONS SUMMARY (2 OF 2)

Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	1.40	0.18	0.90	1.10E-03	0.02	0.02
Energy Source	0.01	0.09	0.04	6.00E-04	7.58E-03	7.58E-03
Mobile	0.22	1.54	2.57	0.01	0.73	0.20
Total Maximum Daily Emissions	**1.63**	**1.81**	**3.51**	**0.01**	**0.76**	**0.23**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Cumulative Impacts (Long Term/Operational Emissions)

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

Although the project will have less than significant impacts, the implementation of the following mitigation measures from the City's 2010 General Plan FPEIR are designed to further reduce the project's operational and cumulative air quality impacts:

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

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

11) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

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

13) Projects shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11).

c) As noted in the General Plan FEIR (Section 4.3), continued development would contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. The General Plan FPEIR identified the citywide increase in emissions as a significant and adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council. Although the project will have less than significant impacts, the implementation of mitigation measures listed in subsection b) above from the City's 2010 General Plan FPEIR designed to minimize long-term, operational air quality impacts, will further reduce the project's impact.

d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within ¼ mile of single-family residences.

According to the SCAQMD's CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The proposed residential project does not include any uses identified by the SCAQMD as being associated with odors and therefore would not produce objectionable odors. As such, the proposed project would have no significant impact in regard to objectionable odors. No mitigation is required.

Although the impacts are anticipated to be less than significant, the mitigation measures listed under subsection b above and the following mitigation measure will further reduce any potential impacts.

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

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

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

4.	**BIOLOGICAL RESOURCES.** *Would the project:*				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	(✓)	( )	( )
b)	Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	(✓)	( )
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

Comments:

a) The project site is located in a vacant parcel surrounded by single-family residential uses and a school. The site has been previously disrupted due to its location in urban area. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan. A Biological Assessment which included a field survey, and a literature review was prepared for the project site by Bellini Biological (November 22, 2016). Additionally, a Biological Assessment Memorandum was also

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

prepared on September 19, 2020, in order to address any site changes from the original 2016 report,

Based upon the disturbed habitat conditions at the site, which is located in an urbanized area, unique habitat and/or soil types and conditions do not exist, and therefore suitable habitat is lacking at the site for all potentially present special status plant species. No special status plants were detected during the site inspection. As such, it appears that no special status plants are present and it is expected the proposed action would have no effect upon special status plants.

The following special status wildlife species are potentially present at the subject property:

Cooper's Hawk (Accipiter cooperii) – CDFW Watch List Species

Suitable habitat for Cooper's hawks is described as: forest and woodlands and leafy suburbs. These hawks are commonly found in parks, quiet neighborhoods, over fields, at backyard feeders, and even along busy streets if there are trees around. Cooper's Hawks build nests in pines, oaks, Douglas-firs, beeches, spruces, and other tree species, often on flat ground rather than hillsides, and in dense woods. Nests are typically 25-50 feet high, often about two-thirds of the way up the tree in a crotch or on a horizontal branch. Suitable foraging habitat is present as Cooper's hawks adapt well to urban settings. Cooper's hawks were not detected during the site inspection. Suitable nesting habitat is present in eucalyptus trees at the site. In addition, other large trees within 500 feet of the subject property provide nesting opportunities.

California horned lark (Eremophila alpestris actia) – CDFW Species of Special Concern

Suitable habitat for California horned larks is described as: the stubble, grass, and fallow lands near cultivated fields. The majority of the birds live in the wide expanses of the deserts, foothills, and dry grasslands that encircle the farming areas. The nest is a depression on the ground, lined with grass. Marginal foraging and nesting habitat is present. Not detected during the site inspection.

Belding's savannah sparrow (Passerculus sandwichensis beldingt) – CDFW Species of Special Concern

Suitable habitat for Belding's savannah sparrows is described as: grasslands with few trees, including meadows, pastures, grassy roadsides, sedge wetlands, and cultivated fields planted with cover crops like alfalfa. Nests are amid a thick thatch of the prior season's dead grasses in densely vegetated areas. The nest is usually on the ground or low in grasses, goldenrod, saltrnarsh vegetation, or low shrubs such as blueberry, blackberry, rose, and bayberry. Marginal foraging and nesting habitat is present. Not detected during the site inspection.

Critical habitat is a term defined and used in the Endangered Species Act. It is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. The closest critical habitat area with respect to the site has been established for the San Bernardino kangaroo rat located roughly 0.4-miles northwest of the subject property within the alluvial fan chaparral/ scrub habitat associated with Day and

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

Deer Creek canyon washes in the foothills of the San Gabriel Mountains. Due to the distance between the subject property and critical habitat areas it is apparent the proposed action would not result in destruction or adverse modification of a critical habitat area of a federally endangered or threatened species.

Under the provisions of the Migratory Bird Treaty Act (MTBA) (16 U.S.C., §703, Supp. I, 1989), it is unlawful to "pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or eggs of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof." In addition, most birds that nest within the state of California are afforded further protections under California Fish and Wildlife (CDFW) code. Section 3503 of CDFW code states "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto."

The following migratory birds were detected during the site inspection; Mourning dove (Zenaida macroura), Eurasian collared-dove, American crow, Western scrub-jay, Northern mockingbird, House finch, and Lark sparrow.

No nesting activity was detected during site inspection; however, the site inspection was performed during non-nesting season. Suitable nesting habitat is present at the subject property for nesting birds within the eucalyptus trees and other vegetation at site, and on the ground. As such, the proposed action has the potential to impact nesting birds, including the Burrowing Owl. This is true even if their nests are not directly impacted as disturbances near an active nest can be disrupting to the point of causing nest failure. As such, the following mitigation measures shall be implemented in order to reduce impacts to a less than significant level:

1) **The proposed action should not occur during the migratory bird nesting season (Feb 1 – Aug 31). In the event construction must occur during the nesting bird season, a qualified biologist should conduct a nesting bird survey no more than ten (10) days before the start of construction. If the biologist determines that there are active nests, appropriate buffers will be established for each nest and no work will occur inside the buffer of an active nest until the fledglings are no longer dependent on the nest or until the biologist otherwise determines the nest is inactive. In the event this mitigation measure is implemented, it is expected that site development would not result in "take" of nesting migratory birds.**

2) **Perform a Burrowing Owl Survey that is in conformance with the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and submit the written report outlining the findings to the California Department of Fish and Wildlife (CDFW) and the Planning Department within 30 days of groundbreaking activity. The Burrowing Owl Survey shall follow the following protocol:**

    a. **Burrowing Own Survey methodology shall be based on Appendix D (Breeding and non-breeding season surveys and reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify**

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

burrowing on the project site, then no further mitigation is required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with the CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and will at minimum include establishment of buffer setbacks from occupied burrows and owl monitoring. If ground-disturbing actives are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls.

b. During the non-breeding season from September 1 through January 31, if burrows are occupied by migratory and non-migratory resident burrowing owls during a pre-construction survey, burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.

c. During the avian nesting season from February 1 through August 31, if nests are discovered, they shall be avoided through the establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in that area may resume.

The Biological Assessment Memorandum submitted on September 19, 2020 identified that two Special Status reptiles, the Coast horned lizard (Phrynosoma blainvillii) and Coastal whiptail (Aspidoscelis tigris stejnegeri) have the potential to occur on the project site. In order to prevent impacts to special status reptiles, the following mitigation measure will be implemented.

3) A biological construction monitor (BCM) shall be present during the days when initial ground clearing, best maintenance practice (BMP) installation and vegetation removal activities are occurring. The BCM will be observe the activities and watch for special status reptiles such as the Coast horned lizard ((Phrynosoma blainvillii) and Coastal whiptail (Aspidoscelis tigris stejnegeri), and if detected will relocate them out of harm's way.

b) The project site is located in an urban area with no natural communities. No riparian habitat exists on-site. Therefore, no impact is anticipated.

c) No wetland habitat is present on-site. Therefore, no impact is anticipated.

d) The City is primarily located in an urban area that does not contain large, contiguous natural open space areas. Wildlife potentially may move through the north/south trending tributaries in the northern portion of the City and within the Sphere of Influence. Therefore, no adverse impacts are anticipated.

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

e) There is a total of 158 trees on the project site, with 157 of them considered Heritage Trees due to either their size or species. 110 of the 158 trees (about 70%), are either dead or nearly dead. The remaining 48 trees (47 of which are Heritage Trees) are in poor condition due to the presence of Asian Longhorned Beetle and the wood decaying Sulfur Fungus. These trees constitute a hazard on any future development on-site, as all trees are at risk of toppling, which may result in property damage. The project proposes to remove all 158 existing trees. The Planning Director has approved the replacement of 47 trees, to be planted on the project site, in order to mitigate the removal of the 47 heritage trees currently in poor condition on the site. This tree replacement plan is incorporated in the project plans.

f) Neither the City nor the SOI are within an adopted HCP, NCCP, or other approved State Habitat Conservation Plan area. The project site is not located within a local conservation area according to the General Plan, Open Space and Conservation Plan, Figure RC-1. No conflicts with habitat conservation plans will occur. Therefore, no impacts are anticipated.

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

Comments:

a) The applicant has submitted a cultural resources study prepared by Earthtouch, Inc. on December 2016. The cultural resources study included archaeological records search by the South Central Coastal Information Center (SCCIC) of all properties within a 1-mile radius of the project site. Data sources consulted at the SCCIC included archaeological records, Archaeological Determinations of Eligibility (DOE), historic maps, and the Historic Property Data File (HPDF) maintained by the Office of Historic Preservation (OHP). The HPDF contains listings for the NRHP and/or CRHR, California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). Additionally, the City of Rancho Cucamonga Local Inventory of Historic Resources (2011) and the Local Register of Historic Resources (last updated July 2012) were reviewed for any listings that might be relevant to the project. A pedestrian survey was also conducted on the property.

The results of the records search at the SCCIC indicated that there have been at least 60 archaeological investigations conducted within a 1-mile radius of the subject property. None of the 60 reports included any portion of the property. The SCCIC maps indicate that 16 archaeological resources have been identified within a 1- mile radius of the property. However, there were no archeological resources or architectural properties recorded within the project site.

Based on the information obtained through the records search and from the field survey, there is sufficient information to conclude that the prosed development will not impact any historic resources. Based on this information, no impact is anticipated.

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

b) There are no known archaeological sites or resources recorded on the project site; however, the Rancho Cucamonga area is known to have been inhabited by Native Americans according to the General Plan FPEIR (Section 4.6). Construction activity, particularly grading, soil excavation, and compaction, could adversely affect or eliminate existing and potential archaeological resources. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Cultural Resources based on the future build out of the City. The following mitigation measures as identified in the FPEIR shall be implemented:

1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:

- **Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.**
- **Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.**
- **Pursue educating the public about the archaeological heritage of the area.**
- **Prepare a mitigation plan consistent with Section 21083.2 Archaeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archaeological sites, capping or covering sites with soil, planning the site as a park or green space or paying an in-kind mitigation fee.**
- **Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.**

Additionally, during the tribal consultation process detailed in the Tribal Cultural Resources section of this document, the San Manuel Band of Mission Indians have asked to include the following mitigation measures:

2) In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

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

3) If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

4) If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

c) The General Plan FPEIR (Section 4.6) indicates that the Rancho Cucamonga area is on an alluvial fan. According to the research performed at the Natural History Museum of Los Angeles County and the San Bernardino County database, no paleontological sites or resources have been recorded within the City of Rancho Cucamonga or the Sphere-of-Influence, including the project site; however, the area has a high sensitivity rating for paleontological resources. The older alluvium, which would have been deposited during the wetter climate that prevailed 10,000-100,000 years ago during the Late Pleistocene epoch of the Quaternary period, when the last "Ice Age" and the appearance of modern man occurred, may contain significant vertebrate fossils. The project site is underlain by Quaternary alluvium per the Public Safety Element of the General Plan; therefore, the following mitigation measures shall be implemented:

5) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

- **Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.**
- **Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.**
- **Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).**
- **Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to San Bernardino County Museum.**

d) The proposed project is in an area that has already been disturbed by development. The project site has already been disrupted by the construction of infrastructure, and surrounding developments. No known religious or sacred sites exist within the project area.

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

No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

6.	**GEOLOGY AND SOILS.** *Would the project*:				
	a) Expose people or structures to 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 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?	( )	( )	( )	(✓)

Comments:

a) No known faults pass through the site and it is not in an Earthquake Fault Zone, nor is it in the Rancho Cucamonga City Special Study Zone along the Red Hill Fault, according to the General Plan Figure PS-2, and Section 4.7 of the General Plan FPEIR. The Red Hill Fault, passes within 1,500 feet west of the site, and the Etiwanda Avenue Fault Scarp lies approximately 2,500 feet to north. These faults are both capable of producing M_w 6.0-7.0 earthquakes. The San Andreas Fault, capable of up to M_w 8.2 earthquakes, is about 10 miles northeasterly of the site. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code and Standard Conditions will ensure that geologic impacts are less-than-significant.

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

b) The City of Rancho Cucamonga is within a designated Soil Erosion Control Area Exhibit 4.7-4 of the General Plan FPEIR. The proposed project will require the excavation, stockpiling, and/or movement of on-site soils. The Rancho Cucamonga area is subject to strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities may temporarily exacerbate the impacts of windblown sand, resulting in temporary problems of dust control; however, development of this project under the General Plan would help to reduce windblown sand impacts in the area as pavement, roads, buildings, and landscaping are established. Therefore, the following fugitive dust mitigation measures shall be implemented to reduce impacts to less-than-significant levels:

1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.

2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.

3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.

c) The General Plan FPEIR (Section 4.7) indicates that there is a potential for the hillside areas at the northern end of the City and in the SOI for slope failure, landslides, and/or erosion. Areas subject to slope instability contain slopes of 30 percent or greater. Landslides may be induced by seismic activity, rain, or construction. The City Hillside Development Regulations prohibits the development within slopes of 30 percent or greater and limit the number of units that could be constructed within the Hillside Residential and Very Low Density Residential designations in the Hillside areas. The site is not within an Earthquake hazard zone or other unstable geologic unit or soil type according to General Plan FPEIR Exhibit 4.7-2. Soil types on-site consist of Soboba Gravelly Loamy Sand Soil association according to General Plan FPEIR Exhibit 4.7-3. No adverse impacts are anticipated.

d) The majority of Rancho Cucamonga, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soil types on-site consist of Soboba Gravelly Loamy Sand Soil association according to General Plan FPEIR Exhibit 4.7-3. These soils typically have very slow runoff. No adverse impacts are anticipated.

e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed. Therefore, no impacts are anticipated.

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

Comments:

a) Regulations and Significance – The Federal government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California's Green House Gas (GHG) emissions reduction target in Executive Order (EO) S-3-05. The EO created goals to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009 the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines 6 key GHGs (carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

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

Assembly Bill (AB) 32 requires that the California Air Resources Board (ARB), the lead agency for implementing AB 32, determine what the statewide GHG emission level was in 1990 and approve a statewide GHG emissions limit (427 million metric tons of CO_2 equivalent) to be achieved by 2020 and prepare a Scoping Plan to outline the main strategies for meeting the 2020 deadline. Significant progress can be made toward the 2020 goal through existing technologies and improving the efficiency of energy use. Other solutions would include improving the State's infrastructure, and transitioning to cleaner and more efficient sources of energy.

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

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

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

proposed project is assessed by determining its consistency with the 37 Recommended Actions identified by ARB. In compliance with Senate Bill (SB) 97 and CEQA, the project has been analyzed based on a qualitative analysis (CEQA 15064.4). Additionally, the ARB was directed through SB 375 to develop regional GHG emission reduction targets to be achieved within the automobile and light truck sectors for 2020 and 2035.

SCAQMD and ARB maintain ambient air quality monitoring stations in the Basin. The stations closest to the project site are the Upland station and the Fontana-Arrow Highway station. The Upland station monitors all criteria pollutants except PM_{10}, $PM_{2.5}$, and SO_2 which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO_2, and SO_2 are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM_{10}, and $PM_{2.5}$ levels all exceed State and Federal standards regularly.

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

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 3,000 MTCO2e per year is based upon South Coast Air Quality Management District staff's proposed GHG screening threshold for stationary sources emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans.

Project related GHG's would include emissions from direct and indirect sources. Based on the Greenhouse Gas Analysis by Urban Crossroads dated November 8, 2016, total project related emissions would be 216.06 $MTCO_2eq$/year, as shown in the following table:

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

TABLE 4-1: TOTAL PROJECT GREENHOUSE GAS EMISSIONS (ANNUAL)

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Annual construction-related emissions amortized over 30 years	6.84	0.02	--	6.88
Area	2.57	2.10E-04	4.00E-05	2.59
Energy	41.71	1.61E-03	6.20E-04	41.94
Mobile Sources	154.51	8.35E-03	0	154.72
Waste	2.41	0.14	--	5.98
Water Usage	3.26	0.02	5.40E-04	3.95
Total CO_2E (All Sources)	**216.06**			
SCAQMD Threshold	**3,000**			
Significant?	**NO**			

Source: CalEEMod™ model output, See Appendix 3.1 for detailed model outputs.
Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.
Table results include scientific notation. *e* is used to represent *times ten raised to the power of* (which would be written as x 10^{xx}) and is followed by the value of the exponent

As shown in the table, direct and indirect operational emissions associated with the project as compared to the SCAQMD's interim threshold of significance of 3,000 MTCO2e per year would result in a less than significant impact with respect to GHG emissions.

Cumulative Short Term (Construction) GHG Emissions – The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO_2). The highest levels of construction related GHG's occur during site preparation including demolition, grading and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on site. The combustion of fossil-based fuels creates GHG's such as CO_2, Ch_4, and N_2O. CH_4 is emitted during the fueling of heavy equipment.

Based on the Greenhouse Gas Analysis by Urban Crossroads dated November 8, 2016, no significant impacts to GHGs from short-term construction impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant short-term cumulative impact.

Although a less than significant impact is anticipated with regard to cumulative short-term construction emissions, the following enforceable mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR will further reduce the project's short-term impacts:

1) **The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive**

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

dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.

2) **The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.**

3) **Trucks shall not idle continuously for more than 5 minutes.**

4) **Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.**

5) **Construction should be timed so as not to interfere with peak-hour traffic.**

6) **Ridesharing and transit incentives shall be supported and encouraged for the construction crew.**

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

The project involves the subdivision an approximately 6.96-acre parcel for the construction of 9 single-family residences and therefore would result in an increase in the net increases of both stationary and mobile source emissions. The majority of energy consumption typically occurs during project operation (more than 80 percent and less than 20 percent during construction activities). The proposed project will incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emission including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks.

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

Based on the Greenhouse Gas Analysis by Urban Crossroads dated November 8, 2016, no significant impacts to GHGs from long-term, operational impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's

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

contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant long-term operational impact.

Although a less than significant impact is anticipated with regard to cumulative long-term construction emissions, the following enforceable mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR will further reduce the project's long-term operational impacts:

7) Construction and Building materials shall be produced and/or manufactured locally, as feasible. Use "Green Building Materials" such as materials that are resource efficient, recycled and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.

8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of;

- **Increased insulation.**
- **Limit air leakage through the structure.**
- **Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.**
- **Landscape and develop site utilizing shade, prevailing winds and landscaping.**
- **Install efficient lighting and lighting control systems.**
- **Install light colored "cool" roofs and cool pavements.**
- **Install solar or light emitting diodes (LED's) for outdoor lighting.**

9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following;

- **Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.**
- **Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD).**
- **Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.**
- **Design irrigation to control runoff and to remove water to non-vegetated surfaces.**

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

10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.

b) The project involves the subdivision an approximately 6.96-acre parcel for the construction of 9 single-family residences which is consistent with the General Plan.

No other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission apply to the project. The 2010 General Plan Update includes adopted policies and Standard Conditions that respond to the Attorney General and the California Air Pollution Control Officers Association (CAPCOA). The General Plan policies and Standard Conditions guide infill and sustainable development reliant on pedestrian connections, re-use and rehabilitation of existing structures, link transportation opportunities, promote development that is sensitive to natural resources and incentivizes denser mixed-use projects that maximizes diverse opportunities.

The proposed project includes water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks and therefore is consistent with the sustainability and climate change policies of the General Plan. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of GHG's and determined that GHG emissions would be cumulatively considerable, which would be a significant, unavoidable adverse cumulative impact. A Statement of Overriding Considerations was ultimately adopted by the City Council. Based on the Greenhouse Gas Analysis by Urban Crossroads dated November 8, 2016, no significant impacts to GHGs from short-term, construction impacts or long-term, operational impacts would occur as a result of the project. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to GHGs from short-term construction and long-term operational cumulative impacts is also considered minimal. In addition, the proposed project would not hinder the State's GHG reduction goals established by AB 32. Therefore, a less than significant impact would occur.

8. HAZARDS AND WASTE 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?	( )	( )	(✓)	( )
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	(✓)	( )
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) Development within the City may utilize or generate hazardous materials or wastes. This is usually associated with individual households, small business operations, and maintenance activities like paints, cleaning solvents, fertilizers, and motor oil or through construction activities that would use paints, solvents, acids, curing compounds, grease, and oils. These materials would be stored and used at individual sites. The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive that any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less-than-significant.

b) The proposed project does not include the use of hazardous materials or volatile fuels. The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive than any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less-than-significant.

c) There are schools located within 1/4 mile of the project site. The project site abuts an existing school. The project will be required to comply with existing State and Federal standards on the use and transport of hazardous materials. Typically, the residential uses proposed do not create objectionable odors. No adverse impacts are anticipated.

d) The proposed project is not listed as a hazardous waste or substance materials site. Recent site inspections did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.

e) The site is not located within an airport land use plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1 and is not within 2 miles of a public airport. The

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

project site is located approximately 7 miles northerly of the Ontario Airport and is offset north of the flight path. No impact is anticipated.

f) There are no private airstrips within the City. The nearest private airstrip, Cable Airport, is located approximately 2 and 1/2 miles to the west of the City's westerly limits. No impact is anticipated.

g) The City has a developed roadway network that provides emergency access and evacuation routes to existing development. New development will be located on a site that has access to existing roadways. The City's Emergency Operation Plan, which is updated every 3 years, includes policies and procedures to be administered by the City of Rancho Cucamonga in the event of a disaster. Because the project is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.

h) Rancho Cucamonga faces the greatest ongoing threat from wind-driven fires in the Very High Fire Hazard Severity Zone found in the northern part of the City; however, the proposed project site is not located within a Very High Fire Hazard Severity Zone according to General Plan Figure PS-1. No adverse impacts are anticipated.

9.	**HYDROLOGY AND WATER QUALITY.** *Would the project:*				
a)	Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	(✓)	( )
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	( )	( )	( )	(✓)
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	( )	(✓)
f)	Otherwise substantially degrade water quality?	( )	(✓)	( )	( )
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	( )	( )	( )	(✓)
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

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

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

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) to prevent construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters.

- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.

- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare an SWPPP. To comply with the NPDES, the project's construction contractor will be required to prepare an SWPPP during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant has submitted a WQMP, prepared by EGL Associates, Inc., May 16, 2016, which identifies BMPs to minimize the amount of pollutants, such as eroded soils, entering the drainage system after construction. Runoff from driveways, roads and other impermeable surfaces must be controlled through an on-site drainage system. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and various Business Plans that must be developed by any businesses that store and use hazardous materials. Practices such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain

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

system. The following mitigation measures are required to control additional storm water effluent:

Construction Activities:

1) **Prior to issuance of grading permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.**

2) **An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.**

3) **During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.**

4) **During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.**

5) **Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.**

Post-Construction Operational:

6) **Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.**

7) **Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored**

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

and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.

b) According to CVWD, approximately 35 percent of the City's water is currently provided from water supplies coming from the underlying Chino and Cucamonga Groundwater Basins. CVWD complies with its prescriptive water rights as managed by the Chino Basin Watermaster and will not deplete the local groundwater resource. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground according to General Plan Figure RC-3. Development of the site will require the grading and excavation, but would not affect the existing aquifer, estimated to be about 300 to 470 feet below the ground surface. As noted in the General Plan FPEIR (Section 4.9), continued development citywide will increase water needs but will not be a significant impact. CVWD has plans to meet this increased need to the year 2030. No impacts are anticipated.

c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.

d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.

e) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, all runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project will not result in substantial additional sources of polluted runoff. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.

f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts The site is for new development; therefore, it is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. With implementation of the mitigation measures specified under subsection a) and the following mitigation measure, less than significant impacts are anticipated.

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

8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by EGL Associates, Inc., May 16, 2016 to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

g) The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.

h) The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.

i) The Rancho Cucamonga area is flood protected by an extensive storm drain system designed to adequately convey floodwaters from a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains as shown in General Plan Figure PS-6. The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.

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

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

Comments:

a) The site is located on the north side of Banyan Street, east of Etiwanda Avenue and is characterized by single-family residential development as well as vacant land zoned for single-family residential development to the south, east, and north. To the west is a school. This project will be of similar design and size to surrounding single-family residential development to the north, west, and south. The project will become a part of the larger community. No adverse impacts are anticipated.

b) The project site land use designation is Very Low Residential (VLR). The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection, or SCAG's Regional Comprehensive Plan. The General Plan states that the Very

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

Low (VLR) Land Use District is characterized by detached, very low-density single residential units on 0.5 acre lots. The proposed lots average 27,043 square feet in size. Additionally, the project is within the City's Equestrian Overlay, and the site will include a private equestrian trail system providing equestrian access to each lot and to the community trail along Banyan Street. As such, no impacts are anticipated.

c) The project site is not located within any habitat conservation or natural community plan area. According to General Plan Figure RC-4 and Section 4.10 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan. No adverse impacts are anticipated.

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

Comments:

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

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

a) The project site is not within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. Additionally, the applicant has submitted a Noise Study by Rincon Consultants, Inc. (February 2020) to review existing noise conditions and construction noise levels. The analysis finds that the primary existing sources of noise in the project vicinity are motor vehicles along Banyan Street.

The measured noise levels in the vicinity of the project site range from approximately 46 dBA Leq to 70 dBA Leq. According to the City's adopted exterior noise standards, an exterior noise exposure below 60 CNEL is normally acceptable for single-family residences. Conservatively assuming that the project site would be exposed to traffic noise levels up to 70 CNEL from Banyan Street, the proposed on-site noise-sensitive receivers could be exposed to normally unacceptable noise levels. Using an attenuation rate of 4.5 dBA per doubling of distance, single-family residences associated with the proposed project would require a setback of at least 116 feet from the centerline of Banyan Street to meet the City's normally acceptable level of below 60 CNEL. Based on the project site plan shown in Figure 2, current plans for the project include a setback of approximately 50 feet from the centerline of Banyan Street to the southern residential lots. At this distance, the traffic noise levels from Banyan Street would attenuate to 65.5 CNEL based on an attenuation rate of 4.5 dBA per doubling of distance.

Construction of the proposed project would generate temporary noise that would exceed existing ambient noise levels on and around the project site but would cease upon completion of construction. Oeration of equipment during site preparation and grading could generate noise levels in excess of up to 68 dBA Leq at the nearest single-family residences 30 feet north of the project site boundary and Frost Early Education Center 30 feet east of the project site boundary. Additionally, grading could generate noise levels up to 67 dBA Leq at single-family residences 115 feet south of the project site boundary across Banyan Street. Construction noise level estimates do not account for the presence of intervening structures or topography, which could reduce noise levels at receiver locations. Therefore, the noise levels presented represent a reasonable worst-case estimate of actual construction noise. According to Section 17.66.050.D.4 of the RCMC, construction noise should not exceed 65 dBA Leq when measured at the property line of an adjacent residential or school land use.

To further reduce noise impacts and to ensure noise levels are below the level of significance, the following mitigation measures shall be incorporated into the project.

Exterior:

1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.

2) Consistent with the hours described in Section 17.66.050.D.4 of the RCMC, construction times shall be limited between the hours of 7:00 AM and 8:00 PM

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

on weekdays and Saturdays. No construction activity shall be permitted on Sundays and national holidays.

3) Construction activities shall be scheduled to avoid operating several pieces of equipment simultaneously, to the maximum extent feasible.

4) Contractor shall provide stating areas on-site to minimize off-site transportation of heavy construction equipment. These areas must be located to maximize the distance between activity and sensitive receptors.

5) Construction vehicles shall not park, queue and/or idle at the project site or along the adjoining public rights-of-way prior to the construction hours.

6) Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers.

7) Temporary noise barriers with a minimum height of 10 feet, would be placed along the northern, eastern, and southern boundaries. To be effective the barriers must break the line-of-sight between on-site construction activities and off-site receivers to the north, east, and south throughout the duration of site preparation and grading activities. The noise barrier should be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8 inch plywood, 5/8 inch oriented strand board, or hay bales.

8) Implement a permanent solid wall with a height of a least six feet, or sufficient to break the line of site, along the southern project site boundary capable of reducing traffic noise from Banyan Street by at least 4.5 dBA.

9) The perimeter block wall shall be constructed as early as possible in first phase.

b) The normal operating uses associated with this type of project normally do not induce ground borne vibrations. Construction related vibration may create short term noise and vibration impacts. With the mitigation measure listed in under d) below, any impacts will be less than significant.

c) The primary source of ambient noise levels in Rancho Cucamonga is traffic. Because the project will not significantly increase traffic as analyzed in Section 16 Transportation/Traffic; it will likely not increase ambient noise levels within the vicinity of the project. Impacts will be less than significant.

d) The General Plan FPEIR (Section 4.12) indicates that during a construction phase, on-site stationary sources, heavy-duty construction vehicles, and construction equipment, will generate noise exceeding City standards. The mitigation measures listed under Section a) above reduces any impacts related to constriction noise to a level less than significant.

e) The site is not located within an airport land use plan and is not within 2 miles of a public airport. The Project is located approximately 6 miles northeast of the Ontario Airport and is offset north of the flight path. No impact is anticipated.

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

f) The nearest private airstrip, Cable Airport, is located approximately 2 1/2 miles to the west of the City's westerly limits. No impact is anticipated.

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

Comments:

a) The project is located in a predominantly developed area and will include the construction of 9 single family homes. Although the project will increase the population growth in the area there will be a less than significant impact as the project is consistent with the underlying Zoning and General Plan Designation. The density was analyzed as part of the build out in the General Plan FPEIR. Construction activities at the site will be short-term and will not attract new employees to the area. No significant impacts are anticipated.

b) Because the property is vacant there will be no displacement of housing or people. Therefore no adverse impact is expected.

c) Because the property is vacant there will be no displacement of housing or people. Therefore no adverse impact is expected.

14.	**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?	( )	( )	(✓)	( )
b)	Police protection?	( )	( )	(✓)	( )
c)	Schools?	( )	(✓)	( )	( )
d)	Parks?	( )	( )	(✓)	( )
e)	Other public facilities?	( )	( )	(✓)	( )

Comments:

a) The site, located on the north side of Banyan Street, east of Etiwanda Avenue would be served by a fire station located approximately 3/4 of a mile from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new

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

facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project to lessen the future demand and impacts to fire services. Therefore, a less than significant impact would occur.

b) The increase in residential units may lead to an increase in calls for service. Although there may be an increase in calls, additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled. Therefore, a less than significant impact would occur.

c) The Etiwanda School District and the Chaffey Joint Union High School District serve the project area. Both school districts have been notified regarding the proposed development. A standard condition of approval will require the developer to pay the school impact fees, plus the Etiwanda School District special tax. This standard condition is also added as a mitigation below. With this, impacts to the School Districts will therefore be considered less than significant.

1) The developer shall pay the current residential school facility fee plus the Etiwanda School District special tax.

d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park is located 1/2 mile from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay Park Development Fees. Therefore, a less than significant impact would occur.

e) The proposed project will utilize existing public facilities. The site is in a developed area, currently served by the City of Rancho Cucamonga. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Cumulative development within Rancho Cucamonga will increase demand for library services. According to the General Plan FPEIR (Section 4.14), there will be a projected increase in library space demand but with the implementation of standard conditions the increase in Library Services would be mitigated to less than significant impact. Additionally, the closest public library, the Paul A. Biane Library, recently completed a second floor addition that added 13,500 square feet of specialized programming space. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. Therefore, a less than significant impact would occur.

15.	**RECREATION.** *Would the project:*				
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )

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

Comments:

a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park is located 1/2 mile from the project site. This project is proposing the subdivision of an approximately 6.96-acre vacant parcel for the construction of 9 single-family residences. The project is in conformance with the Very Low (VL) General Plan land use designation and will not increase the use of parks or other recreational facilities beyond that contemplated by the General Plan. A standard condition of approval will require the developer to pay Park Development Fees. Therefore, impacts will be less than significant.

b) See a) response above.

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

Comments:

a) Implementation of the proposed project will generate 86 vehicle trips daily. The proposed project includes the subdivision of a 6.96-acre lot for the construction of 9 single-family residences. The ITE Trip Generation Manual estimates that each single-family residence will generate 10 trips daily. As noted in the General Plan FPEIR (Section 4.16), continued development will contribute to the traffic load in the Rancho Cucamonga area. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. The project is in an area that is mostly developed with street improvements existing or included in project design. The project will not create a substantial

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

increase in the number of vehicle trips, traffic volume, or congestion at intersections. The project site will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site per City roadway standards. In addition, the City has established a Transportation Development fee that must be paid by the applicant prior to issuance of building permits. Fees are used to fund roadway improvements necessary to support adequate traffic circulation. No impacts are anticipated.

b) The ITE Trip Generation Manual estimates that each single-family residence will generate 7 morning and 9 evening two-way peak hour trips daily. In November 2004, San Bernardino County voters passed the Measure I extension which requires local jurisdictions to impose appropriate fees on development for their fair share toward regional transportation improvement projects. On May 18, 2005, the City of Rancho Cucamonga adopted a Comprehensive Transportation Fee Schedule updating these development impact fees. As a result, the San Bernardino County Congestion Management Agency waived the Congestion Management Plan (CMP) Traffic Impact Analysis reporting requirement. This project will be required, as a condition of approval, to pay the adopted transportation development fee prior to issuance of building permit. The project is in an area that is mostly developed with all street improvements existing. The project will not negatively impact the level of service standards on adjacent arterials. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. No impacts are anticipated.

c) Located approximately 7 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. No impacts are anticipated.

d) The project is in an area that is mostly developed. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. The project design does not include any sharp curves or dangerous intersections or farming uses. The project will, therefore, not create a substantial increase in hazards because of a design feature. No impacts are anticipated.

e) The project will be designed to provide access for all emergency vehicles during construction and upon completion of the project and will therefore not create an inadequate emergency access. No impacts are anticipated.

f) The project is residential. Although houses are not part of the proposal, when the houses are submitted for review, adequate parking, specifically an enclosed garage and a driveway, in compliance with standards of the City of Rancho Cucamonga will be required. Therefore, no impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRIBAL CULTURAL RESOURCES. *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 the cultural value to a California Native American tribe, and that is*:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1 (K)?	( )	( )	( )	(✓)
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	( )	(✓)	( )	( )

Comments:

a) The applicant has submitted a Phase I Cultural Assessment prepared by EarthTouch, Inc. (December 2016) for the project site. The Study included an archaeological records search by the South Central Coastal Information Center (SCIC) at CSU Fullerton of all properties within a 1-mile radius of the project site, a paleontological records search, and a pedestrian field survey of the project site.

Based upon information provided by the South Central Coastal Information Center (SCIC), and a lack of permanent water within or near the subject property, cultural site sensitivity was deemed to be low. Historic maps and aerial photographs suggest the subject property was likely part of the Henry Albert family ranch.

The property, which was considerably larger and part of the lands owned by the Etiwanda Colony, was planted as a fruit orchard in former years before the land was subdivided. In summary, following a pedestrian survey of the entire parcel, no built environment or architectural resources were found, nor were any prehistoric or historic archaeological sites or features discovered. Near the center of the southern end of the project site, a granite block fragment and clay brick were identified, along with the remaining eucalyptus trees. The rock fragment and brick were likely remains from the nearby demolished residence to the west on the adjacent parcel. Mechanical equipment may have moved the stone and brick since the project site was tilled to eliminate weeds. Thus, no significant cultural resources were identified in the direct project Area of Potential Effect (APE), and, therefore, the proposed project will have no effect to historic properties. Nor will the project have a significant impact on any cultural properties identified in the indirect or visual project APE.

b) In conformance with CEQA Guidelines Section 15064.5, a Phase I Cultural Assessment was performed on the project site by EarthTouch, Inc. (December 2016). The study consists

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

of an archeological record search and field visit. The results of the records search and field survey are discussed in section a above.

In conformance of California Senate Bill (SB) 18, a notice of the proposed project was sent out to the appropriate tribes as recommended by the Native American Heritage Commission on January 16, 2018. On March 29, 2019, The San Manuel Band of Mission Indians requested that mitigation measures by incorporated in the event that archeological or cultural resources are discovered during the grading process. These are incorporated below.

In conformance with California Assembly Bill (AB) 52, a, notice of the proposed project was sent to the Soboba Band of Luiseno Indians, the San Manuel Band of Mission Indians, the San Gabriel Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, The Gabrieleno Band of Mission Indians – Kizh nation, and the Morongo Band of Mission Indians on January 20, 2021. The San Manuel Band of Mission Indians requested that mitigation measures be incorporated in the event that archeological or cultural resources are discovered during the grading process. These are incorporated below. Should any undocumented archaeological or cultural resources be discovered during grading activities, adherence to the mitigation measures listed below will ensure that all impacts will be less than significant.

1.) **The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.**

2.) **The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and shall be contacted, of any pre-contact and/or post-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a**

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

monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

3.) Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project

18.	**UTILITIES AND SERVICE SYSTEMS.** *Would the project:*				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	(✓)	( )
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g)	Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	( )	( )	(✓)

Comments:

a) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 and RP-4 treatment plants The RP-1 capacity is sufficient to exceed the additional development within the western and southern areas of the City. The RP-4 treatment plant has a potential ultimate capacity of 28 mgd which is considered more than adequate to capacity to treat all increases in wastewater generation for buildout of the General Plan. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.

b) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. The

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

project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.

c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. The impact is not considered significant.

d) The project is served by the CVWD water system. There is currently a sufficient water supply available to the City of Rancho Cucamonga to serve this project. No impacts are anticipated.

e) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. No impacts are anticipated.

f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of Rancho Cucamonga continues to implement waste reduction procedures consistent with AB 939. Therefore, no impacts are anticipated.

19.	**MANDATORY FINDINGS OF SIGNIFICANCE**				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	(✓)	( )	( )
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	( )	(✓)
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	( )	(✓)	( )	( )

Comments:

a) Certain biological resources described at the Initial Study Checklist Item 4, *Biological Resources* may be adversely affected by the project. Additionally, as yet unknown cultural

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

resources may exist within the project area. This IS/MND incorporates mitigation that reduces potential biological resources impacts and potential cultural resources impacts to levels that would be less than significant.

b) If the proposed project were approved, then the applicant would be required to develop the site in accordance with the City of Rancho Cucamonga General Plan. The 2010 General Plan was adopted along with the certification of a Program FEIR, Findings of Fact, and a Statement of Overriding Considerations for significant adverse environmental effects of build-out in the City and Sphere-of-Influence. The City made findings that adoption of the General Plan would result in significant adverse effects to Aesthetics, Agriculture and Forest Resources, Air Quality, Climate Change and Mineral Resources. Mitigation measures were adopted for each of these resources; however, they would not reduce impacts to less-than-significant levels. As such, the City adopted a Statement of Overriding Considerations balancing the benefits of development under the General Plan Update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). These benefits include less overall traffic volumes by developing mixed-use projects that will be pedestrian friendly and conservation of valuable natural open space. With these findings and the Statement of Overriding Considerations, no further discussion or evaluation of cumulative impacts is required.

c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. Proposed mitigation measures would further reduce emission levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less-than-significant levels.

EARLIER ANALYSES

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

(T) General Plan FPEIR
(SCH#2000061027, Certified May 19, 2010)

(T) General Plan FEIR
(SCH#2000061027, Certified October 17, 2001)

(T) Master Environmental Assessment for the 1989 General Plan Update
(SCH #88020115, certified January 4, 1989)

(T) Etiwanda Specific Plan EIR
(SCH #82061801, certified July 6, 1983)

(T) Air Quality Impact Analysis (Urban Crossroads, November 2020)

(T) Biological Assessment (Earth Touch, Inc., November 2016)

(T) Biological Assessment Memorandum (Sentinel Science, September 2020)

(T) Cultural Resources Study (Earth Touch, Inc. December 2016)

(T) Geotechnical Report (EGL, Inc., June 2018)

(T) Greenhouse Gas Analysis (Urban Crossroads, November 2020)

(T) Noise Study (Rincon Consultants, February 2020)

(T) Tree Survey (Arbor Care, Inc. (October 2020)

APPLICANT CERTIFICATION

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

Applicant's Signature: _____ Date: June 15, 2021

Print Name and Title: Norman Kulla, a Principal of TMOR, LLC