



Addendum to the City of Chino Housing
Element Update Initial Study/Negative
Declaration for the Zoning, General Plan,
and Specific Plan Amendments for the
6th Cycle Housing Element Update
Implementation Project
Chino, California

Prepared for
City of Chino
13220 Central Avenue
Chino, CA 91710

Prepared by
RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108
P 619.308.9333

RECON Number 10105
February 8, 2023

TABLE OF CONTENTS

1. Project Title1

2. Lead Agency Name and Address1

3. Contact Person and Phone Number1

4. Project Location1

5. Project Applicant/Sponsor’s Name and Address2

6. General Plan Designation2

7. Zoning2

8. Statement of Environmental Findings.....2

9. Previous Environmental Document.....2

10. Summary of Original Project.....2

11. Project Site Existing Conditions.....3

12. Project Description4

13. Other Required Agency Approvals or Permits Required 14

14. New Significant Environmental Effects or Substantially More Severe Environmental Effects Compared to Those Identified in the Previous CEQA Document..... 14

15. Determination..... 15

 15.1 Aesthetics..... 16

 15.2 Agriculture Resources..... 18

 15.3 Air Quality.....20

 15.4 Biological Resources22

 15.5 Cultural Resources25

 15.6 Energy.....27

 15.7 Geology and Soils28

 15.8 Greenhouse Gas Emissions32

 15.9 Hazards and Hazardous Materials33

 15.10 Hydrology and Water Quality37

 15.11 Land Use and Planning40

 15.12 Mineral Resources..... 41

 15.13 Noise 41

 15.14 Population and Housing.....43

 15.15 Public Services..... 44

TABLE OF CONTENTS (cont.)

15.16 Recreation..... 47
 15.17 Transportation..... 48
 15.18 Tribal Cultural Resources..... 51
 15.19 Utilities and Service Systems 51
 15.20 Wildfire 56
 15.21 Mandatory Findings of Significance..... 58

FIGURES

1: Regional Location 5
 2: Vicinity Map 6
 3: Candidate Housing Sites and Overlay Zones 7

TABLES

1: Summary of RHNA Status and Sites Inventory 3
 2: Development Standards for the AHO District..... 8
 3: Development Standards for the MUO District 10

CITY OF CHINO
ADDENDUM TO ADOPTED INITIAL STUDY/NEGATIVE DECLARATION

This document is an Addendum to the 6th Cycle Housing Element Update Initial Study/Negative Declaration (IS/ND) (State Clearinghouse No. 2021100569) that was adopted by the City Council in January 2022, hereafter referred to as "2022 IS/ND"). The Addendum analyzes the environmental effects of the proposed project in light of the 2022 IS/ND, which analyzed potential environmental impacts associated with the development of candidate housing sites identified in the 6th Cycle Housing Element Update. The Addendum has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the State CEQA Guidelines.

According to Section 15164 of the State CEQA Guidelines, an addendum to a previously certified Environmental Impact Report (EIR) or Negative Declaration is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR. The analysis herein demonstrates that the proposed addendum involves only minor technical changes to the 2022 IS/ND and would not result in any new or increased severity significant environmental effects beyond those identified in the 2022 IS/ND. As such, an addendum is the appropriate environmental document under CEQA.

1. Project Title

Zoning, General Plan, and Specific Plan Amendments for the 6th Cycle Housing Element Update Implementation Project

2. Lead Agency Name and Address

City of Chino
13220 Central Avenue
Chino, CA 91710

3. Contact Person and Phone Number

Michael Hitz, AICP
Principal Planner
City of Chino
Development Services Department
(909) 334-3448
mhitz@cityofchino.org

4. Project Location

The project site consists of the entire City of Chino (City).

5. Project Applicant/Sponsor's Name and Address

City of Chino
13220 Central Avenue
Chino, CA 91710

6. General Plan Designation

Existing: Numerous
Proposed: Numerous

7. Zoning

Existing: Numerous
Proposed: Numerous

All reports and documents referenced in this Addendum are on file with the City of Chino, Development Services Department, 13220 Central Avenue, Chino, California 91710. Telephone Number: (909) 334-3314. A digital copy is available from the City website: <https://www.cityofchino.org/503/Environmental-Documents>.

8. Statement of Environmental Findings

An Addendum to the IS/ND for the 6th Cycle Housing Element Update was prepared by the City, Development Services Department to evaluate whether the proposed Zoning, General Plan, and Specific Plan Amendments for 6th Cycle Housing Element Update Implementation Project (project) would result in any new significant impacts or increased severity of impacts beyond those identified in the 2022 IS/ND for the 6th Cycle Housing Element Update. As Lead Agency under CEQA, and based on the findings contained in the attached Addendum, the City has determined that the project would not have any new or more severe impacts that were not previously identified in the 2022 IS/ND for the 6th Cycle Housing Element Update. The City also finds that the Addendum reflects the City's independent judgment.

The location and custodian of the documents and any other materials which constitute the record of proceedings upon which the City bases its determination to adopt this Addendum are as follows: City of Chino, Development Services Department, 13220 Central Avenue, Chino, California, 91710. Custodian: Michael Hitz, AICP, Principal Planner.

9. Previous Environmental Document

The 2022 IS/ND determined that implementation of the 6th Cycle Housing Element Update would not result in any significant impacts on the environment.

10. Summary of Original Project

The City prepared the 6th Cycle Housing Element Update to identify the City's housing needs and outline goals, policies, and programs to address them. The Housing Element evaluated ways to

accommodate the Regional Housing Needs Assessment (RHNA) of 6,978 new housing units allocated to the City by the Southern California Association of Governments. Table 1 presents the City’s RHNA allocation by income category. To this end, the City completed a parcel-specific land inventory that identified an inventory of candidate housing sites that could accommodate the City’s RHNA allocation. Through this process, the City demonstrated the capacity to accommodate up to a total of 8,528 candidate housing units on a total of approximately 738.46 acres comprised of 122 parcels throughout the City, as follows: existing capacity within The Preserve Specific Plan (The Preserve) and Rancho Miramonte area; application of the proposed Affordable Housing Overlay (AHO) and Mixed Use Overlay (MUO); and development of future Accessory Dwelling Units (ADUs). The 6th Cycle Housing Element Update anticipated that The Preserve and Rancho Miramonte would have the potential capacity to accommodate up to 3,773 housing units, the AHO and MUO would have the potential to accommodate up to 4,435 units, and that approximately 320 ADUs would be constructed during the 2021-2029 planning period. Overall, the 6th Cycle Housing Element Update identified candidate sites that would yield 8,528 potential housing units within the City, which represents a buffer of 1,550 housing units, or 22 percent over and above the total required RHNA allocation of 6,978 housing units. The buffer allows the City to navigate the “no net loss” provisions of State Housing Element law in the event that sites on the inventory do not develop as projected in the Housing Element.

Table 1 Summary of RHNA Status and Sites Inventory (Housing Units)					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA Allocation	2,113	1,284	1,203	2,378	6,978
RHNA Credit (Units Built)	--	--	--	--	--
Adequate Sites Preservation	--	--	--	--	--
Total RHNA Obligations	2,113	1,284	1,203	2,378	6,978

In addition to identifying an inventory of housing, adoption of the Housing Element required future action by the City to implement identified programs intended to assist in meeting the goals and policies of the Housing Element.

The 2022 IS/ND evaluated whether the Housing Element Update would result in a significant impact as defined by CEQA. The 2022 IS/ND included an analysis of all Housing Element component parts including future implementation of overlay zones that would establish the AHO and MUO. The 2022 IS/ND noted that the City would complete these overlay zoning actions through implementation of Programs 3B and 3C, which would include detailed development standards, permitted uses, and other development characteristics for the overlay zones.

11. Project Site Existing Conditions

The City is located within the west end of San Bernardino County (County), bordered by Los Angeles County to the northwest, Riverside County to the southeast, and is located two miles north of the Orange County border. The City is specifically located within the Chino Valley, and is surrounded by the cities of Pomona and Montclair to the north, the City of Ontario to the northeast and east, City

of Eastvale to the southeast, City of Corona to the south, and City of Chino Hills to the west. Regional access to the City is provided primarily via State Route (SR) 60 and SR-71. SR-60, or Pomona Freeway, runs east-west and bisects the northern portion of the City, while SR-71, or Chino Valley Freeway, runs north-south along the City's western border. Figure 1 presents the City's location in a regional context and Figure 2 presents the City in a local context.

The City covers approximately 18,938 acres of land area, or 29.6 square miles. The City's topography is relatively flat with elevations ranging from approximately 700 to 800 above mean sea level. As described above, the City is constrained for the most part by neighboring municipalities. Additionally, the Chino Creek, a major stream, runs diagonally in a north-south direction along the City's western border.

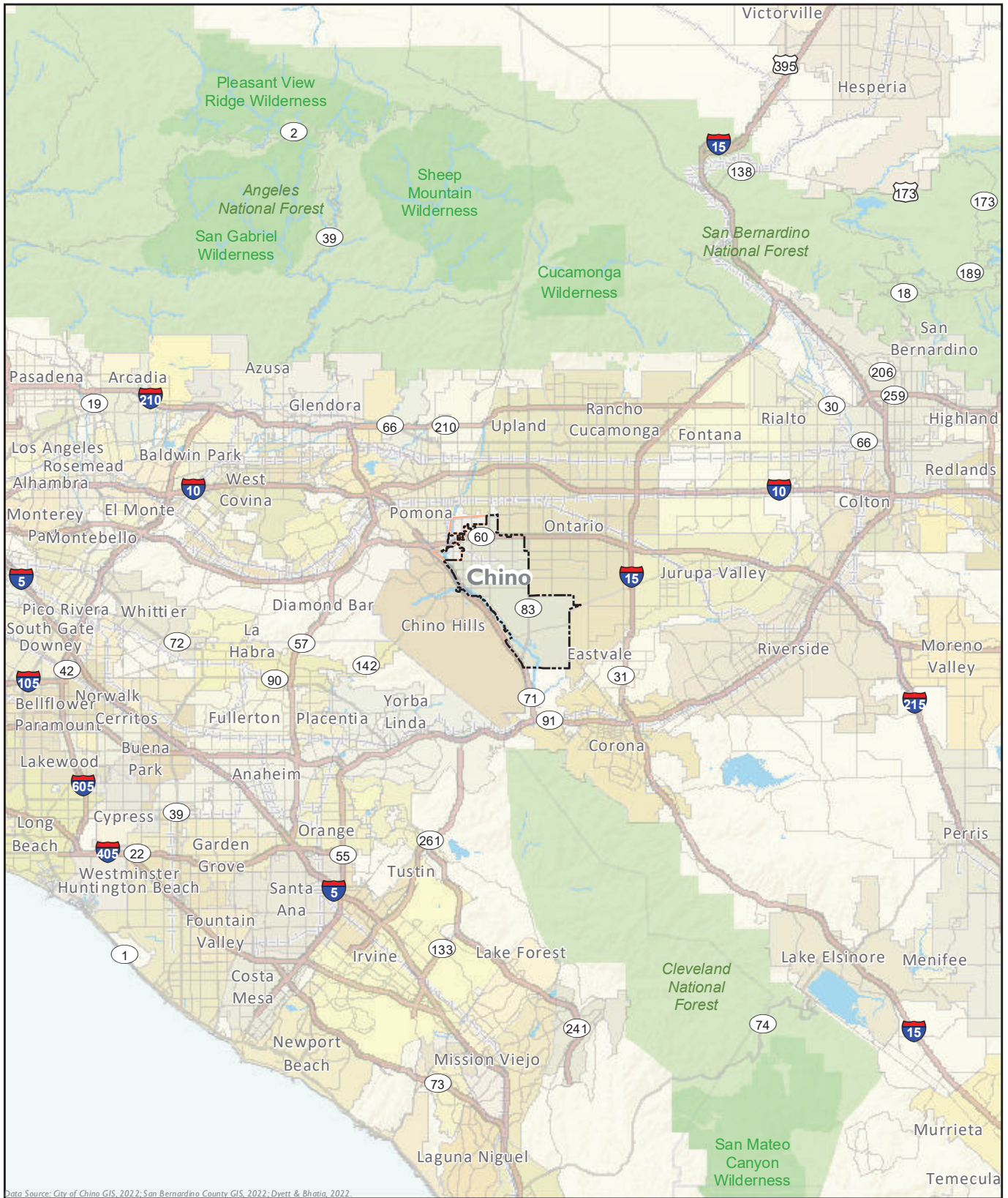
The City is predominantly comprised of residential land uses, with other major land uses including the California Institution for Men and the California Institution for Women, the Chino Airport, as well as industrial and manufacturing uses. Most of the City's residential development is located north of Schaefer Avenue, though some is located in The Preserve, College Park, and East Chino.

12. Project Description

The project implements Programs 3B, 3C, and 2G identified in the 6th Cycle Housing Element Update, which require the City to adopt regulations creating a set of zoning amendments for an AHO, a MUO, and Farmworker Housing. The project also includes zoning amendments to create an inclusionary housing fee program as a companion action, as well as amendments to three Specific Plans for consistency with overlay standards. Details of each project component are described in greater detail below. Figure 3 presents the location of the candidate housing sites and overlay zones.

Subsequent to adoption of the 2022 IS/ND by the City Council in January 2022, the California State Department of Housing and Community Development has reviewed and commented on updated versions of the 6th Cycle Housing Element Update. During this iterative review process, it was determined that the candidate housing sites would have the potential to yield an additional 184 units beyond what was anticipated in the 6th Cycle Housing Element Update evaluated in the 2022 IS/ND. Based on this iterative review process with the California State Department of Housing and Community Development, the development assumptions for the 6th Cycle Housing Element Update have been revised as follows:

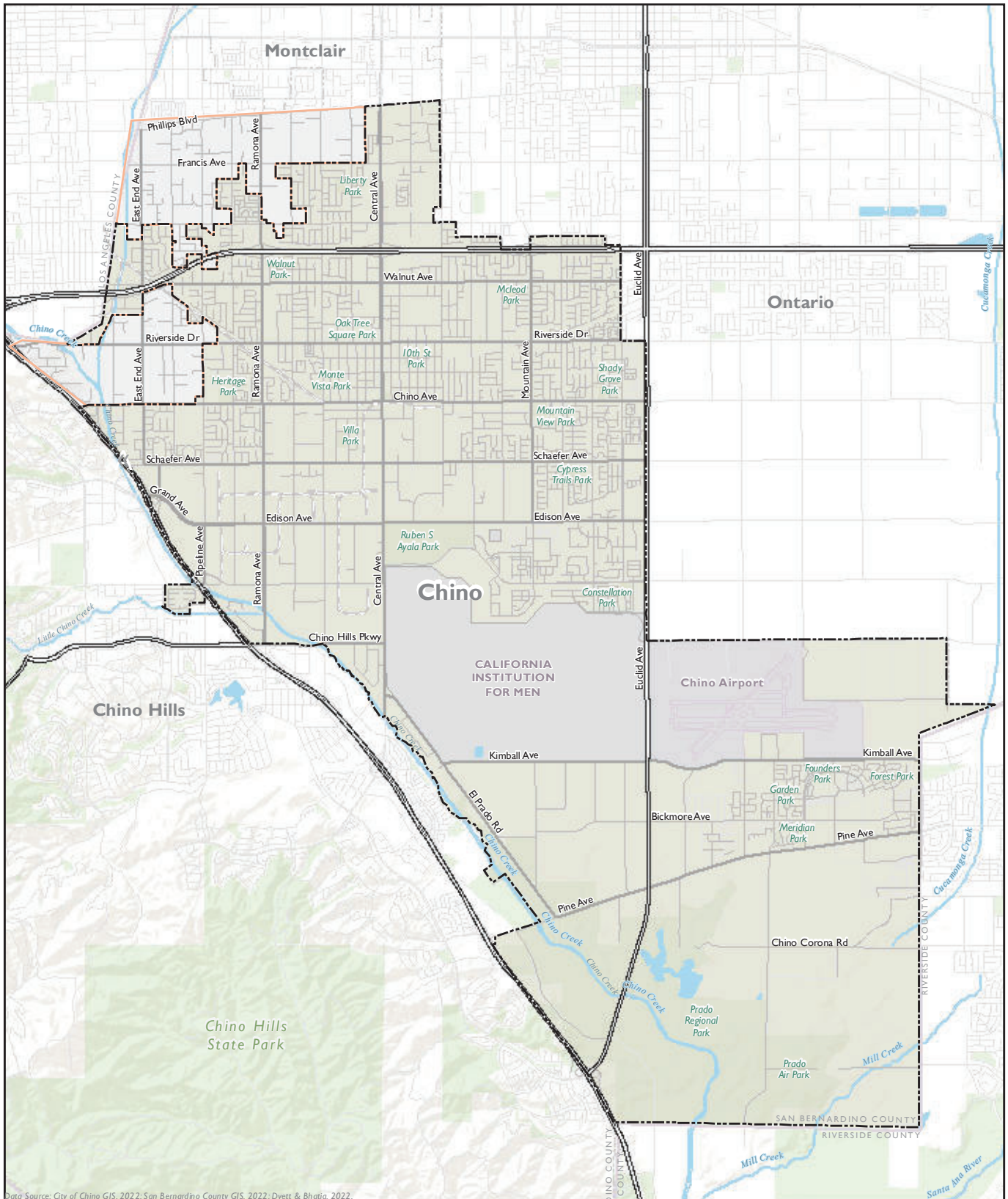
- The total number of residential units within The Preserve and Rancho Miramonte has decreased from 3,773 to 3,772 (-1).
- The number of ADU residential units has decreased from 320 to 160 (-160).
- The number of AHO residential units has increased from 2,193 to 2,233 (+40).
- The number of MUO residential units has increased from 2,242 to 2,547 (+305).



- City of Chino
- Sphere of Influence



FIGURE 1
Regional Location



Data Source: City of Chino GIS, 2022; San Bernardino County GIS, 2022; Dyett & Bhatia, 2022.



- City of Chino
- Sphere of Influence

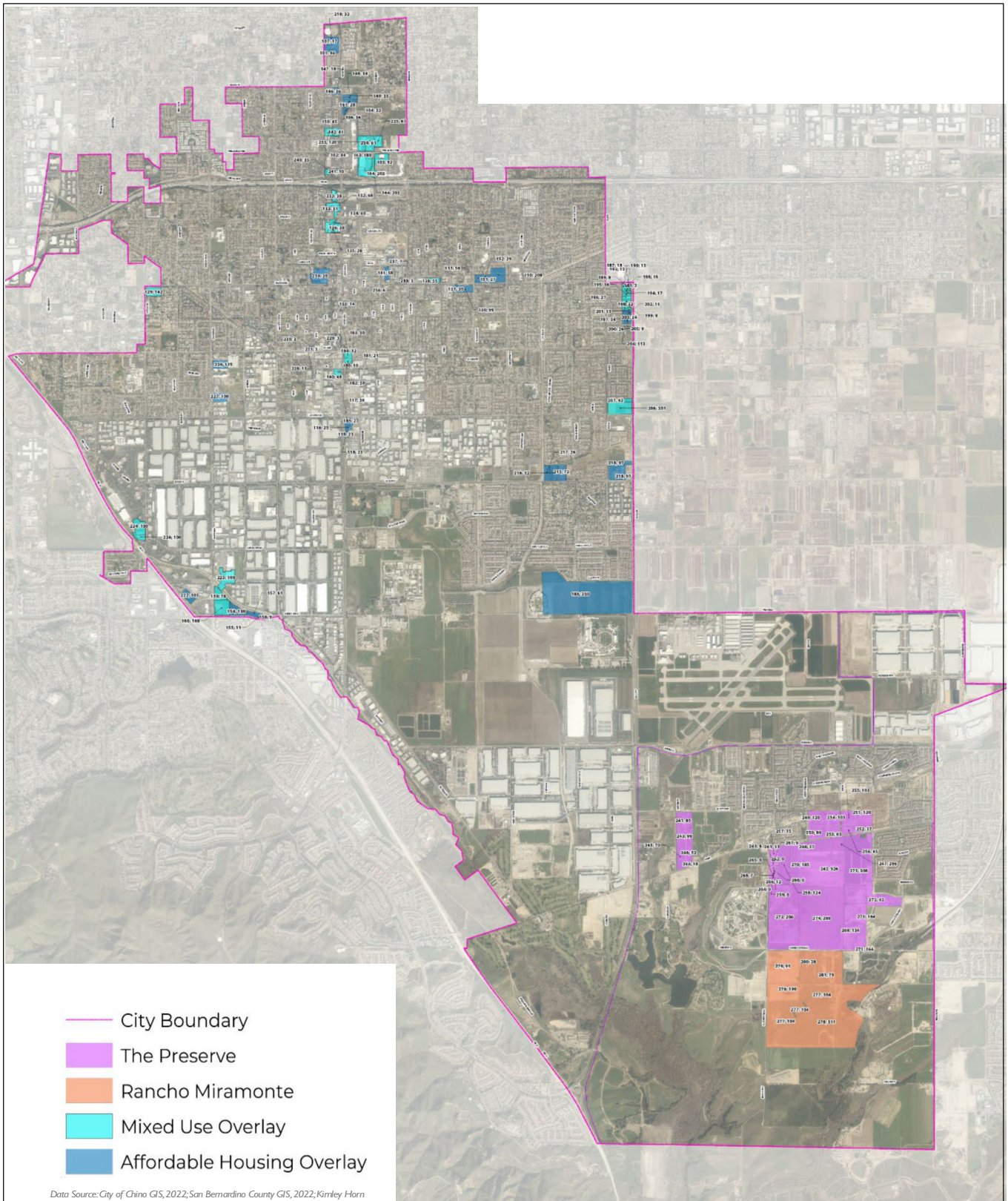


FIGURE 3
Candidate Housing Sites and Overlay Zones

Overall, the updated version of the 6th Cycle Housing Element Update would potentially allow for the development of an additional 184 units compared to what was evaluated in the 2022 IS/ND, increasing the total potential yield to 8,712 candidate housing units. It should be noted that number of candidate housing sites has not changed, nor has the acreage available for development within the candidate housing sites changed. The candidate housing sites inventory still consists of 122 parcels totaling approximately 738.46 acres of land. Similarly, the maximum density standards that would be applied to the candidate housing sites has remained the same compared to what was evaluated in the 2022 IS/ND. Consequently, the project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, the additional 184 units that have been identified in the updated 6th Cycle Housing Element Update would be subject to the same regulatory and mitigation requirements identified in the 2022 IS/ND.

Affordable Housing Overlay

Implementation of Program 3B of the 6th Cycle Housing Element Update would apply the AHO to 166.5 acres of land as shown in Figure 3 and allow for development of housing at up to 30 dwelling units per ac (du/ac) to help the City meet its RHNA obligations. The AHO would be voluntary, and property owners of sites to which it applies would still be able to develop or redevelop their properties consistent with the base zoning, which is largely non-residential. However, in the event that owners elect to develop higher density housing, compliance with the standards shown on Table 2 would be required.

Table 2 Development Standards for the AHO District	
Feature	Standard
Site Requirements	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Maximum Lot Coverage	65 percent
Maximum Floor Area Ratio (non-residential space)	0.75 ¹
Building Requirements	
Maximum Building Height	35 feet ²
Minimum Setbacks:	
Front	15 feet ^{3,4,5}
Rear	15 feet
Interior Side	5 feet; 10 feet adjacent to a residential district
Street Side	10 feet ^{3,4,5}
Minimum Building Separations	15 feet

Table 2 Development Standards for the AHO District	
Feature	Standard
Other Requirements	
Street Curb Cuts	See Note 6
<p>¹Additional floor area ratio is allowed up to 1.25 for projects with affordable rental units. The amount of additional floor area ratio shall be calculated based on the same proportional increase in density allowed for qualifying projects meeting affordable housing criteria. For example, if a project receives a 25 percent increase in density, then it receives a 25 percent increase in allowable floor area ratio.</p> <p>²Additional height is allowed up to 45 feet for lots with at least 100 feet of primary street frontage to enable provision of common open space for recreational facilities. The upper story above 35 feet shall be setback back an additional seven feet from the interior property line if the project is adjacent to a Residential zoning district.</p> <p>³The front setback may be reduced to 10 feet on the following streets: Riverside, Central, and Euclid.</p> <p>⁴A minimum 20-foot setback must be provided for garages and carports facing a street.</p> <p>⁵Open or covered porches may be constructed in the front and street side setbacks to encroach no closer than 12 feet to the front property line and 5 feet to the street side property line.</p> <p>⁶New street curb cuts are not allowed on lots with alley access unless approved by the Director of Development Services and the City Engineer to accommodate affordable housing units.</p>	

The proposed standards are based on the standards of the City's existing Residential (RD20) zoning district, with the following modifications intended to incentivize and support the financial feasibility of affordable housing projects:

- **Covered Parking:** In multi-family developments of 20 du/ac or more, parking may be either covered or uncovered and on-site parking shall be in the rear of buildings in the back half of the lot or development site.
- **Building Heights:** Additional height up to a maximum of 45 feet is available to projects if needed to ensure the adequate provision of the required common open space and on-site recreational amenities.
- **Common Open Space:** A minimum of 65 percent of the required outdoor living area shall be provided as common open space accessible to the living units on the lot with a minimum horizontal dimension of 20 feet.
- **On-site Recreational Amenities:** In lieu of the requirements of major and minor facilities in Section 20.17.050 (C) of the Chino Municipal Code (CMC), which require more land than may be available in a high-density project, developments with a minimum of 25 dwelling units per gross adjusted acre may construct fewer on-site facilities provided they are of higher quality. Recreational facilities may include gyms; fitness rooms; space for yoga, dance, or other instruction; playing courts; children's play areas; picnic and barbeque areas; or children's daycare space. At least 250 square feet per unit shall be provided for these recreational facilities, and there shall be a minimum of two of these facilities in projects with 10-50 units, three of these facilities in projects with 51-100 units, and four or more of these facilities in projects with more than 100 units. No essential recreational facilities are required in a small project, with less than ten dwelling units.

The proposed standards would not create any new capacity over and above that previously analyzed in the 2022 IS/ND, nor would they require or guarantee that development projects within the AHO

be developed at 30 du/ac, the maximum permitted prior to the application of any State density bonus. The proposed AHO would provide a streamlined permit approval process from what is now required for projects seeking a density bonus under the City’s residential density bonus program in Chapter 20.14 of the Zoning Ordinance, but would still allow for a checklist type of design review by the Planning Commission using the City’s Site Approval procedures.

Mixed Use Overlay

Implementation of Program 3C of the 6th Cycle Housing Element Update would apply the MUO to 173.2 acres of land as shown in Figure 3 and allow for development of housing at up to 30 du/ac to help the City meet its RHNA obligations. As with the AHO, use of the MUO would be voluntary, and property owners of sites to which it applies would still be able to develop or redevelop their properties consistent with the base zoning, which is largely non-residential. However, in the event that owners elect to develop higher density housing, compliance with the standards shown on Table 3 would be required.

Table 3 Development Standards for the MUO District	
Feature	Standard
Site Requirements	
Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Maximum Lot Coverage	80 percent
Maximum Floor Area Ratio (non-residential space)	1.01
Building Requirements	
Maximum Building Height	45 feet ²
Minimum Setbacks (feet):	
Front	10 feet; 15 feet if ground floor is residential ^{3,5}
Rear	10 feet; 15 feet adjacent to a Residential District
Interior Side	Zero feet; 10 feet adjacent to a Residential District
Street Side	10 feet ^{3,4,5}
Minimum Building Separations	15 feet
Other Requirements	
Street curb cuts	See Note 6
<p>¹Additional floor area ratio is allowed up to 1.25 in mixed use development with affordable rental units. The amount of additional floor area ratio shall be calculated based on the same proportional increase in density allowed for qualifying projects meeting affordable housing criteria. For example, if a project receives a 25 percent increase in density, then it receives a 25 percent increase in allowable floor area ratio.</p> <p>²Additional height is allowed up to 55 feet for lots with 100 feet of street frontage to enable provision of common open space for recreational facilities. The upper story above 35 feet shall be setback back an additional seven feet from the interior property line if the project is adjacent to a Residential zoning district.</p> <p>³A minimum 15 feet of front and street side setback shall be provided along primary and secondary arterial streets. A reduced front setback may be allowed on the following streets: Riverside, Central, and Euclid.</p> <p>⁴A minimum 20-foot setback must be provided for garages and carports facing a street.</p> <p>⁵Open or covered porches may be constructed in the front and street side setbacks to encroach no closer than 12 feet to the front property line and 5 feet to the street side property line.</p> <p>⁶New street curb cuts are not allowed on lots with alley access unless approved by the Director of Development Services and the City Engineer to accommodate for affordable housing units.</p>	

The proposed standards are based on the standards of the City's existing Mixed Use zoning district, with the following modifications intended to incentivize and support the financial feasibility of affordable housing projects:

- **Covered Parking:** In multi-family developments of 20 du/ac or more, parking may be either covered or uncovered and on-site parking shall be in the rear of buildings in the back half of the lot or development site.
- **Building Heights:** Additional height up to a maximum of 55 feet is available to projects if needed to ensure the adequate provision of the required common open space and on-site recreational amenities.
- **Common Open Space:** A minimum of 65 percent of the required outdoor living area shall be provided as common open space accessible to the living units on the lot with a minimum horizontal dimension of 20 feet.
- **On-site Recreational Amenities:** In lieu of the requirements of major and minor facilities in Section 20.17.050 (C) of the CMC which require more land than may be available in a high-density project, developments with a minimum of 25 dwelling units per gross adjusted acre may construct fewer on-site facilities provided they are of higher quality. Recreational facilities may include gyms; fitness rooms; space for yoga, dance, or other instruction; playing courts; children's play areas; picnic and barbeque areas; or children's daycare space. At least 250 square feet per unit shall be provided for these recreational facilities, and there shall be a minimum of two of these facilities in projects with 10-50 units, three of these facilities in projects with 51-100 units, and four or more of these facilities in projects with more than 100 units. No essential recreational facilities are required in a small project, with less than 10 dwelling units.

The proposed standards would not create any new capacity over and above that previously analyzed in the 2022 IS/ND, nor would they require or guarantee that development projects within the MUO be developed at 30 du/ac, the maximum permitted prior to the application of any State density bonus. The proposed MUO would provide a streamlined permit approval process from what is now required for projects seeking a density bonus under the City's residential density bonus program in Chapter 20.14 of the Zoning Ordinance but would still allow for a checklist type of design review by the Planning Commission using the City's Site Approval procedures.

Farmworker Housing

To implement state law and Housing Element policies regarding Farmworker Housing, the project proposes zoning amendments that would permit Farmworker Housing with no more than 12 units or 36 beds by-right in agricultural zones without a Special Conditional Use Permit or any other discretionary review, such as a site approval. These particular zoning amendments would support the City's agricultural economy by providing housing for the labor force that works in the dairies, the fields, and in related agricultural businesses.

These zoning amendments would expand housing opportunities for farmworkers, as required by Assembly Bill (AB) 1783 (2019) and as envisioned in the 6th Cycle Housing Element Update. The

zoning amendments would establish a streamlined review process, with “by-right” approvals, for qualifying projects (no more than 36 beds in group quarters or 12 single-family units). They also would require the City to treat a single-family dwelling housing six or fewer employees as a residential structure and single-family use, which would only need to meet the standards that apply to other single-family homes in the zoning district where it is located.

Qualifying projects would be exempt for environmental review and CEQA clearance. Large projects would have to be approved within specified time limits and site approval by the Planning Commission would be required.

The proposed zoning amendments would set limits on where Farmworker Housing could be located (e.g., not in hazardous locations or in open space areas subject to a habitat conservation plan) and on the fees that can be charged (they cannot be different from those that would apply to other agricultural activities). The zoning amendments would include standards for setbacks, maximum height, minimum sleeping area in group quarters, outdoor living area and recreational facilities, exterior lighting, off-street parking setbacks, water and wastewater disposal, and minimum periods of occupancy.

Inclusionary Housing Program

The proposed Inclusionary Housing Program would ensure that a minimum amount of affordable housing units be built in new development, with an option for certain projects below a minimum size to pay a fee in lieu of producing the affordable units on-site. The program does not change the City’s land use regulations or the density set by base district zones or overlay zones. Therefore, the Inclusionary Housing Program would not have an impact on buildout under the General Plan (GP) or the Zoning Ordinance as amended by the proposed AHO, MUO, or Farmworker Housing amendments.

Specific Plan Amendments

Some of the overlay sites are located within the boundaries of the East Chino, Majestic Spectrum, and Eucalyptus Business Park Specific Plan areas. Accordingly, these specific plans would be amended for consistency with the land use and development standards proposed for the overlays. A summary of the amendments needed to each Specific Plan is provided below.

East Chino Specific Plan (ECSP)

- The following would be identified as a residential objective of the ECSP:
 - (a) Provide sites for affordable housing with an AHO and a MUO as established on the City’s Zoning Ordinance on land identified in the 6th Cycle Housing Element Update;
- Definitions for the AHO and MUO would be added to the list of overlay districts;
- The table of Land Use Categories and Designations would be updated to incorporate the AHO and MUO;

- The description of site planning concepts would be updated to clarify that mixed use development in either a horizontal or vertical format is permitted in areas subject to the MUO and to stipulate standards for active ground floor frontages in those areas; and
- Provisions establishing purpose, boundaries, permitted uses, site development standards, design guidelines, and affordability in both the AHO and MUO would be added to the section on Overlay District Regulations.

Eucalyptus Business Park Specific Plan (EBPSP)

- The Project Description would be amended to identify the AHO and MUO Overlay Designations among the major land use categories permitted;
- The following would be identified among the primary goals of the EBPSP:
 4. Provide opportunities for the development of affordable housing at appropriate locations, consistent with the General Plan Housing Element and Measure Y (2022);
- Residential land uses consistent with the 6th Cycle Housing Element Update would be identified as Land Use Objectives and Concepts;
- Figure IV-2 illustrating the location of overlay sites within the EBPSP would be added; and
- Section of the EBPSP containing design guidelines and development regulations would be updated to clarify that Chapter 20.09 of the City of Chino Zoning Ordinance shall apply to housing projects proposed within the AHO and MUO.

Majestic Spectrum Specific Plan

- Amendment #16 would be added to the table of amendments for the MUO, including date and ordinance number, and a description of the amendments would be added on page 45;
- The section on Development Standards would be updated to clarify that Chapter 20.09 of the City of Chino Zoning Ordinance shall apply to housing projects proposed within the MUO;
- The section on Parking Standards would be updated to clarify that the standards of City of Chino Zoning Ordinance apply to residential-only and mixed-use development with residential units in the area subject to the MUO, and that no covered parking is required for residential and mixed-use development; and
- Text would be added to clarify that residential and mixed-use development in the MUO designated area are only subject to the development and design standards established in Chapter 20.09 for the MUO, and that only these design standards shall be considered by the Planning Commission in the site approval process for projects in this area.

General Plan Amendments

To ensure the internal consistency of the General Plan as required under State law, the following targeted amendments to the Land Use Element of the General Plan would be made:

- Figure LU-2 General Plan Land Use would be amended to show the location of the overlay sites.
- Figure LU-3 Future Growth Plan would be amended to remove overlay sites shown on this map, given that the process for development of Focused Growth Plan parcels outlined in the General Plan has been completed with the adoption of the zoning amendments for the overlays.
- Under Objective LU-1.1, add Policy P4:

Allow for high density residential development at up to 30 du/ac within the Affordable Housing and Mixed Use Zoning Overlays consistent with Measure Y, approved by Chino voters in June 2022.

13. Other Required Agency Approvals or Permits Required

California State Department of Housing and Community Development

14. New Significant Environmental Effects or Substantially More Severe Environmental Effects Compared to Those Identified in the Previous CEQA Document

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

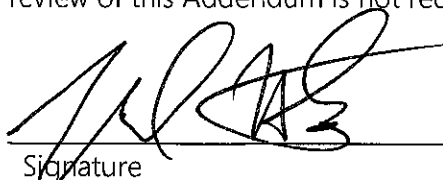
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input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

15. **Determination**

Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15164 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Section 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. The 6th Cycle Housing Element Update IS/ND has been incorporated by reference pursuant to CEQA Guidelines Section 15150. Public review of this Addendum is not required per CEQA.



 Signature
 Michael Hitz, AICP, Principal Planner

 Printed Name and Title

2-8-23

 Date
 City of Chino

 For

15.1 Aesthetics

Scenic Vistas

2022 IS/ND

The 2022 IS/ND determined that all future development projects would be subject to the City's development review process, which may include review pursuant to CEQA, and would be required to comply with applicable City GP policies and CMC standards, as well as specific plan design guidelines to ensure that any proposed building heights would be consistent with the scale of surrounding and existing development. Therefore, future housing development would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Although the project would increase the allowable density at certain sites, which could increase development intensity, all future housing development would be subject to applicable City GP policies, CMC standards, and Specific Plan design guidelines that ensure future building designs would be compatible with the surrounding environment, as documented in the 2022 IS/ND. Although the project would allow for increased building heights within the AHO and MUO, buildings allowed an additional floor would be subject to clustering requirements that would reduce the potential of blocking views. Furthermore, buildings allowed an additional floor would be located in areas surrounded by existing development that do not afford views. Therefore, the project would not have a new or substantially greater adverse effect on a scenic vista than previously analyzed, and impacts would be less than significant. No new impact would occur.

Scenic Resources

2022 IS/ND

The 2022 IS/ND determined that there are no eligible or officially designated scenic highways within the boundaries of the City. The nearest eligible state scenic highway is a segment of SR-91 located approximately 0.25 miles south of the City's southern boundary. The nearest officially designated highway is a segment of SR-55 approximately four miles southwest of the City's southern boundary. The 2022 IS/ND determined that adherence to applicable City GP policies and CMC standards, including those intended to protect scenic resources, would ensure that future housing development would not substantially damage scenic resources, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, all future housing development would be subject to applicable City GP policies and CMC standards, including those intended to protect scenic resources, as documented in the 2022 IS/ND. Therefore,

the project would not result in new or substantially greater damage to any scenic resources than previously analyzed, and impacts would be less than significant. No new impact would occur.

Visual Character and Quality

2022 IS/ND

The 2022 IS/ND determined that adherence to applicable City GP policies and CMC standards that would be verified through the City's development review process, would ensure that future housing development would not substantially degrade the existing visual character or quality of public views, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Additionally, all future housing development would be subject to the applicable City GP policies and CMC standards, including those that protect against degradation of visual resources by requiring project modifications, as needed, as documented in the 2022 IS/ND. While the project changes could allow for more intense development at certain housing sites, adherence to the applicable City GP policies and CMC standards would continue to regulate setbacks, height, bulk, and design in the same manner as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impacts relating to the existing visual character or quality of the site and its surroundings, and impacts would be less than significant. No new impact would occur.

Light and Glare

2022 IS/ND

The 2022 IS/ND determined that adherence to applicable requirements concerning light and glare as required in the California Green Building Standards (CALGreen) Code (Title 24 Part 11) and the City GP, as well as applicable design guidelines listed in The Preserve EIR for relevant projects, would ensure that future housing development would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. While there could be an increase in density at some locations consistent with the latest version of the Housing Element Update, all future housing development would be subject to the applicable requirements concerning light and glare as required in the CALGreen Code (Title 24 Part 11) and the City GP, as well as applicable design guidelines listed in The Preserve EIR for relevant projects, as documented in the 2022 IS/ND. Therefore, the project would not create a new or substantially greater source of light or glare that would adversely affect day or nighttime views in the area than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.2 Agriculture Resources

Important Farmland

2022 IS/ND

The 2022 IS/ND determined that future housing development would be located in areas that were evaluated for impacts to important farmland in the City GP EIR, The Preserve EIR, Edgewater Communities Specific Plan (Edgewater) EIR, and 2016 Edgewater EIR Addendum. The 6th Cycle Housing Element Update did not include any sites that were not evaluated in these previous environmental documents. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use beyond what was evaluated in the previous environmental documents, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in greater impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use than previously analyzed, and impacts would be less than significant. No new impact would occur.

Agricultural Zoning and Williamson Act

2022 IS/ND

The 2022 IS/ND determined that none of the candidate housing sites would be located on properties currently zoned for agricultural uses. The 2022 IS/ND also determined that while candidate housing sites would not be located on properties protected by active Williamson Act contracts, some housing would be located on properties with contracts in non-renewal within The Preserve and Rancho Miramonte areas. However, contracts in non-renewal have already been planned for urban uses, and associated impacts were determined to be significant and unavoidable under The Preserve EIR and Edgewater EIR. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts related to conflicts with Williamson Act contracts beyond what was evaluated in the City GP EIR, Preserve EIR, or Edgewater EIR, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in greater impacts related to conflicts with existing agricultural zoning or Williamson Act contracts than previously analyzed, and impacts would be less than significant. No new impact would occur.

Forest Land Zoning

2022 IS/ND

The 2022 IS/ND determined there is no forest land or timberland located within the City. Therefore, the 2022 IS/ND determined that future housing development would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impact would occur.

Project

There is no change to the analysis provided in the 2022 IS/ND. No forest land or timberland, or land zoned as forest land are located within the City. Therefore, no new or more severe impacts would occur.

Forest Land

2022 IS/ND

The 2022 IS/ND determined there is no forest land or timberland located within the City. Therefore, the 2022 IS/ND determined that future housing development would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Project

There is no change to the analysis provided in the 2022 IS/ND. No forest land or timberland are located within the City. Therefore, no new or more severe impacts would occur.

Indirect Conversion

2022 IS/ND

The 2022 IS/ND determined that future housing development would be located in areas that were evaluated for impacts to important farmland in the City GP EIR, Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum. The 2022 IS/ND also determined that future development would be required to comply with right-to-farm provisions and use compatibility findings that would promote continued agricultural use on areas specifically designated for long-term agricultural use. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts related to indirect conversion of farmland beyond what was evaluated in the City GP EIR, Preserve EIR, Edgewater EIR, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore,

the project would not result in greater impacts related to indirect conversion of farmland than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.3 Air Quality

Consistency with Air Quality Plans

2022 IS/ND

The 2022 IS/ND determined that candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Additionally, future housing development would also be subject the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as required to adhere to all federal, state, and local regulations for minimizing construction and operational pollutant emissions, including applicable South Coast Air Quality Management District (SCAQMD) Rules. Therefore, the 2022 IS/ND determined that future housing development would not conflict with or obstruct implementation of the 2016 AQMP, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Although the project would allow for increased development intensity at certain sites, all future housing development would be subject to the applicable City GP policies and CMC standards, as well as required to adhere to all federal, state, and local regulations for minimizing construction and operational pollutant emissions, including applicable SCAQMD Rules, as documented in the 2022 IS/ND. Therefore, the project would not result in greater conflicts or obstructions with the 2016 AQMP than previously analyzed, and impacts would be less than significant. No new impact would occur.

Cumulative Net Increases of Criteria Pollutants

2022 IS/ND

The 2022 IS/ND determined that candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Additionally, future housing development would also be subject the City's development review process and would be required to demonstrate compliance with applicable federal, state, and local regulations in effect at the time of development, including applicable City GP policies and CMC standards. Furthermore, future housing development would be required to demonstrate that volatile organic compounds (VOC), oxides of nitrogen (NO_x), carbon monoxide (CO), oxides of sulfur (SO_x), particulate matter less than 10 microns in diameter (PM₁₀), and particulate matter less than 2.5 microns in diameter (PM_{2.5}) emissions would be below the significance thresholds for both construction and operational activities. Therefore, the 2022 IS/ND determined that future housing development would not result in a cumulatively considerable net increase of any criteria pollutant

for which the Southern California Air Basin is in nonattainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be subject to the City's development review process and required to demonstrate compliance with applicable federal, state, and local regulations in effect at the time of development, including applicable City GP policies and CMC standards. Furthermore, future housing development would be required to demonstrate that VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions would be below the significance thresholds for both construction and operational activities. Therefore, the project would not result in a new or substantially greater cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and impacts would be less than significant. No new impact would occur.

Sensitive Receptors

2022 IS/ND

The 2022 IS/ND determined that compliance with various measures (e.g., 13 California Code of Regulations [CCR] 2449 and 13 CCR 2485) required by state law would reduce diesel particulate matter (DPM) emissions to below acceptable thresholds. The 2022 IS/ND also determined that future housing development would require further evaluation through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Furthermore, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be required to comply with various measures (e.g., 13 CCR 2449 and 13 CCR 2485) required by state law that would reduce DPM emissions to below acceptable thresholds. Similarly, future housing development would require further evaluation through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Furthermore,

candidate Housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the project would not expose sensitive receptors to new or substantially greater pollutant concentrations than previously analyzed, and impacts would be less than significant. No new impact would occur.

Odors

2022 IS/ND

The 2022 IS/ND determined that while construction of future housing development could result in odors generated from vehicles and/or equipment exhaust emissions, such odors would be temporary and disperse rapidly. The 2022 IS/ND also determined that the 6th Cycle Housing Element Update did not propose any development, nor include any land uses, which have been identified by the SCAQMD as operational odor sources. Therefore, the 2022 IS/ND determined that the future housing development would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, the project would not introduce any odor generating land uses that were not considered in the 2022 IS/ND. Therefore, the project would not generate a greater amount of emissions (such as those leading to odors) adversely affecting a substantial number of people than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.4 Biological Resources

Sensitive Species

2022 IS/ND

The 2022 IS/ND determined that future housing development would be located in areas that were previously evaluated in the City GP EIR, Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts on sensitive species beyond what was evaluated in the previous environmental documents, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not have a new or substantially greater adverse effect on any sensitive species than previously analyzed, and impacts would be less than significant. No new impact would occur.

Riparian Habitat and other Sensitive Natural Communities

2022 IS/ND

The 2022 IS/ND determined that future housing development located in areas that were previously evaluated in the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework. Furthermore, all future housing development would be required to comply with applicable federal, state, and local requirements, including applicable City GP policies. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts on riparian habitat and other sensitive natural communities beyond what was evaluated in the previous environmental documents, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not have a new or substantially greater adverse effect on any riparian habitat or other sensitive natural community than previously analyzed, and impacts would be less than significant. No new impact would occur.

Wetlands

2022 IS/ND

The 2022 IS/ND determined that most development would occur above the 566-foot elevation line where wetlands and jurisdictional waters are extremely limited and would not have an impact on these sensitive biological resources. Future housing development located in areas that were previously evaluated in the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts on wetlands beyond what was evaluated in the previous environmental documents, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not have a new or substantially greater adverse effect on state or federally protected wetlands than previously analyzed, and impacts would be less than significant. No new impact would occur.

Wildlife Movement and Nursery Sites

2022 IS/ND

The 2022 IS/ND determined that wildlife movement in the City is generally constrained by traffic on major roadways such as SR-71, SR-60, SR-83 (Euclid Avenue), and Central Avenue. Furthermore, buildout of the City would not allow expanded development in the southern portion of the City,

allowing existing wildlife connects to remain. Per the City GP EIR, the Resource Management Plan (RMP) for The Preserve provides the framework for coordinating the City's actions with other agencies, including the County, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, and associated water districts. It is intended to protect biological resources identified in The Preserve EIR, including burrowing owl habitat, raptor foraging habitat, migratory bird and waterfowl habitat, federally and state listed species, waters of the U.S., waters of California and other water resources available to wildlife. As such, candidate housing site that are located within The Preserve would adhere to measures identified in the RMP to protect biological resources identified in The Preserve EIR. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts on wildlife movement or impede the use of native wildlife nursery sites. No impact would occur.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not have a new or substantially greater adverse effect on wildlife movement or impede the use of native wildlife nursery sites than previously analyzed. No new impact would occur.

Policies and Ordinances Protecting Biological Resources

2022 IS/ND

CMC Chapter 12.16 protects important street trees in the City. Future development allowed in the City are subject to these regulations. Candidate housing sites located within areas evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts related to conflicts with local policies and ordinances protecting biological resources beyond what was evaluated in the previous environmental documents, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater conflict with local policies and ordinances protecting biological resources than previously analyzed, and impacts would be less than significant. No new impact would occur.

Habitat Conservation Planning

2022 IS/ND

The County Riparian Plan Conservation Ordinance and the RMP are plans related to biological resources. The County Riparian Plan Conservation Ordinance prohibits the removal of any vegetation within two hundred feet of the bank of a stream or in an area indicated as a protected riparian area. Candidate housing sites located within areas evaluated under the Preserve EIR, Edgewater EIR, and

2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework. Furthermore, the 2022 IS/ND determined that all future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and would be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local regulations regarding biological resources. Therefore, the 2022 IS/ND determined that future housing development would not result in impacts related to conflicts with habitat conservation planning beyond what was evaluated in the previous environmental documents, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater conflict with habitat conservation planning than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.5 Cultural Resources

Historic Resources

2022 IS/ND

The 2022 IS/ND determined that none of the candidate housing sites within the future AHO and MUO overlay zones were classified as an existing historical and cultural resources. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Furthermore, all future housing development would be subject to the City's development review process, which may include review pursuant to CEQA and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local regulations for avoiding impacts to historical resources, including the National Historic Preservation Act. Therefore, the 2022 IS/ND determined that future housing development would not cause an adverse change in the significance of an historical resource pursuant to §15064.5, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause a new or substantially greater adverse change in the significance of an historical resource pursuant to §15064.5 than previously analyzed, and impacts would be less than significant. No new impact would occur.

Archaeological Resources

2022 IS/ND

The 2022 IS/ND determined that all future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and required to adhere to all federal, state, and local requirements for avoiding impacts to archeological resources. This includes compliance with the City GP, which includes goals aimed at reducing archeological impacts. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not cause an adverse change in the significance of an archaeological resource pursuant to §15064.5, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause a new or substantially greater substantial adverse change in the significance of an archeological resource pursuant to §15064.5 than previously analyzed, and impacts would be less than significant. No new impact would occur.

Human Remains

2022 IS/ND

The 2022 IS/ND determined that in the unlikely event that human remains are discovered, the provisions set forth in California Public Resources Code Section 5097.98 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant (MLD) as identified by the Native American Heritage Commission (NAHC). In the event human remains are encountered, no further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City would be required to comply with the California Native American Graves Protection and Repatriation Act (2001) and the Federal Native American Graves Protection and Repatriation Act (1990). Therefore, the 2022 IS/ND determined that adherence to these provisions would ensure that impacts related to human remains would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater impacts on human remains than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.6 Energy

Wasteful, Inefficient, or Unnecessary Consumption of Energy

2022 IS/ND

The 2022 IS/ND determined that there are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or state. Design and materials used for future housing sites would be subject to compliance with the most current building energy efficiency standards. Prior to issuance of a building permit, the City would review and verify that project plans comply with the current version of the building and energy efficiency standards. The project would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Therefore, the 2022 IS/ND determined that future housing development would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be subject to the most current building energy efficiency standards and CALGreen energy efficiency standards, as documented in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater impacts due to wasteful, inefficient, or unnecessary consumption of energy resources than previously analyzed, and impacts would be less than significant. No new impact would occur.

Conflict with State or Local Energy Plans

2022 IS/ND

The 2022 IS/ND determined that future housing development would be required to obtain permits and comply with federal, state, and local regulations aimed at reducing energy consumption. Federal and state energy regulations, such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and Senate Bill (SB) 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, the 2022 IS/ND determined that future housing development would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be required to obtain permits and comply with federal, state, and local regulations aimed at reducing energy consumption, and adhere to other applicable requirements, as documented in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater conflicts with or obstructions of a state or local plan for renewable energy or energy efficiency than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.7 Geology and Soils

Seismic Hazards

2022 IS/ND

Fault Rupture

The 2022 IS/ND determined that there is only one active fault (Chino-Central Avenue Fault) that crosses the City, with two segments that run roughly south-east to north-west and are found on the western edge of the City and just to the west in the City of Chino Hills. This fault is not expected to rupture and therefore is not mapped according to the Alquist-Priolo Act. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Furthermore, all future housing development would be required to demonstrate compliance with federal, state, and local regulations in effect at the time of development, including applicable City GP policies and CMC standards, as well as seismic design guidelines and requirements contained in the current Title 24–California Standards Building Code (CBC). Therefore, the 2022 IS/ND determined that future housing development would not expose people or structures to rupture of a known earthquake fault, and impacts would be less than significant.

Seismic Ground Shaking

The 2022 IS/ND determined that the City is located in the seismically active southern California region. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Furthermore, all future housing development would be required to comply with the seismic design guidelines and requirements contained in the current CBC. Therefore, the 2022 IS/ND determined that future housing development would not expose people or structures to strong seismic ground shaking, and impacts would be less than significant.

Seismic-Related Ground Failure, Including Liquefaction

The 2022 IS/ND determined that the areas within the City most susceptible to liquefaction are located in the southern portion of The Preserve, near the Prado Dam. Candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Furthermore, all future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local requirements. The City requires the inclusion of a Soils Engineering Report (per CMC Chapter 19.08) in the grading plans. Therefore, the 2022 IS/ND determined that future housing development would not expose people or structures to seismic-related ground failure, including liquefaction, and impacts would be less than significant.

Landslides

The 2022 IS/ND determined that the City is relatively flat, and the candidate housing sites would be located within urbanized areas that are relatively flat. Therefore, the 2022 IS/ND determined that future housing development would not expose people or structures to landslides, and no impact would occur.

Project

Fault Rupture

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater adverse effects involving fault rupture than previously analyzed, and impacts would be less than significant. No new impact would occur.

Seismic Ground Shaking

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater adverse effects involving seismic ground shaking than previously analyzed, and impacts would be less than significant. No new impact would occur.

Seismic-Related Ground Failure, Including Liquefaction

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater adverse effects involving seismic-related ground failure, including liquefaction, than previously analyzed, and impacts would be less than significant. No new impact would occur.

Landslides

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater adverse effects involving landslides than previously analyzed. No new impact would occur.

Soil Erosion

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil. Prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the CMC including requirements pertaining to erosion control to the satisfaction of the City Engineer. Short-term construction-related erosion would be addressed through compliance with the National Pollution Discharge and Elimination System program, which requires implementation of a Storm Water Pollution Prevention Plan and best management practices (BMPs) intended to reduce soil erosion. Therefore, the 2022 IS/ND determined that future housing development would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater soil erosion or loss of topsoil than previously analyzed, and impacts would be less than significant. No new impact would occur.

Unstable Geology and Expansive Soils

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to all federal, state, and local requirements, including the City's building and construction codes (CMC Title 15). Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse or create substantial direct or indirect risks associated with expansive soils, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not create new or substantially greater impacts related to on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, or direct or indirect risks associated with expansive soils than previously analyzed, and impacts would be less than significant. No new impact would occur.

Septic Systems*2022 IS/ND*

The 2022 IS/ND determined that all future housing development would be located in urbanized areas served by the City's existing sanitary sewer system. Therefore, the 2022 IS/ND determined that future housing development would not expose people or structures to landslides, and no impact would occur. Therefore, the 2022 IS/ND determined that future housing development would not utilize septic tanks or alternative wastewater disposal systems, and no impact would occur.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause new or substantially greater adverse effects involving septic tanks or alternative wastewater disposal systems than previously analyzed. No new impact would occur.

Paleontological Resources and Unique Geology*2022 IS/ND*

The 2022 IS/ND determined that earthwork activities associated with future housing development would have the potential to encounter paleontological resources. However, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal and state regulations regarding paleontological resources. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not cause a new or substantially greater adverse change in the significance of a

unique paleontological resource or site or unique geologic feature than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.8 Greenhouse Gas Emissions

Greenhouse Gas Emissions

2022 IS/ND

The 2022 IS/ND determined that future housing development could potentially result in an increase in greenhouse gas (GHG) emissions. However, future housing development would be subject to the City's development review process, CEQA evaluation, and plan check process, which may require future applicants prepare air quality and GHG emission studies using the California Emissions Estimator Model. The 2022 IS/ND also determined that candidate housing sites, including projected ADUs and future AHO and MUO sites, would be located in urbanized areas of the City in either existing residential or non-residential land use designation and zoning that were evaluated in the City GP EIR. As discussed in the Chino GP EIR, Chino GP objectives AQ-1.1 and AQ-1.2 aim to preserve and improve air quality in the City and the region by reducing emissions through VMT reduction. The Chino GP EIR analyzed the VMTs in the City boundary for the Chino GP, which included the candidate housing site areas. Therefore, the City GP EIR considered potential VMT associated with development of the candidate housing site areas, which would offset VMT from future residential development facilitated by the 6th Cycle Housing Element Update.

Future housing development would also be required to meet the mandatory energy requirements of CALGreen and the California Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Therefore, the 2022 IS/ND determined that future housing development would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be required to meet the mandatory energy requirements of CALGreen and the California Energy Code (CCR Title 24, Part 6) in effect at the time of development, as documented in the 2022 IS/ND. Therefore, the project would not generate new or substantially greater GHG emissions than previously analyzed, and impacts would be less than significant. No new impact would occur.

Policies, Plans and Regulations to Reduce GHG Emissions

2022 IS/ND

The 2022 IS/ND documented that the City adopted a Climate Action Plan (CAP) in 2013, consistent with an identified objective in the City's GP for the City to achieve a reduction in GHG emissions. In November 2020, the City adopted the Climate Action Update 2020-2030, which includes the new GHG inventory emissions for the City, forecast and target setting through 2030, reduction measures to meet the GHG reduction goals for 2030, adaptation, and implementation. Future housing development would adhere to the Climate Action Update 2020-2030 GHG reduction measures. Furthermore, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be required to adhere to the Climate Action Update 2020-2030 GHG reduction measures. Furthermore, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs than previously analyzed, and impacts would be less than significant.

15.9 Hazards and Hazardous Materials

Transport, Use, or Disposal of Hazardous Materials

2022 IS/ND

The 2022 IS/ND determined that demolition and construction activities associated with future housing development would require transport of hazardous materials (e.g., asbestos containing materials, lead-based paint, and/or contaminated soils). However, this transport would be limited in duration, and construction activities would be subject to City and Department of Toxic Substances Control standards and regulations regarding the storage, handling, and use of hazardous materials. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Future housing development would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated

including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Therefore, the 2022 IS/ND determined that future housing development would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, the project would not introduce any land uses that generate or use hazardous materials that were not considered in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials than previously analyzed, and impacts would be less than significant.

Accidental Release

2022 IS/ND

The 2022 IS/ND determined that excavation and grading activities associated with future housing development could expose construction workers and the general public to unknown hazardous materials present in soil or groundwater. However, future housing development would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and be subject to compliance with the established regulatory framework for minimizing upset associated with hazardous materials. Additionally, development of candidate housing sites would generate less hazardous materials compared to what would be generated under more intensive commercial, industrial, and mixed uses. Furthermore, future housing development within The Preserve would adhere to The Preserve EIR mitigation measure HM-3, which requires preparation of a project-specific Phase I Environmental Site Assessment for any property currently or historically involving hazardous materials or waste. Therefore, the 2022 IS/ND determined that future housing development would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, the project would not introduce any land uses that generate or use hazardous materials that were not considered in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials than previously analyzed, and impacts would be less than significant.

Emissions Near a School

2022 IS/ND

The 2022 IS/ND determined that future housing development could potentially be located within 0.25 mile of an existing or proposed school. However, future housing development would not typically emit hazardous materials, substances, and wastes that are more hazardous than that of more intense uses such as commercial, industrial, and mixed uses. Furthermore, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools. Therefore, the 2022 IS/ND determined that future housing development would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school than previously analyzed, and impacts would be less than significant.

Hazardous Materials Sites

2022 IS/ND

The 2022 IS/ND documented that the City GP EIR four contaminated sites in the City, most of which had subsequently been cleaned and their cases are closed. None of the hazardous materials sites documented within The Preserve EIR were found to pose an immediate threat to human or environmental health, and The Edgewater EIR did not identify any hazardous materials sites within the Rancho Miramonte area. As such, none of the candidate housing sites are included on the hazardous sites list compiled pursuant to California Government Code Section 65962.5. Therefore, the 2022 IS/ND determined that future housing development would not be located on a site which is included in a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5. No impact would occur.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater potential impact related to sites included in a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5 than previously analyzed, and impacts would be less than significant.

Airport Hazards

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to applicable City GP policies and CMC standards to ensure consistency with the required setback and height restrictions for the Chino Airport as determined by the Federal Aviation Administration, Chino Airport Master Plan, and the Chino Airport Land Use Compatibility Plan. Therefore, the 2022 IS/ND determined that future housing development would not result in a safety hazard or excessive noise for people residing or working in the area, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. All future housing development would be subject to applicable City GP policies and CMC standards to ensure consistency with the required setback and height restrictions for the Chino Airport as determined by the Federal Aviation Administration, Chino Airport Master Plan, and the Chino Airport Land Use Compatibility Plan. Therefore, the project would not result in new or substantially greater potential impact related to a safety hazard or excessive noise for people residing or working in the area than previously analyzed, and impacts would be less than significant.

Emergency Response

2022 IS/ND

The 2022 IS/ND determined that the 6th Cycle Housing Element Update did not anticipate any changes to the City's existing circulation network. Furthermore, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC Section 19.06, which requires developers to include suitable site access for emergency vehicles. Furthermore, the City would continue to implement the Standardized Emergency System Management Plan (Emergency Operations Plan) and Local Hazard Mitigation Plan to improve accessibility for emergency response personnel and vehicles and reduce and/or eliminate risk in the City. Therefore, the 2022 IS/ND determined that future housing development would not impair implementation of an emergency response plan or emergency evacuation plan, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. All future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC Section 19.06, which requires developers to include suitable site access for emergency vehicles. Furthermore, the City would continue to implement the Standardized Emergency System Management Plan (Emergency Operations Plan) and Local Hazard Mitigation Plan to improve accessibility for emergency response personnel and vehicles and reduce and/or eliminate risk in the

City. Therefore, the project would not result in new or substantially greater potential to impair implementation of an emergency response plan or emergency evacuation plan than previously analyzed, and impacts would be less than significant.

Wildland Fires

2022 IS/ND

See Section 15.20 Wildfire below.

Project

See Section 15.20 Wildfire below.

15.10 Hydrology and Water Quality

Water Quality

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as adhere to the established regulatory framework pertaining to water quality. Construction activities would be required to comply with a project-specific Storm Water Pollution Prevention Plan that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the construction activity general permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. Additionally, future housing development would be required to comply with CMC Chapter 13.25 (Part III – Residential Requirements) pertaining to residential stormwater discharge prohibitions and existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board. Therefore, the 2022 IS/ND determined that future housing development would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impact on water quality than previously analyzed, and impacts would be less than significant. No new impact would occur.

Groundwater

2022 IS/ND

The 2022 IS/ND determined that development of vacant candidate housing sites would not interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that they may impede sustainable groundwater management of the basin, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impact on groundwater supplies or interference with groundwater recharge than previously analyzed, and impacts would be less than significant. No new impact would occur.

Drainage Patterns/Storm Water Runoff

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local requirements for avoiding impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not substantially alter the existing drainage patterns or increase storm water runoff, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impact related to drainage patterns or storm water runoff than previously analyzed, and impacts would be less than significant. No new impact would occur.

Flood Hazard, Tsunami, and Seiche

2022 IS/ND

The 2022 IS/ND determined that the City is located approximately 42 miles inland eastward from the Pacific Ocean, and that the potential to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the vicinity of the City, and the risk of mudflow is insignificant. Additionally, the Federal Emergency Management Agency classifies most of the City as Flood Hazard Zone X, which is identified as 500-year floodplain, an area of minimal flood hazard. Furthermore, all future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local requirements for avoiding and minimizing impacts related to flood hazards, tsunami, or seiches. Therefore, the 2022 IS/ND determined that future housing development would not result in inundation from flood hazards, tsunamis, or seiches, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impact related to inundation from flood hazards, tsunamis, or seiches than previously analyzed, and impacts would be less than significant. No new impact would occur.

Water Quality Control Plan or Sustainable Groundwater Management Plan

2022 IS/ND

The 2022 IS/ND determined that future housing development in the City is unlikely to impact groundwater, as groundwater resources are managed and monitored by the Chino Basin Optimum Basin Management Program. Additionally, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. Furthermore, future housing development in the Housing Element Update would not prevent the City's Clean Water Program from ensuring that Municipal Separate Storm Sewer System permit and Optimum Basin Management Program Chino Basin Plan requirements are met. Therefore, the 2022 IS/ND determined that future housing development would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater conflicts with or obstruction of

implementation a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant. No new impact would occur.

15.11 Land Use and Planning

Physically Divide an Established Community

2022 IS/ND

The 2022 IS/ND determined that future housing development would largely occur in urbanized areas and in areas currently zoned with allowed residential uses. The 2022 IS/ND also determined that future housing development would not require substantial road-widenings or other features which could potentially divide the established community. Additionally, candidate housing sites were identified throughout the City rather than concentrated in a single area. Therefore, the 2022 IS/ND determined that future housing development would not physically divide an established community, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, the project would not introduce any new land uses whose nature could divide an established community that were not considered in the 2022 IS/ND. Therefore, the project would not physically divide an established community greater than previously analyzed, and impacts would be less than significant. No new impact would occur.

Conflicts with Plans and Policies

2022 IS/ND

The 2022 IS/ND determined that the 2022 IS/ND determined that the 6th Cycle Housing Element Update was developed consistent with state housing law, and therefore was consistent with applicable land use and planning policies in the state, regional, and local context. Additionally, future housing development would be reviewed for consistency with all applicable land use and planning policies and regulations intended to minimize environmental effects. Therefore, the 2022 IS/ND determined that future housing development would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in greater conflicts with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.12 Mineral Resources

2022 IS/ND

The 2022 IS/ND determined that the only potentially mineral resources located in the City are aggregate materials that may be found in areas designated as MRZ-3, land for which the significance of mineral resources cannot be determined, which is not considered a significant mineral resource. Additionally, the 2022 IS/ND did not identify properties delineated as a mineral resource recovery site within the City. Therefore, the 2022 IS/ND determined that future housing development would not result in the loss of availability of a known mineral resource or impact any mineral resource recovery sites. No impact would occur.

Project

There is no change to the analysis provided in the 2022 IS/ND. No significant mineral resources or mineral resource recovery sites are located within the City. Therefore, no new or more severe impacts would occur.

15.13 Noise

Noise Standards

2022 IS/ND

The 2022 IS/ND determined that construction of future housing development is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations and would not be concentrated in any one particular area of the City. Additionally, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC Chapter 9.40 (Noise). Once constructed, future housing development would not be expected to significantly increase traffic volume on local roadways given the City's largely developed nature. Most of the identified candidate housing sites in future overlay zones are within urbanized portions of the City already generating traffic volumes and mobile noises. Furthermore, candidate housing sites located within areas evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not generate a substantial temporary or permanent increase in ambient noise levels in excess of established standards, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC Chapter

9.40 (Noise), as documented in the 2022 IS/ND. Furthermore, candidate housing sites located within areas evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater temporary or permanent increase in ambient noise levels in excess of established standards than previously analyzed, and impacts would be less than significant.

Groundborne Noise and Vibration

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's standard discretionary review process, including compliance with the City's GP, CMC, and site-specific CEQA review. Therefore, the 2022 IS/ND determined that future housing development would not generate excessive ground borne vibration or ground borne noise levels, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Furthermore, the project would not introduce any land uses that generate groundborne noise or vibration that were not considered in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater ground borne vibration or ground borne noise levels than previously analyzed, and impacts would be less than significant.

Aircraft Noise

2022 IS/ND

The Chino Airport is a public airport owned by the County and is located within the City, just northwest of The Preserve area. The next closest public airport to the City is the Ontario International Airport, which is located approximately 2.8 miles east of the City's eastern boundary. There are no private airstrips located in the City. As described in Section 15.9 above, the 2022 IS/ND determined that future housing development would not conflict with any existing airport land use plan. Furthermore, candidate housing sites located within areas evaluated under the Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that future housing development would not expose people residing or working in the area to excessive noise levels, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater potential impact related to exposure of

people residing or working in the area to excessive noise levels than previously analyzed, and impacts would be less than significant.

15.14 Population and Housing

Induce Unplanned Population Growth

2022 IS/ND

The 2022 IS/ND determined that the 6th Cycle Housing Element Update was a component of statewide housing legislation. Therefore, housing and population growth associated with the 6th Cycle Housing Element Update would be in accordance with state-level regulation and would not be considered unplanned. Additionally, future housing development would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders). Furthermore, future housing developments would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as an assessment on a project-by-project basis for potential effects concerning population growth. Therefore, the 2022 IS/ND determined that future housing development would not induce substantial unplanned population growth in an area, either directly or indirectly, and impacts would be less than significant.

Project

The project would allow for increased development intensity at certain sites, up to a total of 184 additional units, compared to what was evaluated in the 2022 IS/ND. However, the additional units would add to the existing buffer that allows the City to navigate the "no net loss" provisions of the State Housing Element law in the event that sites on the inventory do not develop as projected in the Housing Element. Therefore, it is not anticipated that the increased development potential of the project would induce population growth beyond what is anticipated by regional growth projections for the City that the 6th Cycle Housing Element Update was developed to accommodate. Therefore, the project would not induce new or substantially greater impacts related to unplanned population growth than previously analyzed, and impacts would be less than significant. No new impact would occur.

Displace People or Housing

2022 IS/ND

The 2022 IS/ND determined that the City would comply with the requirements of SB 166 that a jurisdiction maintain an inventory at all times that can accommodate its share of the regional housing need throughout the planning period. Additionally, the 6th Cycle Housing Element Update's candidate housing site inventory would be sufficient to accommodate the City's RHNA allocation. The candidate housing site inventory included 3,397 unit low and very-low income RHNA need, as well as a 39 percent buffer for those income categories. Therefore, the 2022 IS/ND determined that the 6th Cycle Housing Element Update would not displace substantial numbers of existing housing or people, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not result in redevelopment of any existing housing sites beyond what was considered in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impacts relating to the displacement of existing people or housing than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.15 Public Services**Fire Protection***2022 IS/ND*

The 2022 IS/ND determined that future housing development would increase demand for fire protection services over time. However, vacant candidate housing sites would be located in urbanized areas near infrastructure that are already served by the Chino Valley Independent Fire District. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum and would be subject to the applicable mitigation framework. All future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with City GP policies, CMC Chapter 15.32 (Fire Code), and the 2019 California Fire Code. Future projects would also be subject to Development Impact Fees (DIF). Tax revenue generated from their development would support public goods, such as fire protection services. Therefore, the 2022 IS/ND determined that the 6th Cycle Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because vacant candidate housing sites would be located in urbanized areas near infrastructure that are already served by the Chino Valley Independent Fire District. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum and would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Furthermore, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with City GP policies, CMC Chapter 15.32 (Fire Code), and the 2019 California Fire Code. Future projects would also be subject to DIFs. Tax revenue generated from their development would support public goods, such as fire protection services, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for new or altered fire protection service facilities than previously analyzed, and impacts would be less than significant. No new impact would occur.

Police Protection

2022 IS/ND

The 2022 IS/ND determined that future housing development would increase demand for police protection services over time. However, vacant candidate housing sites would be located in urbanized areas near infrastructure that are already served by the Chino Police Department. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, the Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. All future housing development would be subject to the City's development review process under CEQA and DIFs. Tax revenue generated from their development would support public goods, such as police protection services. Therefore, the 2022 IS/ND determined that the 6th Cycle Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because vacant candidate housing sites would be located in urbanized areas near infrastructure that are already served by the Chino Police Department. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, the Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Furthermore, future housing development would be subject to the City's development review process under CEQA and DIFs. Tax revenue generated from their development would support public goods, such as police protection services, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for new or altered police protection facilities than previously analyzed, and impacts would be less than significant. No new impact would occur.

Schools

2022 IS/ND

The 2022 IS/ND determined that future housing development would generate student population growth in Chino Valley Unified School District that would increase demand for school services and facilities over time. However, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, the Edgewater EIR, and the 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Additionally, all future housing development would be subject to school impact fees imposed through the Education Code, pursuant to Government Code Section 65996, that are deemed to be full mitigation for new development projects. Therefore, the 2022 IS/ND determined that the 6th Cycle Housing Element Update would not result in substantial adverse physical impacts associated

with the provision of new or physically altered school facilities, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, the Edgewater EIR, and the 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Additionally, all future housing development would be subject to school impact fees imposed through the Education Code, pursuant to California Government Code Section 65996, that are deemed to be full mitigation for new development projects, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for new or altered school facilities than previously analyzed, and impacts would be less than significant. No new impact would occur.

Parks

2022 IS/ND

See Section 15.16 Recreation below.

Project

See Section 15.16 Recreation below.

Other Public Facilities

2022 IS/ND

The 2022 IS/ND determined that future housing development would generate demand for public services and facilities over time. However, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, the Edgewater EIR, and the 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework. Additionally, demand would be at least partially offset by funding generated by development fees and by tax revenue of higher numbers of residents. Therefore, the PEIR determined that the 6th Cycle Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities than previously analyzed, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units

compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, the Edgewater EIR, and the 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Additionally, demand would be at least partially offset by funding generated by development fees and by tax revenue of higher numbers of residents, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for new or altered public facilities, and impacts would be less than significant. No new impact would occur.

15.16 Recreation

Increased Use of Parks and Recreation Facilities

2022 IS/ND

The 2022 IS/ND determined that future housing development would increase demand and use of City park resources. However, future housing development would be subject to DIFs that would provide funds to build new parks or make capital improvements to existing parks, and/or extend the existing park system. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum and would be subject to the applicable mitigation framework. Therefore, the 2022 IS/ND determined that the 6th Cycle Housing Element Update would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be subject to DIFs that would provide funds to build new parks or make capital improvements to existing parks, and/or extend the existing park system, as documented in the 2022 IS/ND. Additionally, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum and would be subject to the applicable mitigation framework, as documented in the 2022 IS/ND. Therefore, the project would not cause a new or substantially greater increase in the deterioration of recreational facilities than previously analyzed, and impacts would be less than significant. No new impact would occur.

Recreation Facilities

2022 IS/ND

The 2022 IS/ND determined that future housing development would increase demand for park and recreation facilities over time. However, candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR and the Edgewater EIR and 2016 Addendum and would be subject to the applicable mitigation framework. Additionally, future expansion of existing recreation facilities or construction of new recreation facilities would be subject to environmental review under CEQA requirements and would be required to comply with any applicable development review actions related to the expansion of recreational facilities. Therefore, the 2022 IS/ND determined that the 6th Cycle Housing Element Update would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because candidate housing sites located within The Preserve and Rancho Miramonte areas were previously evaluated in The Preserve EIR, Edgewater EIR, and 2016 Edgewater EIR Addendum and would be subject to the applicable mitigation framework as documented in the 2022 IS/ND. Additionally, future expansion of existing recreation facilities or construction of new recreation facilities would be subject to environmental review under CEQA requirements and would be required to comply with any applicable development review actions related to the expansion of recreational facilities, as documented in the 2022 IS/ND. Therefore, the project would not cause a new or substantially greater increase in the amount of recreational facilities that may have an adverse physical effect on the environment than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.17 Transportation

Circulation System

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards concerning public transit and pedestrian facilities. This includes policies and regulations to improve public access and safety for people who walk and bike, and improve the transportation system, as applicable. Therefore, the 2022 IS/ND determined that future housing development would not conflict with a plan, ordinance, or policy addressing the circulation system, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be required to comply with applicable City GP policies and CMC standards concerning public transit and pedestrian facilities, including policies and regulations to improve public access, safety for people who walk and bike, and improve the transportation system, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater conflicts with a plan, ordinance, or policy addressing the circulation system than previously analyzed, and impacts would be less than significant.

Vehicle Miles Traveled

2022 IS/ND

The 2022 IS/ND determined that most candidate housing sites were located within urban and developed areas, and therefore would be expected to reduce VMT. Additionally, future housing development would be required to adhere to all state and local requirements for avoiding significant impacts related to VMT, as well as the City's VMT guidelines, in accordance with SB 743. Any traffic demand measures required for mitigation would be required to comply with City GP Goal TRA-1, which encourages the development and maintenance of efficient street network and roadway capacities and minimization of traffic hazards near residential uses. Therefore, the 2022 IS/ND determined that future housing development would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because all future housing development would be required to adhere to all state and local requirements for avoiding significant impacts related to VMT, as well as the City's VMT guidelines, in accordance with SB 743, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater conflicts or inconsistencies with CEQA Guidelines Section 15064.3, subdivision (b) than previously analyzed, and impacts would be less than significant.

Hazards Due to a Design Feature

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, comply with applicable

City GP policies and CMC standards, and be evaluated at the project-level for the potential to increase hazards due to a geometric design feature. Future housing development would also be required to comply with applicable building and fire safety regulations for the design of new housing and emergency access, as well as applicable state and local requirements for avoiding construction and operations impacts related to design and incompatible uses. Therefore, the 2022 IS/ND determined that future housing development would not substantially increase hazards due to a geometric design feature, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. All future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, comply with applicable City GP policies and CMC standards, and be evaluated at the project-level for the potential to increase hazards due to a geometric design feature, as documented in the 2022 IS/ND. Future housing development would also be required to comply with applicable building and fire safety regulations for the design of new housing and emergency access, as well as applicable state and local requirements for avoiding construction and operations impacts related to design and incompatible uses, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater increase in hazards due to a geometric design feature than previously analyzed, and impacts would be less than significant.

Emergency Access

2022 IS/ND

The 2022 IS/ND determined that the City has adopted the California Fire Code in compliance with Government Code Section 65850.7, under CMC Chapter 15.32. The California Fire Code sets standards for fire safety features. Additionally, more stringent CBC standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. According to the City GP, the City has established emergency preparedness procedures to anticipate and respond to potential natural and manmade disasters in its Emergency Operations Plan adopted in September 2008. The City also updated the Local Hazard Mitigation Plan in 2018, whose intent is to reduce and/or eliminate loss of life and property. Furthermore, future housing development would be required to comply with applicable building and fire safety regulations requiring the new housing development to be designed and constructed to provide adequate roadway access emergency access and evacuation route access. Therefore, the 2022 IS/ND determined that future housing development would not result in inadequate emergency access, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. All future housing development would be required to comply with applicable building and fire safety regulations requiring the new housing development to be designed and constructed to provide adequate roadway access emergency access and evacuation route access, as documented in the

2022 IS/ND. Therefore, the project would not result in new or substantially greater impact related to inadequate emergency access than previously analyzed, and impacts would be less than significant.

15.18 Tribal Cultural Resources

2022 IS/ND

The 2022 IS/ND determined that future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with applicable City GP policies and CMC standards, as well as applicable federal, state, and local regulations for avoiding impacts to tribal cultural resources. Therefore, the 2022 IS/ND determined that future housing development would not cause a substantial adverse change in the significance of a tribal cultural resource, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The City initiated consultation with the Native American tribes who are traditionally and culturally affiliated with the geographic area of the project consistent with the requirements of SB 18. The City received responses from five tribes. The Gabrielino Tongva Indians of California, Agua Caliente Band of Cahuilla Indians, Fort Yuma Quechan Tribe, and Rincon Band of Luiseño Indians did not request additional consultation. The Gabrieleno Band of Mission Indians: Kizh Nation requested consultation for future housing to be developed under the project. The City will comply with this request by notifying the Gabrieleno Band of Mission Indians: Kizh Nation and other tribes who are traditionally and culturally affiliated with the geographic area of the project as future housing is developed. Therefore, the project would not result in a new or substantially greater substantial adverse change in the significance of a tribal cultural resource than previously analyzed, and impacts would be less than significant. No new impact would occur.

15.19 Utilities and Service Systems

Utility Infrastructure

2022 IS/ND

Water

The 2022 IS/ND determined that unplanned proposed candidate housing sites would be located in urbanized areas of the City with existing residential or non-residential land use designation and zoning where water infrastructure already exists. Additionally, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to City GP policies and the CMC standards. Therefore, the 2022 IS/ND determined that future housing development would not require or result in the relocation or construction of new or expanded water facilities that could cause significant environmental effects, and impacts would be less than significant.

Wastewater

The 2022 IS/ND determined that unplanned proposed candidate housing sites would be located in urbanized areas of the City with existing residential or non-residential land use designation and zoning where wastewater infrastructure already exists. Additionally, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to applicable City GP policies and CMC standards. Therefore, the 2022 IS/ND determined that future housing development would not require or result in the relocation or construction of new or expanded wastewater facilities that could cause significant environmental effects, and impacts would be less than significant.

Dry Utilities

The 2022 IS/ND determined that future housing development would be located in urbanized areas of the City are already served by electric power, natural gas, and telecommunications facilities. Most of the candidate housing sites are developed and connect to existing dry utility infrastructure. Additionally, housing and population growth associated with the 6th Cycle Housing Element Update would be consistent with regional and local plans used to guide infrastructure development. Furthermore, future housing development would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. Therefore, the 2022 IS/ND determined that future housing development would not require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities that could cause significant environmental effects, and impacts would be less than significant.

Project

Water

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because candidate housing sites would be located in urbanized areas of the City with existing residential or non-residential land use designation and zoning where water infrastructure already exists. Additionally, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to City GP policies and the CMC standards, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for relocation or construction of new or expanded wastewater facilities that could cause significant environmental effects than previously analyzed, and impacts would be less than significant. No new impact would occur.

Wastewater

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project

would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because candidate housing sites would be located in urbanized areas of the City with existing residential or non-residential land use designation and zoning where wastewater infrastructure already exists. Additionally, future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to applicable City GP policies and CMC standards, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for relocation or construction of new or expanded water facilities that could cause significant environmental effects than previously analyzed, and impacts would be less than significant. No new impact would occur.

Dry Utilities

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because future housing development would be located in urbanized areas of the City are already served by electric power, natural gas, and telecommunications facilities. Most of the candidate housing sites are developed and connect to existing dry utility infrastructure. Furthermore, future housing development would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater need for relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities that could cause significant environmental effects than previously analyzed, and impacts would be less than significant. No new impact would occur.

Water Supply

2022 IS/ND

The 2022 IS/ND determined that the City's 2020 Urban Water Management Plan, adequate water supplies are projected to be available to meet the City's estimated water demand for normal, dry, and multiply dry weather years through the year 2045. Additional supplies beyond those identified in the City's 2020 Urban Water Management Plan would also be available, as the City has the flexibility to increase groundwater production from the Chino Basin. All future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and would be required to comply with applicable City GP policies and CMC Title 13 (Water, Sewers, and Utilities) regulations. Future housing development satisfying certain criteria would be required to prepare a Water Supply Assessment in order to verify sufficient water supply is available to meet project demand. Therefore, the 2022 IS/ND determined that future housing development would have sufficient water supplies during normal, dry, and multiple dry years, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because the City's 2020 Urban Water Management Plan projected that adequate water supplies would be available to meet the City's estimated water demand for normal, dry, and multiply dry weather years through the year 2045. Additional supplies beyond those identified in the City's 2020 Urban Water Management Plan would also be available as the City has the flexibility to increase groundwater production from the Chino Basin. All future housing development would be subject to the City's development review process, which may include review pursuant to CEQA, and would be required to comply with applicable City GP policies and CMC Title 13 (Water, Sewers, and Utilities) regulations, as documented in the 2022 IS/ND. Therefore, the project would not result in a new or substantially greater impact related to sufficient water supplies during normal, dry and multiple dry years, and impacts would be less than significant. No new impact would occur.

Wastewater Treatment

2022 IS/ND

The City is served by three wastewater treatment plants: Regional Plant 1 in the City of Ontario, Carbon Canyon Wastewater Facility in the City, and Regional Plant 5 in the City. All three facilities have a combined capacity of 71.7 million gallons per day. The Chino Basin Regional Sewer Service Contract requires a capacity of 270 gallons per day per housing unit. The 2022 IS/ND determined that previously unplanned housing units would generate a demand of 1.3 million gallons per day over the span of 2021-2029 planning period, which would be well within the existing capacity of the combined treatment plants. Additionally, future housing development would be subject to discretionary permits and be required to adhere to all federal, state, and local requirements related to wastewater treatment during construction and operations, including the Sewer System Management Plan, City GP Objective PFS-9.1 Policy P2, CMC Title 13, and required construction permits. Therefore, the 2022 IS/ND determined that future housing development would not increase demand for wastewater treatment beyond what has been planned and is anticipated by the City's service providers, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because the up to 184 additional units would not exceed the combined wastewater treatment capacity of 71.7 million gallons per day provided by the three wastewater treatment plants serving the City. Therefore, the project would not result in a new or substantially greater impact related to demand for wastewater treatment, and impacts would be less than significant. No new impact would occur.

Solid Waste Generation

2022 IS/ND

The 2022 IS/ND determined that construction activities would be subject to compliance with the 50 percent diversion of solid waste requirement pursuant to the California Integrated Waste Management Act of 1989 (AB 939). Additionally, construction activities would be required to comply with the most recent Green Building Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures. The 2022 IS/ND determined that previously unplanned proposed candidate sites are located in already urbanized areas of the City in either existing residential or non-residential land use designations and zoning. Additionally, it is not expected that development of unplanned housing units would lead to inadequate landfill capacity at the El Sobrante Sanitary Landfill, which has a daily capacity of 16,054 tons per day, a remaining capacity for 383.4 million cubic yards, and a projected operational life through 2047. Therefore, the 2022 IS/ND determined that future housing development would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. The project would allow for increased development intensity at certain sites, up to a total of 184 additional units compared to what was evaluated in the 2022 IS/ND. However, the additional development potential would not change the significance conclusions of the 2022 IS/ND because the up to 184 additional units would not exceed the existing capacity of El Sobrante Sanitary Landfill, which has a daily capacity of 16,054 tons per day, a remaining capacity for 383.4 million cubic yards, and a projected operational life through 2047. Therefore, the project would not result in a new or substantially greater generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and impacts would be less than significant. No new impact would occur.

Solid Waste Regulations

2022 IS/ND

The 2022 IS/ND determined that future housing development would comply with applicable solid waste regulations, including the California Integrated Waste Management Act of 1989 (AB 939), Section 4.408 of the CALGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs. Therefore, the 2022 IS/ND determined that future housing development would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Future housing development would comply with applicable solid waste regulations, including the California Integrated Waste Management Act of 1989 (AB 939); Section 4.408 of the CALGreen Code; and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs. Therefore, the project would not result in a new or substantially greater conflict with federal, state, and local management and reduction statutes and regulations related to solid waste, and impacts would be less than significant. No new impact would occur.

15.20 Wildfire**Emergency Response Plans***2022 IS/ND*

The 2022 IS/ND determined that future housing development would not be located in areas identified on the CalFire Fire Hazard Severity Zone Map as a State Responsibility Area or a Very High Fire Hazard Severity Zone. Additionally, conditions of approval for new development include a number of actions to reduce fire danger to new structures and the community in general would apply as documented in the City GP EIR. Furthermore, the potential to impair an adopted emergency response plan or emergency evacuation plan would be evaluated on a project-by-project basis, and conditions of approval and/or mitigation would be placed on proposed projects to address any potential impacts, consistent with City GP policies. Therefore, the 2022 IS/ND determined that future housing development would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. All future housing development would be evaluated for the potential to impair an adopted emergency response plan or emergency evacuation plan would be evaluated on a project-by-project basis and conditions of approval and/or mitigation would be placed on proposed projects to address any potential impacts, consistent with City GP policies, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater potential to impair an adopted emergency response plan or emergency evacuation plan than previously analyzed, and impacts would be less than significant.

Wildfire*2022 IS/ND*

The 2022 IS/ND determined that future housing development would be required to adhere to all applicable fire prevention requirements and regulations, including California Fire Code requirements. Therefore, the 2022 IS/ND determined that future housing development would not expose project

occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. All future housing development would be required to adhere to all applicable fire prevention requirements and regulations, including California Fire Code requirements, as documented in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater potential to expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and impacts would be less than significant.

Infrastructure

2022 IS/ND

The 2022 IS/ND determined that the need for installation and maintenance of new infrastructure (such as roads, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated as part of the development review process. The 2022 IS/ND anticipated that future housing development would be served by the extension of existing utility infrastructure located primarily in existing rights-of-way consistent with applicable development regulations. Therefore, the 2022 IS/ND determined that future housing development would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. It is anticipated that future housing development would be served by the extension of existing utility infrastructure located primarily in existing rights-of-way consistent with applicable development regulations. Therefore, the project would not result in new or substantially greater impacts related to infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, and impacts would be less than significant.

Flooding and Landslides

2022 IS/ND

The 2022 IS/ND determined that the City does not contain any areas identified as having a severe potential for landslides, and the candidate housing sites would be located within urbanized areas that are relatively flat. The 2022 IS/ND determined that adherence to state and City codes, and emergency and evacuation plans set by the City and the County would prevent impacts to people or structures from risks, including downslope or downstream flooding or landslides, as a result of

runoff, post-fire slope instability, or drainage changes. Therefore, the 2022 IS/ND determined future housing development would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. Adherence to state and City codes and emergency and evacuation plans set by the City and the County would prevent impacts to people or structures from risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the project would not result in new or substantially greater potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant.

15.21 Mandatory Findings of Significance

Biological and Historical Resources

2022 IS/ND

The 2022 IS/ND did not identify any impacts to the types of resources listed under this threshold. Future housing development would be subject to the City's development review process and required to adhere to all federal, state, and local requirements. Therefore, the 2022 IS/ND determined that future housing development would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. This addendum did not identify any new significant impacts in Sections 15.4 Biological Resources or 15.5 Cultural Resources above that had not previously been identified in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, and impacts would be less than significant.

Cumulative Impacts

2022 IS/ND

The 2022 IS/ND did not identify any significant impacts in Sections 15.1 through 15.20 above. Future housing development would be subject to the City's development review process and required to adhere to all federal, state, and local requirements. Future housing development would occur as market conditions allow, at the discretion of the individual property owners, and would be subject to the City's development review process and environmental review under CEQA. Therefore, the 2022 IS/ND determined that future housing development would not have impacts that are individually limited, but cumulatively considerable, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. This addendum did not identify any significant impacts in Sections 15.1 through 15.20 above that had not previously been identified in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater impacts that are individually limited, but cumulatively considerable, and impacts would be less than significant.

Human Beings

2022 IS/ND

The 2022 IS/ND did not identify any substantial adverse effects on human beings in Sections 15.1 through 15.20 above. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the 6th Cycle Housing Element Update and is intended to provide new housing opportunities for low-income households. Therefore, the 2022 IS/ND determined that future housing development would not have substantial adverse effects on human beings, directly or indirectly, and impacts would be less than significant.

Project

The project would not make any changes to the candidate housing site inventory, and therefore would not develop housing in any locations that were not evaluated in the 2022 IS/ND. This addendum did not identify any new significant impacts in Sections 15.1 through 15.20 above that had not previously been identified in the 2022 IS/ND. Therefore, the project would not result in new or substantially greater adverse effects on human beings, and impacts would be less than significant.