Draft Initial Study and Mitigated Negative Declaration

Activation of Latent Sewer Collection Service Authority Project

Prepared for

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SECTION 1.0 INTRODUCTION

1.1 ORGANIZATION OF THE INITIAL STUDY

This Initial Study and Mitigated Negative Declaration (IS/MND) is organized into sections, as described below.

- **Section 1.0: Introduction.** This section provides an introduction and overview of the conclusions in the IS/MND.
- **Section 2.0: Environmental Setting and Project Description.** This section provides a brief description of the Project, including location, relevant background information, and a description of the existing conditions of the Project site and vicinity.
- **Section 3.0: Environmental Checklist.** The completed Environmental Checklist Form from the California Environmental Quality Act (CEQA) guidelines (State CEQA Guidelines) provides an overview of the potential impacts that may or may not result from Project implementation. The Environmental Checklist Form also includes "mandatory findings of significance", as required by CEQA.
- **Section 4.0: Report Preparers.** This section lists the authors, including staff members from the Monte Vista Water District (MVWD), who assisted in preparing and reviewing the IS/MND.
- **Section 5.0: References.** This section identifies the references used to prepare the IS/MND.

1.2 PURPOSE OF THE INITIAL STUDY

This IS/MND has been prepared pursuant to CEQA, as amended (Section 21000 et. seq. of the Public Resources Code) and in accordance with the State CEQA Guidelines (Section 15000 et. seq. of the California Code of Regulations).

The purpose of this IS/MND is to (1) describe MVWD's proposed Activation of Latent Sewer Collection Service Authority Project (proposed Project or Project) and (2) evaluate potential environmental impacts associated with the Project's implementation. The Project is the proposed activation of MVWD's latent powers to provide sewer collection services to the Service Area (described below). This IS/MND, tiered from the IEUA PEIR (described further below), provides project-level review of these steps to activate MVWD's latent powers, and provides program-level review of MVWD's potential eventual provision of sewer collection service within the Service Area, where future provision of service would be subject to further planning and further project-level environmental review.

MVWD currently provides retail potable and non-potable water services within its jurisdictional boundary, including the Service Area, and wholesale potable water service to the City of Chino Hills. As a county water district, MVWD has the latent authority to provide sewer collection services pursuant to Division 12 of the California Water Code. As part of the Project, MVWD would apply to the Local Agency Formation Commission for San Bernardino County (LAFCO) to authorize activation of that authority. Subsequent to LAFCO's approval, MVWD would then seek to enter into with the Inland Empire Utilities Agency (IEUA) a sewer treatment service contract under the Chino Basin Regional Sewage Service Contract. MVWD would then apply to the State Water Resources Control Board (SWRCB) for coverage under Statewide General Waste Discharge Requirements (WDRs) for wastewater collection agencies. Upon completion of those steps, and of administrative items described in Section 2.4 below, MVWD would have active

authority to implement sewer collection services within the Service Area. As described further below (Section 2.2), MVWD would then take further planning steps, with associated further environmental review tiered from this IS/MND, and possibly from the IEUA PEIR, prior to providing sewer collection service within the Service Area.

MVWD is the lead agency for the Project, as it is the public agency which has the principal responsibility for carrying out and approving the Project. (See, Section 21067 of the Public Resources Code; Section 15367 of the State CEQA Guidelines).

1.2.1 TIERING AND PREPARATION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

The environmental analysis of potential impacts for the proposed Project is tiered from the *IEUA Facilities Master Plans Final Program Environmental Impact Report* (IEUA PEIR) (State Clearinghouse [SCH] No. 2016061064), which was certified by the IEUA Board of Directors in March 2017 (IEUA 2017). The IEUA PEIR is a Program EIR and was prepared in accordance with CEQA and the State CEQA Guidelines, in particular Section 15168 of the State CEQA Guidelines.

"'Tiering' refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on issues specific to the later project" (Section 15152[a] of the State CEQA Guidelines). CEQA and the State CEQA Guidelines encourage the use of tiered environmental documents to eliminate repetitive discussions of the same issues and to focus the later EIR or negative declaration on the actual issues important for decision at each level of environmental review. "Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration" (Section 15152[b] of the State CEQA Guidelines).

When an EIR has been prepared and certified for a program, plan, policy, or ordinance, "any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which: (1) Were not examined as significant effects on the environment in the prior EIR; or (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means" (Section 15152[d] of the State CEQA Guidelines).

When tiering, a later EIR is required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. Significant environmental effects are considered to have been "adequately addressed" if the lead agency determines that:

(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project (Section 15152[f][3][A-B] of the State CEQA Guidelines).

Alternatively, a negative declaration shall be required when the provisions of State CEQA Guidelines Section 15070 are met such that the initial study shows that there is no substantial

evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or the initial study identifies potentially significant effects, but revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment (Section 15070 of the State CEQA Guidelines).

In addition to the findings required of an MND pursuant to Sections 21080 and 21064.5 of CEQA, the Office of Planning and Research recommends that a Lead Agency that engages in a tiered analysis find that:

1) The project is consistent with the program, policy, plan, or ordinance for which the previous EIR was prepared.
2) The project is consistent with the general plan and zoning of the applicable city or county.
3) The project, as revised or mitigated, will not result in any significant effects which were not examined in the previous EIR.

As discussed in more detail below, this IS/MND tiers from the IEUA PEIR in its analysis of the potential physical environmental effects that may occur should MVWD receive authority to provide sewer collection service, including septic system conversions, within the proposed Service Area. As supported by the discussion in Section 3.0 of this IS/MND, the Project is consistent with the IEUA program analyzed in the IEUA PEIR. The Project is also consistent with the General Plans and zoning of the County, and cities of Chino and Montclair. Further, the Project, as revised or mitigated, would not result in any significant effects that were not examined and disclosed in the IEUA PEIR.

In conjunction with certification of the IEUA PEIR, the IEUA Board of Directors also adopted a Mitigation Monitoring and Reporting Program (MMRP), which is included under the same cover as the IEUA PEIR. Any mitigation measures (MMs) from the IEUA PEIR applicable to MVWD's Project have been carried forward and applied in this IS/MND, and would be implemented as part of the Project, if the Project is approved.

1.3 SUMMARY OF FINDINGS

This IS/MND provides an environmental analysis to determine whether the Project would result in any significant impacts not adequately addressed in the IEUA PEIR and/or if additional mitigation measures beyond those adopted in the MMRP for the IEUA Facilities Master Plans project would be required to reduce identified impacts to a less than significant level. In accordance with the State CEQA Guidelines, an MND is the appropriate environmental document because, after incorporation of the identified MMRP mitigation measures from the IEUA PEIR–as described and analyzed in this IS/MND–the Project would not result in any new significant impacts that are not examined in the IEUA PEIR or in a significant increase in the previously identified impacts. Because no Project-specific impacts have been identified, no additional Project-specific mitigation measures are required.

Based on the environmental checklist form prepared for the Project and supporting environmental analysis (Section 3.0), the Project would have no impact or less than significant impacts in the following environmental areas: aesthetics, biological resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, public services (parks), recreation, utilities and service systems, and wildfire. The Project

would have less than significant impacts after implementation of applicable IEUA PEIR mitigation measures in the following environmental areas: agriculture and forestry resources, air quality, cultural resources, geology and soils, hazards and hazardous materials, noise, and transportation, and tribal cultural resources.

Table 1-1, Summary of Potentially Significant Impacts, Mitigation, and Level of Significance After Mitigation, presents a summary of potentially significant environmental impacts identified in Section 3.0 of this IS/MND; applicable MMs from the IEUA PEIR that reduce identified potentially significant impacts; and the level of significance of each impact after mitigation.

TABLE 1-1
SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS, MITIGATION, AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

Summary of Potentially Significant Impacts	IEUA PEIR Mitigation Measures	Level of Significance After Mitigation
Section 3.2 – Agriculture and Forestry Resources		
There are scattered parcels designated as Farmland in the MVWD Service Area. As MVWD cannot yet determine the location and details of local sewer collection facilities, there is potential to have a significant impact, before mitigation, related to conversion of Farmland.	MM AG-1	Less than significant
Section 3.3 – Air Quality		
Based on the relatively small scale and scope of MVWD's local sewer collection facilities compared to IEUA's Project Category 2 facilities and the conservative air quality modeling conducted for those facilities, it is not expected there would be significant direct or cumulative regional or local construction emissions, or substantial pollutant concentrations affecting sensitive receptors. Nonetheless, implementation of these mitigation measures during construction of MVWD facilities is assumed to reduce emissions to the maximum extent feasible.	MMs AIR-1, AIR-2, AIR-3	Less than significant
Section 3.5 – Cultural Resources		
While the extent of excavation associated with construction of MVWD's local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown buried cultural resources.	MMs CUL-1 and CUL-2	Less than significant
Section 3.7 – Geology and Soils		
As MVWD cannot yet determine the location and details of local sewer collection facilities, the geotechnical and/or soil engineering constraints that would affect construction and operation of MVWD's facilities is unknown without preparation of site-specific assessments.	MM GEO-1	Less than significant
While the extent of excavation associated with construction of MVWD's local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown buried paleontological resources.	MM CUL-3	Less than significant

TABLE 1-1
SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS, MITIGATION, AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

Summary of Potentially Significant Impacts	IEUA PEIR Mitigation Measures	Level of Significance After Mitigation
Section 3.9 – Hazards and Hazardous Materials		
While the extent of excavation associated with construction of local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown hazardous materials.	MMs HAZ-1 and HAZ-2	Less than significant
Where construction activity is situated in or near the public ROW, traffic may be limited to one lane and detours and other traffic control devices would be required for temporary periods.	MM HAZ-4	Less than significant
Section 3.7 – Noise		
Based on the relatively small scale and scope of MVWD's local sewer collection facilities compared to IEUA's Project Category 2 facilities and the conservative approach to the noise analysis for those facilities, construction and operation of MVWD's local sewer collection facilities would not likely generate noise and vibration levels that would exceed the applicable standards, otherwise be considered substantial, or generate excessive vibration. Nonetheless, implementation of these mitigation measures during construction and operation of MVWD facilities would ensure there are less than significant impacts.	MMs NOISE-1, NOISE-2, NOISE-5, and NOISE-6	Less than significant
Section 3.17 – Transportation		
Where construction activity is situated in or near the public ROW, traffic may be limited to one lane and detours and other traffic control devices would be required for temporary periods.	MM TT-1	Less than significant
Section 3.18 – Tribal Cultural Resources		
While the extent of excavation associated with construction of MVWD's local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown buried cultural resources, including tribal cultural resources.	MM CUL-1	Less than significant

1.4 PROJECT REVIEW AND APPROVAL PROCESS

This IS/MND has been submitted to potentially affected agencies and individuals. The IS/MND, and A Notice of Intent to Adopt a Mitigated Negative Declaration are available on MVWD's website: https://www.mvwd.org/364/Sewer-Service-Feasibility-Study (listed under "Related Documents" heading).

A 30-day public review period is being provided for review of the IS/MND, and extends from **Wednesday, January 26, 2022** through **Thursday, February 24, 2022**. The review period has been established in accordance with Section 15073 of the State CEQA Guidelines. During review of the IS/MND, affected public agencies and the interested public should focus their review on the document's adequacy in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the Project can be avoided.

Written comments on the IS/MND and the analysis contained therein may be emailed to BSchwartz@mvwd.org or addressed to:

Monte Vista Water District
10575 Central Avenue
Montclair, CA 91763
ATTN: Bill Schwartz

MVWD will consider all submissions received on or before February 24, 2022. Following receipt of submissions from agencies, organizations, and/or individuals, MVWD will consider the comments and will determine whether any substantial new environmental issues have been raised. If so, further documentation—such as an Environmental Impact Report (EIR) or an expanded IS/MND—may be required. If not, this IS/MND, and its associated MMRP, would be considered for adoption by MVWD's Board of Directors, prior to its approval of the Project.

SECTION 2.0 ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Project to activate MVWD's latent sewer collection service authority would encompass portions of the unincorporated area of the County of San Bernardino (County) comprised of the majority of the unincorporated spheres of influence of the cities of Chino and Montclair (hereinafter referred to as the Service Area) located in the westernmost portion of the County. The Project's Service Area is within MVWD's existing 30-square-mile service area[1] (refer to Exhibit 1, Monte Vista Water District Proposed Sewer Collection Service Area). The Project site is on the U.S. Geological Survey (USGS) Ontario 7.5-minute quadrangle at Township 1 South, Range 8 West, Sections 33, 34, and 35 and a portion is within the Santa Ana del Chino Land Grant.

Existing Setting

In western San Bernardino County, IEUA provides the regional sewage collection, treatment, and water reclamation/disposal for the cities of Chino, Chino Hills, Fontana, Montclair, Ontario, Upland, and the Cucamonga Valley Water District. IEUA provides sewage collection, treatment, and disposal services to these seven contracting agencies under the terms of a 1973 agreement.[2] Areas of the County that are not included within these cities' or agencies' sewer collection service areas–County Islands–can only be provided sewer collection service through outside service agreements/contracts under the terms and conditions of these retail agencies or by IEUA directly. However, IEUA's facilities master plans that are the subject of the IEUA PEIR address septic system conversions, collection/conveyance, and treatment/disposal of wastewater generated by land use development within these County Islands based on buildout of each respective city's General Plan (including spheres of influence) in place at the time the IEUA PEIR was prepared, as well as based on the Southern California Association of Governments (SCAG) demographic projections for the IEUA service area.

The County Islands or unincorporated spheres of influence for the cities of Chino and Montclair are within MVWD's existing service area (except for a small portion of the Chino sphere of influence). The cities of Chino and Montclair are currently authorized to, and do, provide sewer collection service outside of their respective city limits, including within the Project's Service Area. Provision of sewer service by those cities requires an action by LAFCO to authorize such service outside city boundaries. The cities of Montclair and Chino provide sewer collection service to properties in their respective unincorporated spheres of influence that requires each property owner to sign an irrevocable agreement to annex, stating that the property will be annexed to that city in the future. These annexation agreements are individually reviewed and approved by LAFCO.

IEUA, as well as the cities of Chino and Montclair, have existing sewer collection infrastructure in the Service Area. IEUA's regional facilities include four water reclamation plants with a combined average flow of approximately 48 million gallons per day (mgd) as of December 2020. There are also approximately 1,460 private septic systems in the Service Area (see Exhibit 1).[3] Septic systems can cause water quality issues and require greater individual maintenance than parcels that are connected to a municipal sewer system. IEUA studied the cost required to remove septic

[1] Includes MVWD's current 10-square-mile retail service area (i.e., jurisdictional boundary per LAFCO) and the additional 20-square-mile wholesale service area.

[2] Dexter Wilson Engineering, Inc. 2020 (December 3). *Monte Vista Water District Sewer Service Area Feasibility Report*. Carlsbad, CA: Dexter Wilson Engineering, Inc. The Feasibility Report refers to a 1974 agreement. Instead, based on coordination with IEUA by MVWD, the relevant agreement is dated 1973.

[3] Ibid.

Claremont
Pomona
Montclair
Ontario
Unincorporated
Chino
Chino Hills
Los Angeles County
San Bernardino County
10
60
71
State St
S Monte Vista Ave
Monte Vista Ave
Francis Ave
Borstein Project
Cramer Project
Montclair
Unincorporated
Chino
Monte Vista Water District Service Area
Septic Tanks within Service Area (1,460)
Proposed Projects
Chino Sphere of Influence
Montclair Sphere of Influence
Aerial Source: Esri, Maxar 2019
D:\Projects\2MON\040400\MXD\ex_MVWD_ServiceArea_20211208.mxd

Monte Vista Water District Proposed Sewer Collection Service Area

Exhibit 1

Activation of Latent Sewer Service Authority Project

N W E S

1 0.5 0 1 Miles

PSOMAS

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systems from IEUA's service area to avoid their negative water quality impact in their nitrate loading on the groundwater basin.[4]

2.2 PROJECT DESCRIPTION

Feasibility Report

The Project is the proposed activation of MVWD's latent powers to provide sewer collection services to the Service Area in which MVWD currently provides community potable water system services. The Project is based on information provided in the Feasibility Report, which was prepared on behalf of MVWD to analyze the feasibility of MVWD providing sewer collection service to the Service Area. Portions of the Feasibility Report are based on information in IEUA's *Septic System Conversion Feasibility Study*, dated July 2018. MVWD would rely on the Feasibility Report in its application to LAFCO to approve activation of MVWD's latent powers for sewer collection service. The Feasibility Report would also support MVWD's future application to IEUA for a sewer treatment service contract under the Chino Basin Regional Sewage Service Contract. MVWD would also apply to the SWRCB for WDRs coverage.

The Feasibility Report shows the location of existing sewer infrastructure within the Service Area, including IEUA's existing treatment plants and lift stations (Feasibility Report, Figure 3-1). The Feasibility Report includes sewage flow projections; design criteria and construction costs for various local sewer collection facilities; a description of nine separate sewer basins identified within the Service Area; estimated fees and budgets for provision of potential, future sewer collection services; and funding methods.

The Feasibility Report includes cost estimates based on design criteria for examples of potential facilities that MVWD possibly could utilize to provide sewer collection service within the Service Area (Feasibility Report, Chap. 5). This includes discussion of gravity sewers, and sewage lift stations and force mains designed as a unit. Each station could be designed with onsite emergency power. As noted in the Feasibility Report, all of these parameters are guidelines and may change substantially during final design. For example, at the time of this IS/MND, if needed, MVWD would use pump stations (as described below) rather than lift stations, per California industry standards, and would construct pump stations only if gravity flow is not feasible.

Therefore, the Feasibility Report provides general information on how physical infrastructure could be provided for the purpose of determining feasibility and not as an intended plan for sewer collection facilities. In other words, it provides information on how MVWD could provide sewer collection service, including types and locations of possible facilities and different funding methods, but it is not intended to reflect how MVWD would necessarily implement sewer collection service once MVWD's latent authority is activated. Currently, MVWD cannot yet reliably forecast whether or how sewer collection service would be implemented within the Service Area because its provision of sewer collection service depends on future demand for that service by existing and future property owners.

[4] Ibid.

IEUA Existing Regional Sewer Infrastructure

IEUA currently owns the existing regional collection infrastructure in the Service Area (i.e., downstream of local collection facilities that would be provided by MVWD, or the cities providing sewer collection service). Whether sewer collection service is provided by the City of Chino or City of Montclair, or MVWD, it would be necessary to design and construct local sewer collection facilities between any future customers and existing IEUA regional sewer collection and treatment facilities. MVWD's sewer collection service would only include areas within the limits of IEUA's regional infrastructure, and as such the Project would not require IEUA to build new or expanded infrastructure.[5] Further, because the Service Area is within the boundaries of IEUA, IEUA's planning studies for sewer collection service have included the Service Area.[6] Thus, any future effect on IEUA's regional facilities would not change solely because of the activation of MVWD's latent power to provide sewer collection service.

Future Buildout of Sewer Collection System

The eventual construction of local sewer collection facilities is a reasonably foreseeable effect of MVWD's Project to activate its latent powers, but (with limited exception discussed below) MVWD cannot yet determine who would construct these facilities, or the specific locations, extent, timing, and other facets of the future provision of these sewer collection facilities throughout the Service Area because this depends on future demand for service. MVWD would not determine the specific sewer collection service to be provided unless or until service is requested for a specific property or properties, subject to further planning and environmental review. This IS/MND, tiered from the IEUA PEIR, analyzes impacts of that potential future construction at a programmatic level to the extent details can currently be known.

As a service organization, MVWD's role is to provide beneficial public services for approved land uses. MVWD would provide sewer collection services as requested by property owners within the Service Area, including to support future development of those properties, and/or to allow for conversion from existing septic systems. However, the planning and environmental review of any future development within the Service Area would be the responsibility of the developer/property owner and the applicable lead agency, prior to connection to MVWD's sewer collection system.

As noted above, IEUA owns the regional sewer collection and treatment facilities. MVWD does not anticipate constructing any regional infrastructure. If MVWD determines it is necessary to construct such sewer infrastructure that serves the wider Service Area, this would be addressed in future, separate CEQA documentation prepared by MVWD. In either case, when non-speculative details of future sewer collection service in the Service Area are known, MVWD would undertake additional planning and additional CEQA documentation would be prepared as appropriate. Future planning, if MVWD receives approval activating its authority to provide sewer collection service, is discussed further below.

[5] Ibid.
[6] Ibid.; see also, communication between Ken Tam (IEUA) and Bill Schwartz (MVWD) in December 2021.

Potential Sewer Collection Service for Pending Projects

There is currently one project[7] in the Service Area that has requested sewer collection service by MVWD and is sufficiently developed in its planning to be considered reasonably foreseeable (Section 15064[d], Section 15144 of the State CEQA Guidelines). This project, which is within the City of Chino's unincorporated sphere of influence, is referred to as "Yorba Villas" and is proposed by Borstein Enterprises, 4750 Francis Avenue, Chino, California, for 39 single-family dwelling units on 13.35 acres (Borstein project) (refer to Exhibit 1). For the Borstein project, an IS checklist has been prepared and an Environmental Impact Report (EIR) is currently in draft form. The County of San Bernardino is identified as the CEQA lead agency. The Draft EIR was released for a public review period beginning December 15, 2021 (San Bernardino 2021a). As the Borstein project's Draft EIR is being prepared at a time when MVWD's authority to provide sewer collection service is not active, its description of the Borstein project and analysis of sewer collection service does not reflect MVWD providing these facilities as the baseline.

Additionally, MVWD is aware of a proposed residential development project in the Service Area that may request sewer collection service by MVWD, located at 5084 Francis Avenue, Chino, California, for 18 single-family dwelling units on 5 acres (Cramer project) (refer to Exhibit 1). The Cramer project does not have CEQA documentation at this time, and there is limited information available related to this potential development. Nonetheless, this IS/MND broadly addresses the potential environmental effects of providing sewer collection service to the Borstein and Cramer projects, to the extent feasible, based on available information (i.e., project location and proposed land use and density).

Further, since publication of the Feasibility Report, MVWD has also received expressions of interest for it to provide sewer collection service to properties within the Service Area, either as septic system conversions or for new projects. These communications have been received from individual homeowners, groups of homeowners, and developers. If and when MVWD is able to provide sewer collection service and if any of these property owners request service in the Service Area, then facilities planning and/or other studies would be prepared by MVWD, along with further CEQA review as appropriate.

Description of Local Sewer Facilities

MVWD cannot yet determine the specific local sewer collection facilities that may be required for it to provide service within the Service Area. However, this IS/MND broadly describes potential facilities and analyzes those impacts at the programmatic level, tiering from the IEUA PEIR.

Local sewer collection facilities, including manholes and sewer pipelines (i.e., force mains, gravity lines, trunk lines) and service laterals (i.e., pipeline that extends from a main line to an individual structure), are generally between six (6) and eighteen (18) inches in diameter and would be installed in the public right-of-way (ROW) of roads as well as in driveways and front yards of private properties. These pipelines are typically constructed using either directional drilling or open trench methods. The open trench method is more impactful than directional drilling. Conservatively assuming any necessary sewer pipelines and laterals would be constructed using the open trench method, this involves excavation to typical depths of eight (8) to ten (10) feet and widths of approximately two (2) to three (3) feet, followed by placement of fill and the pipeline, then backfilling and restoring the ground surface or pavement section. Excavated soil would be hauled offsite by truck to an appropriately permitted solid waste facility. Pipeline installation

[7] MVWD had also previously anticipated providing sewer collection service, if authorized, to the Summerland Senior Living proposed by Summerland Chino, LLC, 13225 Serenity Trail, Chino. However, in Fall 2021, the Summerland project applicants opted to move forward by receiving sewer collection service from the City of Chino.

requires limited construction equipment in operation; limited earthmoving (based on the range of depths and widths referenced above); and a relatively brief construction period (i.e., days to weeks depending on length of pipeline). Construction equipment for this type of project typically includes excavator(s), backhoe(s), skid-steer loader(s), concrete saw(s), paver(s), and roller(s). These facilities would be in front yards, driveways, and the public ROW where there are generally no sensitive resources.

Pump stations, if needed, would be constructed along a pipeline alignment with a relatively small excavation footprint. MVWD would determine the need for, and specific design of, a pump station as part of any future sewer planning. Generally, such a station would involve underground facilities as described above, as well as submersible pumps, plus minor aboveground facilities. Aboveground facilities may include a manhole cover, metal cabinet (approximately three feet in height) to house the facility, with a control panel, minimal courtesy lighting, and electrical connection, on a fenced concrete pad (generally about 10 feet by 15 feet). Any pumps would be submersible and effectively inaudible aboveground. A backup power generator may be included or a provision for a temporary, portable generator. Environmental impacts from operation of MVWD's local sewer collection facilities would relate to maintenance activities, primarily vehicle trips by staff and/or contractors to infrastructure for routine maintenance as well as performing repairs.

Future Sewer Service Planning and Environmental Review

If MVWD receives approval to activate its authority to provide sewer collection services in the Service Area, additional planning and environmental review would be required before construction of sewer infrastructure could occur. The Feasibility Report identified nine separate sewer basins within the Service Area for potential MVWD sewer collection service. These basins divide the Service Area into smaller portions that would have a network of physical infrastructure. It is expected that the next planning step may be to prepare subarea sewer plans. The subareas may nor may not equate to the sewer basins described in the Feasibility Report, depending on the location of demand for sewer service.

A subarea plan is typically prepared once there are sufficient expected sewer connections in an individual basin to make such a planning effort both financially and technically feasible. It is in MVWD's interest to conduct subarea planning, rather than serving individual parcels or projects incrementally, to ensure that the network of facilities that is constructed is designed (e.g., type, size, location) and implemented pragmatically. This helps ensure that MVWD can provide current and potential future services as efficiently as possible. The Borstein and Cramer projects would require further planning, such as subarea-level planning, before providing any local sewer collection facilities. The Borstein and Cramer project sites are in the same basin, as these projects are currently defined. Any future subarea plan may be a "project" as defined by CEQA requiring further environmental review consistent with CEQA and the State CEQA Guidelines.

Alternatively, if and when MVWD has enough known future customers, it may instead prepare a sewer system master plan for the entire Service Area, with further CEQA review. This step would be taken only if financially feasible and when sufficient requests for sewer collection service are made.

2.3 TIERING FROM THE IEUA PEIR

IEUA provides the regional wastewater management services that encompass the Service Area. This IS/MND is tiered from the IEUA PEIR, which is available for review online at the IEUA website (https://18x37n2ovtbb3434n48jhbs1-wpengine.netdna-ssl.com/wp-content/uploads/2017/02/Program-Environmental-Impact-Report-Document-March-2017_Volume-I.pdf) or is available for review at MVWD's headquarters (10575 Central Avenue, Montclair, CA). The IEUA PEIR provides for the potential provision of sewer collection service throughout the MVWD Service Area and analyzes the associated impacts.

IEUA Facilities Master Plans

The IEUA PEIR analyzes the direct, indirect, project and cumulative impacts resulting from construction and operation of facilities identified in six interrelated IEUA facility master plans. The six plans collectively address the comprehensive strategy for managing IEUA's regional wastewater and recycled water distribution system in the future; the future strategy for the treatment and disposal of biosolids and manure; and reliable and sustainable energy infrastructure to support these activities. The six plans are summarized as follows:

(1) *Wastewater Facilities Master Plan Update Report* (2015) (which includes the *Septic System Conversion Program*),

(2) *IEUA Asset Management Plan* (fiscal year [FY] 2015/2016),

(3) *Recycled Water Program Strategy* (2015),

(4) *2013 Amendment to the 2010 Recharge Master Plan Update* (2013),

(5) *IEUA 2015 Energy Management Plan* (2015), and

(6) *2015 Integrated Water Resources Plan: Water Supply & Climate Change Impacts 2015-2040* (2015).

Additionally, the IEUA PEIR addressed additional facilities proposed in the IEUA's *Final Year 2016-17 Ten-Year Capital Improvement Plan* (CIP), including construction and operation. The IEUA PEIR incorporates mitigation measures to avoid or minimize impacts associated with the master plans and CIP. The master plans and the CIP relate to the full cycle of water and wastewater management within the IEUA's 242-square-mile service area–potable water supply; wastewater generation, conveyance, and treatment; recycled water production and distribution; management of biosolids; and generation of electrical energy from renewable sources of offset energy demand by IEUA facilities.

IEUA Septic System Conversion Program

As part of the IEUA PEIR, IEUA discusses a program, the Septic System Conversion Program, that would increase the volume of sewage conveyed in its sewage collection system and delivered to its regional plants. IEUA plans to initiate a program to convert residual areas that remain on septic systems within its service area by sewering these areas. This program has two objectives. First, it will reduce the nitrate loading to the groundwater in the vicinity of the areas that remain on septic tanks. Second, some unquantifiable increment of sewage in the septic tanks does not reach the groundwater table. This happens particularly in areas where the groundwater table is at substantial depth beneath the septic system, instead wetting the vadose zone or evaporating due to proximity of the ground surface above the system. By connecting the wastewater to the regional collection/treatment system, the volume of treated effluent would be increased and can

be used for recycled water or to maintain surface discharges from the regional plants[8] (IEUA 2017).

IEUA PEIR Project Categories

To facilitate analysis of impacts from implementation of the master plans and CIP, the IEUA PEIR grouped the construction, operation, and maintenance activities into three project categories:

- IEUA Project Category 1: Treatment Facility Upgrades,
- IEUA Project Category 2: Conveyance Systems and Ancillary Facilities, and
- IEUA Project Category 3: Groundwater Recharge and Extraction (IEUA 2017).

Of these, this IS/MND is tiering from the analysis provided for IEUA Project Category 2. IEUA Project Category 2 covers conveyance systems and ancillary facilities, which include, but are not limited to, pipelines, pump stations, lift stations, emergency generators, meters, electrical system improvements, storage tanks or reservoirs, facility repairs, manhole replacements, septic systems, dry weather diversion points, and discharge relocations. Projects associated with septic conversion also fall under IEUA Project Category 2 (IEUA 2017). This category includes the construction, expansion, replacement, operation, and maintenance of pipelines, some of which directly relate to MVWD's Project (See IEUA PEIR, p. 2-41). The category also includes many facilities that would not directly be used or needed by MVWD, such as reservoirs and booster stations, among others. However, to connect the IEUA PEIR's findings most clearly with this IS/MND, the analysis in this IS/MND largely mirrors the analysis for implementation of all facilities included in IEUA Project Category 2. This provides a conservative approach that also has the benefit of encapsulating the indirect impacts related to construction, operation, and maintenance of the local pipelines connecting individual properties and projects to IEUA regional pipelines and other IEUA facilities.

2.4 DISCRETIONARY APPROVALS

This IS/MND is intended to serve as the primary environmental document pursuant to CEQA for actions associated with the Project, including all discretionary approvals required to implement the Project, including those by Responsible and Trustee agencies. For MVWD to activate its authority to provide sewer collection services in the Service Area, additional approvals are required, as detailed in Chapter 9 of the Feasibility Report, summarized as follows:

The Project would require the following discretionary approvals by MVWD:

- Adoption of the Activation of Latent Sewer Collection Service Authority Project IS/MND, and
- Approval of the Activation of Latent Sewer Collection Service Authority Project.

[8] Using calibrated unit flow factors (flow per person per day, data already available from the Integrated Resources Plan), IEUA and its consultants would develop estimates of existing and future wastewater flows from areas that contain a sufficient number of septic systems to justify installation of the necessary infrastructure (collection system, trunk system and pump stations). The objective will be to identify areas to be converted from septic systems to sewers. Septic system conversion projects will be ranked based on a number of factors, including number of systems to be replaced, accessibility to existing sewer infrastructure, and a logical expansion of the collection systems (IEUA 2017). There is both existing development and vacant land within the Service Area that could be developed with commercial, residential, and other land uses in the future.

The following approvals by Responsible Agencies would also be sought as part of the Project:

- **Local Agency Formation Commission for San Bernardino County.** Approval of activation of latent sewer service powers to include collection.
- **Inland Empire Utilities Agency.** Approval for sewer treatment service contract under the Chino Basin Regional Sewage Service Contract.
- **State Water Resources Control Board.** Coverage under Statewide General Waste Discharge Requirements (WDRs) for wastewater collection agencies.

In addition to the above discretionary approvals, activation of MVWD's latent sewer authority would require it to complete several administrative items (constituting a Sanitary Sewer System Management Plan) prior to serving the first customer. These include:

1. Assigning qualified staff to oversee the sewer collection system,
2. Designating a legally authorized representative or legally responsible official,
3. Adopting rules and regulations surrounding sewer collection service,
4. Establishing sewer collection service rates,
5. Enrollment under the Statewide General Waste Discharge Requirements,
6. Establishing a maintenance contract with a qualified firm,
7. Establishing an emergency response contract with a qualified firm,
8. Establishing an emergency sewer repair contract with a qualified firm, and
9. Executing an agreement with IEUA for contract treatment and disposal.

SECTION 3.0 ENVIRONMENTAL CHECKLIST

1. Project Title:	Activation of Latent Sewer Service Authority Project
2. Lead Agency Name and Address:	Monte Vista Water District 10575 Central Avenue Montclair, CA 91763
3. Contact Person and Phone Number:	Bill Schwartz (909) 267-2113
4. Project Location:	The Project would occur in portions of the unincorporated area of the County of San Bernardino comprised of the majority of the spheres of influence of the cities of Chino and Montclair located in the westernmost portion of the County of San Bernardino.
5. Project Sponsor's Name and Address:	Monte Vista Water District 10575 Central Avenue Montclair, CA 91763
6. General Plan Designation:	Various general plan land use designations are within the Service Area, including agriculture, commercial, floodway, industrial, institutional, open space, resource conservation, and residential zones.
7. Zoning:	Various zones are within the Service Area, including agriculture, commercial, floodway, industrial, institutional, open space, resource conservation, and residential zones.

8. **Description of Project:** The Project is the proposed activation of MVWD's latent powers to provide sewer collection services to the Service Area in which MVWD currently provides community potable water system services.

9. **Surrounding Land Uses and Setting:** MVWD serves a population of over 130,000 within a 30-square-mile area, including the communities of Montclair, Chino Hills, portions of Chino and the unincorporated area between the cities of Pomona, Chino Hills, Chino, Upland, and Ontario. Refer to Exhibit 1, which illustrates the jurisdictional boundaries of the Service Area. The existing setting of the Service Area is a patchwork of primarily rural or suburban single-family residential with some agricultural/livestock operations and supporting public uses, such as retail, schools, churches, and parks. Land uses in the incorporated areas near the Service Area are similar but arrayed in a more deliberate pattern and with larger individual projects. The Service Area is mostly flat with a gentle slope from the northeast to the southwest. Local sewer collection facilities are generally installed in yards, driveways, and the public ROW of paved roads. IEUA currently owns the existing regional infrastructure in the Service Area and the Project would not require IEUA to build new or expanded infrastructure.

10. **Other Public Agencies Whose Approval May Be Required:** Local Agency Formation Commission (LAFCO), Inland Empire Utilities Agency (IEUA), State Water Resources Control Board (SWRCB).

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Yes, the tribal consultation requirements of AB 52 have been implemented for this Project as described in more detail in Section 3.18 of this document.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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

Bill Schwartz

Digitally signed by Bill Schwartz
DN: OU=Director of Engineering, O=Monte Vista Water District, CN=Bill Schwartz, E=Bschwartz@mvwd.org
Reason: I am approving this document
Location: your signing location here
Date: 2022.01.20 14:41:53-08'00'
Foxit PDF Editor Version: 11.0.0

Signature | Date

Bill Schwartz | Monte Vista Water District

Printed Name | For

3.1 AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to scenic vistas during construction and less than significant impacts related to scenic vistas, scenic highways, visual character, and light and glare with MMs AES-1 through AES-4 during operation.

As discussed in the IEUA PEIR, although the conveyance pipelines would be placed underground and several of the proposed ancillary facilities would individually have small footprints and be low profile, some recycled water storage reservoirs would be high profile to hold up to 18 million gallons (IEUA 2017). The potentially significant impacts in the IEUA PEIR, and associated mitigation measures, were related solely to large-scale recycled water storage reservoirs that would be clearly visible aboveground after construction is complete, rather than the conveyance facilities that would be underground and ancillary facilities (e.g., lift stations, emergency generators, meters, electrical).

For MVWD's Project, no portion of the Service Area, including the Borstein and Cramer project sites, is near, or visible from, any designated or eligible scenic highways, pursuant to the California Scenic Highway Program. State Route 142 (SR-142) southwest of its intersection with Peyton Drive is designated as an eligible scenic highway and is located approximately one mile to the southwest of the nearest boundary of the Service Area, in this case the City of Chino's sphere of influence abutting SR-71 (Caltrans 2021). However, due to distance, topographic changes, and intervening development, the Service Area is not visible from the segment of SR-142 to the northeast. Additionally, the location of potential future facilities under the purview of MVWD cannot yet be determined but would be entirely underground, except manholes which are flush with the ground, and potentially pump stations, if needed, which are low profile and have minimal lighting.

For underground facilities, the surface would be returned to its existing condition when construction is completed. The majority of local sewer collection infrastructure would consist of pipelines. If pump stations are needed, there may be electrical panels, station housings, fencing, and similarly small-scale, low-profile elements constructed that would be situated aboveground. These would not be visible except in the immediate environs. There would be no reflective building materials or significant new light sources involved with future facilities. Equipment and materials would be visible during construction activities, for a finite and relatively brief period (days to weeks), and would be typical of views of small-scale construction activities in the area and wider region.

Therefore, consistent with the findings of the IEUA PEIR, there would be less than significant aesthetics impacts during construction and operation of all MVWD facilities that are anticipated to be implemented with the Project, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no IEUA PEIR mitigation measures applicable to the Project.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.	**Potentially Significant Impact**	**Less than Significant with Mitigation**	**Less than Significant Impact**	**No Impact**
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☒	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to conversion of land designated as Farmland pursuant to the Farmland Mapping and Monitoring Program (FMMP) and location of facilities on land zoned as agriculture, with implementation of MM AG-1. As discussed in the IEUA PEIR, there are no Williamson Act contracts within the IEUA service area (IEUA 2017).

For MVWD's Project, currently, based on review of the San Bernardino County parcel viewer, there is no agricultural or open space zoning within the Service Area, and thus no Williamson Act contracts. For the Borstein and Cramer project sites each have residential land use designations and zoning. As such, provision of sewer collection service to these projects would not lead to conversion of Farmland. The specific location of local sewer collection facilities cannot yet be determined, but would be in front yards, driveways, and in or near the public ROW. These are not areas designated as Farmland pursuant to the FMMP. Therefore, there is no potential for conversion of existing designated farmland to non-agricultural uses associated with these two projects. As noted above, there are currently no lands zoned for agriculture in either the Chino or Montclair spheres of influence within the Service Area (San Bernardino 2021b). Therefore, there is no potential for construction or operation of the Project to conflict with agricultural zoning.

Regarding Farmland, based on the most recent FMMP maps, the majority of the Service Area is designated as Urban and Built-Up Land; however, there are some scattered parcels designated as Farmland (i.e., Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) in both the Chino and Montclair spheres of influence. Urban and Built-Up Land is defined by the FMMP as: "Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes." This category is mapped in the highest density urban centers as well as more rural/suburban centers like the Service Area. These are situated between Mission Boulevard on the north and Interstate 60 on the south (FMMP 2021). The Borstein and Cramer sites are designated Urban and Built-Up Land pursuant to the FMMP. Consistent with the analysis presented in the IEUA PEIR, the Project would result in a less than significant impact related to conversion of Farmland with implementation of IEUA MM AG-1. No additional Project-specific mitigation measures would be required.

Applicable IEUA PEIR Mitigation Measures

MM AG-1 Where an ancillary facility is proposed on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, the improvement shall be relocated to urban land or non-important Farmland. Alternatively, if important farmland must be utilized for an ancillary facility, then IEUA[9] shall conduct a California Land Evaluation and Assessment (LESA) Model. If the evaluation determines the loss of designated Farmland is significant, then it shall be offset by acquisition of agricultural land conservation credits at a minimum ratio of 1:1.

[9] This IS/MND identifies mitigation measures from the IEUA PEIR that apply to MVWD's Project, which MVWD will implement through MVWD's MMRP associated with this IS/MND.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in no impacts related to conflict with forest land, timberland, or timberland zoned Timberland Production.

For MVWD's Project, currently, based on review of the San Bernardino County parcel viewer, there is no zoning for timberland or forest land within the Service Area. As discussed for Thresholds 3.2(a) and (b) above, the Borstein and Cramer sites have residential land use designations and zoning. Consistent with the analysis presented in the IEUA PEIR, the Project would result in no impacts related to these thresholds, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no IEUA PEIR mitigation measures applicable to the Project.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to conversion of land designated as Farmland with implementation of MM AG-1, and there would be no impacts related to conversion of forest land. The IEUA PEIR did not address indirect impacts under this threshold. However, elsewhere in the PEIR, the IEUA states the proposed program is not a residential or commercial development project and its implementation is not forecast to induce any additional growth within the service area. Additionally, the proposed IEUA facilities would accommodate demands of planned growth and would not alter the growth projections identified in the General Plans that have jurisdiction within the IEUA service area.

For MVWD's Project, as discussed in Section 2.2, Project Description, the provision of sewer collection service by MVWD may occur over time as existing properties or future developers request that MVWD serve them. While expansion of utility infrastructure can lead to growth that in turn can result in indirect conversion of agricultural or forestry lands, MVWD would provide services, upon request, to approved land uses for which separate CEQA documents would be prepared. Accordingly, the potential impacts related to indirectly converting agricultural or forest lands, if any, are connected with the applicants/property owners and respective lead agencies associated with those approvals. As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

MVWD would provide sewer collection services as requested. As discussed in Section 2.2, sewer collection service could be potentially provided in the Service Area by either MVWD or the cities of Chino and Montclair. If either of these cities provide sewer collection services, they would similarly be required to construct and operate necessary infrastructure to respond to requests for service. As a service organization, MVWD's role is to provide beneficial public services for approved land uses. The purpose of the Project is to provide local sewer collection infrastructure to meet demand, rather than to facilitate future growth (i.e., expanded sewer infrastructure). Further, it is not in MVWD's fiduciary interests to expand sewer collection service in advance of connections that defray the costs of designing, installing, operating, and maintaining that infrastructure.

Therefore, consistent with the analysis presented in the IEUA PEIR, there would be less than significant impacts related to the Project resulting in other changes in the environment that could cause conversion of farmland to non-agricultural use, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.3 AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to the South Coast Air Quality Management District's (SCAQMD) *2012 Air Quality Management Plan* (AQMP); significant and unavoidable direct and cumulative impacts related to regional and/or localized (i.e., sensitive receptors) criteria air pollutant emissions during construction with implementation of MMs AIR-1 through AIR-3, and less than significant direct and cumulative impacts related to operational emissions; and less than significant impacts related to odors during construction and operation.

As discussed in the IEUA PEIR, modeling of air quality emissions was based on the worst-case annual construction scenarios modeled for each project component to represent the maximum amount of construction equipment used, acres disturbed, and vehicle trips traveled in order to demonstrate a peak-day of emissions generated during construction as a result of IEUA program implementation. In the IEUA PEIR, Project Category 2 included the construction of three project components: (1) pipelines, (2) reservoir tanks, and (3) pump stations. Specifically, approximately 220,000 linear feet of pipeline installation are proposed in the overall Category 2 program. Two scenarios were conducted for pipeline installation modeling – worst-case daily and worst-case annual scenarios. Annual construction assumes 10 percent of all pipelines (12,000 linear feet) will be constructed in one year. The Category 2 project assumes that construction will occur on 60 days within a year. Therefore, daily construction assumes approximately 200 linear feet of pipeline installation per day. In addition, the program proposes to construct five new storage tanks and two new pump stations, the largest of which is a 24-million-gallon (MG) reservoir tank. As a

worst-case scenario, the model assumes that the 24 MG tank will be constructed within one year (IEUA 2017).

For MVWD's Project, as discussed in Section 2.2 of this IS/MND, local sewer collection facilities that MVWD may construct to meet requests for service are generally limited in both scale and intensity of construction activity. The sewer collection facilities would be installed in the public ROW or in driveways and front yards of private properties. Pipelines would likely be between 6 and 18 inches in diameter. Even if constructed using the more impactful open trench method, excavation is usually on the order of only eight to ten feet deep and approximately two to three feet wide. Excavation, installation, backfilling, and restoring the ground surface or pavement section requires limited construction equipment in operation; limited earthmoving; and a relatively brief construction period. Similarly, pump stations, if needed, would be constructed along a pipeline alignment with a relatively small excavation footprint.

The scope of daily and annual construction activity MVWD would realistically have is a small subset of the scope of activity in the worst-case construction scenario for Project Category 2, described above. Also, it is noted that most of the pipelines in Project Category 2 would range in size from 12 inches to 54 inches in diameter, with the majority measuring 24 inches in diameter (IEUA 2017). These pipelines are larger than would be necessary for MVWD's local sewer collection facilities, resulting in correspondingly greater construction activity to install. Additionally, MVWD's Project would not include construction of reservoirs and less than the total of 12 pump stations anticipated by IEUA, if any.

As such, construction of local sewer collection facilities by themselves would not likely result in significant daily or annual air quality emissions, result in a cumulative increase of any criteria pollutants, would not significantly impact sensitive receptors (i.e., localized air pollutant emissions), nor result in objectionable odors. However, as a conservative approach, this IS/MND assumes implementation of MMs AIR-1 through AIR-3 would be part of future construction of local sewer collection facilities to reduce emissions to the maximum extent feasible. Therefore, with implementation of MMs AIR-1 through AIR-3, it can reasonably be concluded the Project would result in less than significant impacts related to regional and local air pollutant emissions and exposing sensitive receptors to substantial pollutant concentrations. No additional Project-specific mitigation measures would be required, and no new or more significant impacts related to historic resources beyond those identified in the IEUA PEIR would occur with Project implementation.

The current air quality management plan is the *2016 Air Quality Management Plan*, adopted by SCAQMD on March 3, 2017. However, the criteria for determining conformance with the applicable AQMP are the same as presented in the 2012 AQMP addressed in the IEUA PEIR. As discussed in the IEUA PEIR, the proposed IEUA facilities would accommodate demands of planned growth and would not alter the growth projections identified in the General Plans that have jurisdiction within the IEUA service area. Therefore, the IEUA PEIR concluded the facilities master plans would not conflict with, or obstruct, implementation of the 2012 AQMP (IEUA 2017). Because the Project would result in a substantively smaller scope of construction and would also be implemented to meet forecasted demand and growth in the IEUA service area, the Project would result in a less than significant impact related to the AQMP, consistent with the analysis presented in the IEUA PEIR. Finally, the Project would not involve facilities that would result in adverse odors, as all MVWD facilities would be contained and largely located underground.

Also, as discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Operation of the sewer collection infrastructure would result in nominal emissions from vehicle trips related to long-term maintenance of local collection facilities and possible backup power generator use at a pump station in the event of a power outage.

Applicable IEUA PEIR Mitigation Measures

MM AIR-1 The following measures shall be incorporated to minimize emissions of NOx and VOC associated with construction activities for the proposed facilities:

- Construction activities shall require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) to the extent feasible. Under conditions where it is determined that 2010 model year or newer diesel trucks are not readily available or obtainable for a project, the implementing party shall be required to provide this evidence to IEUA and shall instead use trucks that meet USEPA 2007 model year NOx emissions requirements.
- Off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 emissions standards at a minimum and Tier 4 where available. Under conditions where it is determined that equipment meeting Tier 4 emission standards are not readily available or obtainable for a project, the implementing party shall be required to provide this evidence to IEUA and shall instead use USEPA Tier 3 equipment.

MM AIR-2 For each individual FMP project, IEUA shall require by contract specifications that:

- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use to avoid excessive idling.
- Construction operations shall minimize use of diesel-powered generators and rely on the electricity infrastructure where feasible.
- Construction trucks shall be routed away from congested streets or sensitive receptor areas where feasible.

MM AIR-3 Unpaved roads on the project site used for any vehicular travel are required to be watered by water trucks at least four times per eight hour workday or otherwise sufficient to reduce fugitive dust (PM10 and PM2.5) emissions consistent with Rule 403.

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to sensitive plant and wildlife species, special status natural communities, wetlands/jurisdictional areas, wildlife movement, local policies or ordinances protecting biological resources, and conservation plans with MMs BIO-1 through BIO-9 during construction and less than significant impacts during operation. As discussed in the IEUA PEIR, the proposed pipelines are anticipated to be located within existing roadway ROW and are not expected to substantially impact any plant or wildlife species identified as a candidate, sensitive, or special-status species; any existing natural communities; wetlands; and wildlife movement (including nesting birds) (IEUA 2017). The potentially significant impacts, and associated mitigation measures, for these issues were related solely to the construction of

ancillary facilities adjacent to pipelines such as reservoir tanks, pump stations, lift stations and discharge locations. The cities of Montclair and Chino do not have local policies or ordinances protecting biological resources, nor do any conservation plans in IEUA's service area include these cities (IEUA 2017).

For MVWD's Project, as discussed previously, local sewer collection facilities would be in front yards, driveways, and the public ROW where there are generally no sensitive resources. A limited number of pump stations throughout the Service Area may be constructed, as this would occur only when no other feasible method of wastewater conveyance can be determined. Pump stations would be constructed along a pipeline alignment with a relatively small excavation footprint. The presence of sensitive biological resources on potential pump station sites cannot be known at this time, and thus analysis would be speculative. However, it is expected that a location without sensitive biological resources can be identified for the limited number of ancillary facilities that would be necessary to provide local sewer collection services. There are no sensitive species or habitat, jurisdictional features, wildlife corridors, or protected biological resources on the Borstein project site (San Bernardino 2021a). Based on aerial review of the Cramer site and its proximity to the Borstein site, sensitive biological resources are not expected to occur. Therefore, consistent with the findings of the IEUA PEIR, there would be less than significant impacts from construction and operation of the Project related to sensitive plant and wildlife species, special status natural communities, wetlands/jurisdictional areas, and wildlife movement; and no impacts related to local ordinances protecting biological resources and conflict with conservation plans. No mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in significant and unavoidable impacts related to historic resources with implementation of MMs CUL-1 and CUL-2; less than significant impacts related to archaeological resources with implementation of MM CUL-1; and less than significant impacts related to disturbance of human remains.

For MVWD's Project, as discussed previously, local sewer collection facilities would be in front yards, driveways, and the public ROW where no structures that may be a historic resource are typically located. The IEUA PEIR concludes a significant and unavoidable impact to historic resources because the locations of the Project Category 2 facilities were unknown. However, MVWD would have a small subset of the scope of infrastructure envisioned by IEUA and the only local facilities that would not be located directly in the ROW would be pump stations (if needed), and related infrastructure such as emergency generators and electrical connection. A limited number of pump stations throughout the Service Area may be constructed, as this would occur only when no other feasible method of wastewater conveyance can be determined.

There are no known historic or archaeological (including cemeteries/human remains) on the Borstein project site (San Bernardino 2021a). A CEQA document that would include site-specific cultural resources information, has not been prepared for the Cramer project to date. As disclosed in the IEUA PEIR, the presence of cultural resources on other future project sites that may be served by MVWD cannot be known at this time, and thus analysis would be speculative. However, it is expected that a location without known or potential historic resources can be identified for the limited number of ancillary facilities that would be necessary to provide local sewer collection services.

Therefore, it can reasonably be concluded that construction and operation of the Project would result in a less than significant impact on cultural resources with implementation of MMs CUL-1 and CUL-2. No additional Project-specific mitigation measures would be required, and no new or more significant impacts related to cultural resources beyond those identified in the IEUA PEIR would occur with Project implementation.

While the extent of excavation associated with construction of local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown buried cultural resources. Therefore, consistent with the analysis presented in the IEUA PEIR, construction and operation of the Project would result in a less than significant impacts related to encounter with unknown historic or archaeological resources with implementation of MMs CUL-1 and CUL-2, and less than significant impacts related to encounter of human remains.

Applicable IEUA PEIR Mitigation Measures

MM CUL-1 Prior to development involving ground disturbance, IEUA shall retain a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology to conduct a study of the project area(s) for all project components that involve ground disturbance. The archaeologist shall conduct a cultural resources inventory designed to identify potentially significant resources. The cultural resources inventory would consist of: a cultural resources records search to be conducted at the South Central Coastal Information Center located at California State University Fullerton; consultation with the NAHC and with interested Native Americans identified by the NAHC; a field survey where deemed appropriate by the archaeologist; and recordation of all identified archaeological resources located on a project site on California Department of Parks and Recreation 523 Site Record forms. The archaeologist shall provide recommendations regarding resource significance and additional work for those resources that may be affected by a project.

MM CUL-2 Development involving ground disturbance and containing structures 50 years old or older shall be subject to a historic built environment survey, and potentially historic structures shall be evaluated for their potential historic significance, prior to IEUA's approval of project plans. The survey shall be carried out by a qualified

historian or architectural historian meeting the Secretary of the Interior's Standards for Architectural History. If potentially significant resources are encountered during the survey, a treatment plan shall be prepared prior to demolition or substantial alteration of such resources identified.

3.6 ENERGY

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

The IEUA PEIR addressed energy use (or consistency with Appendix F of the State CEQA Guidelines) in Chapter 4.0, Other CEQA Considerations. Implementation of the IEUA Project Category 2 facilities was determined to result in less than significant impacts related to energy supplies. The IEUA PEIR determined implementation of the facilities master plans would not result in the wasteful, inefficient, or unnecessary consumption of energy nor conflict with State or local plans for renewable energy or energy efficiency during construction or operation.

For MVWD's Project, local sewer collection facilities that MVWD may construct to meet requests for service are generally limited in both scale and intensity of construction activity. Additionally, the facilities would be installed in the public ROW or in driveways and front yards of private properties. Operation of the sewer infrastructure would result in fuel or electric energy use from vehicle trips related to long-term maintenance, and from pump stations (if required). However, construction of pump stations would be avoided if feasible and limited in number and scale if needed. If needed, vehicle trips related to operation and maintenance of pump stations would be limited. Additionally, as discussed previously, the scope of potential MVWD facilities, even with a limited number of pump stations, would be far less than the scope of facilities IEUA addressed as part of Project Category 2. As such, consistent with the analysis presented in the IEUA PEIR, construction of local sewer collection facilities by themselves would not result in the wasteful, inefficient, or unnecessary consumption of energy nor conflict with State or local plans for renewable energy or energy efficiency. There would result in less than significant construction or operational energy impacts, and no mitigation is required.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
ii) Strong seismic ground shaking?				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to fault rupture, strong seismic ground shaking, liquefaction, landslides, expansive soils, and related to unstable geologic conditions such as landslides, subsidence, or collapse with implementation of MMs GEO-1 and GEO-2; less than significant impacts related to soil erosion; and no impacts related to soil suitability for septic systems.

For MVWD's Project, there were no significant impacts related to geology and soils identified for the Borstein project (San Bernardino 2021a). A CEQA document, that would include site-specific geotechnical information has not been prepared for the Cramer project to date but is expected to have similar impacts to the Borstein project due to the nearby location. Construction and operation of local sewer collection facilities would not result in significant impacts related to geology and soils, because they do not involve habitable structures nor are otherwise of a scale to present a hazard to surrounding populations or structures.

Sewer collection facilities would largely be located underground. The presence of any soil engineering constraints, such as liquefaction, lateral spreading, landslide, collapse, and/or expansive soils, on a site prior to installation of sewer facilities would be identified by geotechnical investigations required by the California Building Code. Additionally, IEUA MM GEO-1 requires a geotechnical investigation to determine all site-specific geotechnical and soil constraints and provide recommendations for design criteria to ameliorate any seismic or soil hazards. There are standard engineering methods to reduce the adverse effects of soil constraints, if present. There are no Alquist-Priolo Earthquake Fault Zones within MVWD's proposed Service Area (CGS 2000). Therefore, the potential for fault rupture disclosed in the IEUA PEIR would not apply to the Project.

There would not be substantial erosion or loss of topsoil associated with implementation of local sewer collection facilities. For individual future projects with over one acre in ground disturbance, MVWD would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit (CGP) (SWRCB Water Quality Order 2009-0009-DWQ). The SWPPP would identify best management practices (BMPs) to control erosion, sedimentation, and hazardous materials potentially released from construction sites into surface waters. Should an individual proposed project result in disturbance of less than one acre during construction activities, then the CGP would not apply to that particular project. Instead, compliance with minimum BMPs, as specified by the San Bernardino County MS4 Permit (SWQCB 2010) that includes each of the seven cities within the IEUA service area as co-permittees, shall include erosion and sediment control BMPs for the construction site.

As the Project may lead to the eventual construction and operation of local sewer collection facilities, including possible conversions of existing septic systems, there would be no impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems, consistent with the analysis presented in the IEUA PEIR.

Therefore, consistent with the analysis presented in the IEUA PEIR, construction and operation of the Project would result in a less than significant impacts related to geology and soils with implementation of MM GEO-1. No additional Project-specific mitigation measures would be required.

Applicable IEUA PEIR Mitigation Measures

MM GEO-1 Prior to construction of each improvement, a design-level geotechnical investigation, including collection of site specific subsurface data if appropriate, shall be completed. The geotechnical evaluation shall identify all potential seismic hazards including fault rupture, and characterize the soil profiles, including liquefaction potential, expansive soil potential, subsidence, and landslide potential. The geotechnical investigation shall recommend site-specific design criteria to mitigate for seismic and non-seismic hazards, such as special foundations and structural setbacks, and these recommendations shall be incorporated into the design of individual proposed projects.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to paleontological resources with implementation of MM CUL-3.

For MVWD's Project, there are no known paleontological resources on the Borstein project site (San Bernardino 2021a). A CEQA document, that would include site-specific paleontological resources information, has not been prepared for the Cramer project to date. As disclosed in the IEUA PEIR, the presence of paleontological resources on other future project sites that may be served by MVWD cannot be known at this time, and thus analysis would be speculative. Additionally, while the extent of excavation associated with construction of local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown buried cultural resources. Therefore, consistent with the analysis presented in the IEUA PEIR, the Project would result in less than significant impacts related to encounter with unknown paleontological resources with implementation of MM CUL-3. No additional Project-specific mitigation measures would be required. Operation of the Project would result in no impacts related to paleontological resources.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

MM CUL-3 For project-level development involving ground disturbance, a qualified paleontologist shall be retained to determine the necessity of conducting a study of the project area(s) based on the potential sensitivity of the project site for paleontological resources. If deemed necessary, the paleontologist shall conduct

a paleontological resources inventory designed to identify potentially significant resources. The paleontological resources inventory would consist of: a paleontological resource records search to be conducted at the San Bernardino County Museum and/or other appropriate facilities; a field survey or monitoring where deemed appropriate by the paleontologist; and recordation of all identified paleontological resources.

3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to greenhouse gas (GHG) emissions and conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

For MVWD's Project, as discussed further in Section 2.2 of this IS/MND, local sewer collection facilities that MVWD may construct to meet requests for service are generally limited in both scale and intensity of construction activity. Operation of the sewer infrastructure would result in greenhouse gas emissions from infrequent vehicle trips related to long-term maintenance (which would be limited) and energy to operate pump stations if constructed. Typically, pump stations are tied to the electrical grid for power and backup generators (either permanent or temporary) are used in the event of a power failure. As discussed above in Section 3.6, Energy, construction of pump stations would be avoided if feasible and limited in number and scale if needed. If needed, vehicle trips related to operation and maintenance of pump stations would be limited. Additionally, as discussed previously, the scope of potential MVWD facilities, even with a limited number of pump stations, would be far less than the scope of facilities IEUA addressed as part of Project Category 2. Therefore, consistent with the analysis presented in the IEUA PEIR, construction and operation of local sewer collection facilities by themselves would not likely result in significant GHG emissions or conflict with GHG emissions plans, policies, or regulations; and no mitigation is required.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials; accidental release of hazardous materials into the environment; hazardous emissions within one-quarter mile of a school; and less than significant impacts related to potential location on a site identified on the Cortese List (compiled pursuant to Section 65962.5 of the Government Code) with implementation of MMs HAZ-1 and HAZ-2.

For MVWD's Project, as discussed in the IEUA PEIR, construction activity would involve the transport, use, and disposal of small volumes of hazardous materials such as fuel and solvents. Handling of these materials consistent with applicable federal, State, and local regulations would not present a significant hazard to the public, including through accident conditions, nor represent a risk to schools in the vicinity.

The hazardous waste sites compiled, pursuant to Section 65962.5 of the Government Code, also referred to as the Cortese List, were consulted (CalEPA 2021). The Service Area is not identified on or near any of the five sites identified on the Cortese List within the County of San Bernardino. Therefore, the Project would result in no impacts related to location of the Cortese List.

On the Borstein project site, there are pesticide concentrations consistent with historic agricultural operations present above Regional Screening Levels in shallow soils in the southwestern portion of the site. Additionally, it is possible that asbestos-containing materials and lead-based paint are present in on-site facilities given the age of the structures (San Bernardino 2021a). A CEQA document, that would include additional site-specific hazardous materials information, has not been prepared for the Cramer project to date.

The presence of hazardous materials on other future project sites cannot be known at this time, and thus analysis would be speculative. While the extent of excavation associated with construction of local sewer collection facilities is limited, during excavation there is always the potential to encounter unknown hazardous materials. As such, IEUA MMs HAZ-1 and HAZ-2 would be implemented and would reduce this potential impact to a less than significant level.

Therefore, consistent with the analysis presented in the IEUA PEIR, the Project would result in less than significant impacts related to hazards and hazardous materials with implementation of MMs HAZ-1 and HAZ-2. No additional Project-specific mitigation measures would be required.

Operation of the local sewer collection facilities would not involve the routine transport, use, or disposal of hazardous materials and, therefore, would not present a significant hazard to the public, including through accident conditions, nor represent a risk to schools in the vicinity.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

MM HAZ-1 Prior to the initiation of any construction requiring ground-disturbing activities, IEUA shall complete a Phase I Environmental Site Assessments (ESA) for soil and groundwater contamination in the project areas. The recommendations set forth in the Phase I ESA shall be implemented to the satisfaction of applicable agencies before and during construction. If the Phase I ESA indicates the potential for hazardous concentrations of contamination within the construction zone, Phase II ESA studies shall be completed before construction begins. Phase II studies shall include soil and/or groundwater sampling and analysis for anticipated contaminants. The Phase II sampling is intended to identify how to dispose of any potentially harmful material from excavations, and to determine if construction workers need specialized personal protective equipment.

MM HAZ-2 If the Phase II ESA determines that the site has contaminated soil and/or groundwater, a Soil and Groundwater Management Plan that specifies the method for handling and disposing of contaminated soil and groundwater prior to demolition, excavation, and construction activities shall be prepared and implemented. The plan shall include all necessary procedures to ensure that excavated materials and fluids generated during construction are stored, managed, and disposed of in a manner that is protective of human health and in accordance with applicable laws and regulations. The plan shall include the following information:

- Step-by-step procedures for evaluation, handling, stockpiling, storage, testing, and disposal of excavated material, including criteria for reuse and offsite disposal. All excavated materials shall be inspected prior to initial

stockpiling, and spoils that are visibly stained and/or have a noticeable odor shall be stockpiled separately to minimize the amount of material that may require special handling.

- Procedures to be implemented if unknown subsurface conditions or contamination are encountered, such as previously unreported tanks, wells, or contaminated soils.
- Detailed control measures for use and storage of hazardous materials to prevent the release of pollutants to the environment, and emergency procedures for the containment and cleanup of accidental releases of hazardous materials to minimize the impacts of any such release. These procedures shall also include reporting requirements in the event of a reportable spill or other emergency incident. At a minimum, the IEUA or its contractor shall notify applicable agencies in accordance with guidance from the California Office of Emergency Services as well as the San Bernardino County Department of Public Health, Division of Environmental Health Services.
- Procedures for containment, handling and disposal of groundwater generated from construction dewatering, the method used to analyze groundwater for hazardous materials likely to be encountered at specific locations and the appropriate treatment and/or disposal methods.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to location within an airport land use plan with implementation of MM HAZ-3.

For MVWD's Project, the Service Area is not located within an airport land use plan or within two miles of any public or public use airports. Therefore, construction and operation of the Project would result in no impacts related to airport traffic, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to emergency response and evacuation with implementation of MM HAZ-4.

For MVWD's Project, local sewer collection facilities would be installed in the public ROW or in driveways and front yards of private properties, with pump station(s) nearby if needed. Where construction activity is situated in or near the public ROW, traffic may be limited to one lane and detours and other traffic control devices may be required for temporary periods. IEUA MM HAZ-4 requires that a Traffic Control Plan be prepared and implemented consistent with the standards and requirements of the County of San Bernardino Operational Area Emergency Response Plan, which would ensure adequate safety to the traveling public and emergency access in the vicinity of the work area. This mitigation measure would be implemented if and when required based on the site-specific circumstances of planned construction activity.

Therefore, consistent with the analysis presented in the IEUA PEIR, construction of the Project would result in a less than significant impacts related to emergency response and evacuation with implementation of IEUA MM HAZ-4. No additional Project-specific mitigation measures would be required. Operation of the sewer collection infrastructure would result in nominal vehicle trips related to long-term maintenance of local collection facilities, and there would be no impact related to emergency response.

Applicable IEUA PEIR Mitigation Measures

MM HAZ-4 Prior to initiating construction of proposed facilities, IEUA shall prepare and implement a Traffic Control Plan that contains comprehensive strategies for maintaining emergency access. Strategies shall include, but are not limited to, maintaining steel trench plates at the construction sites to restore access across open trenches and identification of alternate routing around construction zones. In addition, police, fire, and other emergency service providers shall be notified of the timing, location, and duration of the construction activities and the location of detours and lane closures. IEUA shall ensure that the Traffic Control Plan and other construction activities are consistent with the San Bernardino County Operational Area Emergency Response Plan.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to wildfire with implementation of IEUA MM HAZ-5. As discussed in the IEUA PEIR, CAL FIRE designates most of the areas within the IEUA service area as non- Very High Fire Hazard Severity Zones (VHFHSZs) but some VHFHSZ areas are present in the cities of Chino Hills, Upland, Rancho Cucamonga, and Fontana, primarily around foothills containing wildlands near the boundaries of the IEUA service area.

For MVWD's Project, there are no Very High Fire Hazard Severity Zones (VHFHSZs) designated within the Service Area (CAL FIRE 2021a). Therefore, construction and operation of the Project would result in no impacts related to wildfire, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to water quality, groundwater supplies or recharge, and inundation due to levee failure; and no impacts related to inundation related to a tsunami, seiche, mudflow, or location within a 100-year flood hazard area. Sustainable groundwater management plans were not addressed in the IEUA PEIR as this threshold was added to Appendix G of the State CEQA Guidelines subsequent to preparation of the PEIR. The MVWD Service Area overlies an adjudicated groundwater basin and, as such, is not subject to the preparation of a sustainable groundwater management plan pursuant to the Sustainable Groundwater Management Act.

For MVWD's Project, any construction activity undertaken by MVWD would implement all requirements of the County of San Bernardino and the Santa Ana Regional Water Quality Board, such as adherence to the National Pollutant Discharge Elimination System Construction General Permit and Waste Discharge Requirements that would apply to any discharges from MVWD sewer facilities into IEUA regional conveyance facilities. Construction of the sewer collection facilities would result in less than significant impacts, and no mitigation is required.

The IEUA PEIR includes a program to reduce septic system use in the service area. IEUA would expand the collection system to areas not currently served with wastewater collection facilities. Septic leach fields introduce nutrients to the ground that can migrate to the groundwater basin. The reduction of septic system use would improve groundwater quality through the reduction of infiltration from septic systems, and there would be no adverse impact to water quality resulting from septic system diversions (IEUA 2017).

With implementation of the Project, MVWD may gain increased groundwater production rights based on the rights to the expanded amount of reclaimed (i.e., recycled) water generated by wastewater treatment. MVWD has a contract to purchase all of the City of Montclair's recycled water to put to beneficial use either 1) through direct deliveries to MVWD's recycled water customers or 2) through indirect delivery to MVWD's groundwater storage account via IEUA's regional recycled water recharge program. Per the Chino Basin Regional Sewage Service Contract that is in effect until January 2, 2023, the City of Montclair has a right of first purchase of treated effluent in a total quantity not exceeding their base entitlement, which is a percentage of the total base supply of effluent, proportional to the City of Montclair's share of total wastewater flows delivered to IEUA's Regional Sewerage System. The City of Montclair is allocated recycled water that has been recharged into the Chino Basin in an amount equivalent to their base entitlement percentage on a monthly basis to which the City may exercise their right of first purchase.[10] MVWD then purchases this recharged recycled water from the City of Montclair, and MVWD's groundwater storage account is credited for the same amount of production rights by the Chino Basin Watermaster. A septic to sewer project would potentially increase the beneficial use of treated effluent in the summer months. Since the Contracting Agencies and IEUA are currently negotiating the Chino Basin Regional Sewage Service Contract, the treated effluent allocation method after January 2, 2023, has not been established.[11]

However, IEUA manages the disposition of all recycled water produced in its jurisdiction, including whether it is used for groundwater basin recharge, and this would not change with the Project. As such, the balance of groundwater production and recycled water recharge conducted by MVWD would be managed by IEUA to ensure there is no adverse effect on local groundwater supplies. Further, conversion of septic systems to sanitary sewer has beneficial effects on surface and groundwater quality.

Therefore, operation of the local sewer collection facilities would not degrade surface or groundwater quality, interfere with groundwater recharge such that groundwater supplies are adversely affected, or conflict with a water quality control plan or groundwater management plan. The Service Area is not at risk of inundation from flooding, tsunami, or seiche (IEUA 2017). There were no significant impacts related to hydrology and water quality identified for the Borstein project (San Bernardino 2021a). A CEQA document, that would include additional site-specific hydrology and water quality information, has not been prepared for the Cramer project to date.

Therefore, consistent with the analysis presented in the IEUA PEIR, construction and operation of the Project would result in less than significant impacts related to water quality, groundwater supplies or recharge; and no impacts related to inundation. No mitigation is required.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

[10] Communication between Pietro Cambiaso (IEUA) and Bill Schwartz (MVWD) in January 2022.
[11] Ibid.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to changes in existing drainage patterns during construction, and less than significant impacts during operation with implementation of MM HYDRO-5.

As discussed in the IEUA PEIR, construction of proposed Category 2 facilities would require activities such as pavement breaking, ditching, excavation and demolition, which would temporarily alter each site's existing ground surface and drainage patterns. Compliance with the CGP and San Bernardino County MS4 Permit, as described previously in Section 3.7, Geology and Soils, would require the implementation of BMPs that manage overland runoff from construction sites and establish permanent drainage pathways to stabilized outlets. With implementation of such BMPs and compliance with conditions of required permits governing storm water runoff from construction sites, potential on- and off-site impacts related to flooding, erosion or siltation, or storm water drainage system capacity would be reduced to less than significant levels. Operation of the Category 2 facilities would involve discharges into creeks, which would be dry at the time of discharge and as such this could alter the contours within the channel and result in minor sediment transport. In addition, the discharge of effluent to the creeks could promote scour or impede flood flows by reworking the stream bed. Furthermore, discharges to the creeks during high flow events could contribute to flood flows and exceed the capacity of the existing drainage systems.

For MVWD's Project, as discussed in Section 3.7, construction of local sewer collection facilities would be conducted in compliance with either the CGS (if over one acre of disturbance) or the San Bernardino County MS4 Permit (if less than one acre of disturbance). The BMPs would control erosion, sedimentation, and hazardous materials potentially being released from

construction sites into surface waters. Therefore, consistent with the analysis presented in the IEUA PEIR, construction of MVWD's Project would result in a less than significant impacts related to changes in drainage patterns.

Unlike IEUA's facilities, operation of MVWD's local sewer collection facilities would not involve any discharges to surface waters. All MVWD pipelines would connect to IEUA conveyance facilities for eventual treatment and disposition. Therefore, the Project would result in less than significant impacts related to changes in drainage patterns during operation, and IEUA MM HYDRO-5 is not applicable.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in no impact related to physically dividing an established community.

For MVWD's Project, as discussed previously, local sewer collection facilities, that MVWD may construct to meet requests for service, would be generally installed in the public ROW or in driveways and front yards of private properties, and would be located underground. Pump stations, if needed, would be aboveground, but small-scale and few in number. These facilities would not, by themselves, limit access or otherwise divide a community. Therefore, consistent with the analysis presented in the IEUA PEIR, construction and operation of the Project would result in no impact, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to conflict with land use plans, policies, or regulations.

As discussed in the IEUA PEIR, pipelines and ancillary facilities would be installed primarily within or adjacent to public ROW to the extent feasible and would not conflict with land use designations or be incompatible with neighboring land uses. In addition, underground pipelines, once constructed, would not pose long-term incompatibility with land uses. Some pipelines and ancillary facilities may be installed across other designated land uses and IEUA could use existing structures for proposed ancillary facilities. Per Section 53091 of the Government Code, building ordinances of local cities or counties do not apply to the location or construction of facilities for the projection, generation, storage, treatment, or transmission of water or wastewater. Therefore, any facilities that conflict with local General Plan land use designations would not be subject to a conditional use permit or general plan amendment. IEUA would determine the most suitable locations to place facilities, taking into consideration surrounding land uses. IEUA would coordinate directly with local agencies with jurisdiction to ensure compatibility with existing adjacent land uses (IEUA 2017).

For MVWD's Project, as noted previously, MVWD's local sewer collection facilities would generally be installed in the public ROW or in driveways and front yards of private properties. Where in the ROW, there is no applicable land use designation. Where on private property, the sewer facilities would not involve a change in existing land use designations or zoning. Therefore, consistent with the analysis presented in the IEUA PEIR, construction and operation of the Project would result in less than significant impacts related to land use plans, policies, or regulations, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to loss of known mineral resources or locally important mineral resources.

For MVWD's Project, according to the City of Montclair General Plan, which encompasses Montclair's sphere of influence, "Although sand and gravel operations have historically occurred within the City [of Montclair], mining activities have ceased and reactivation is deemed infeasible based on current technologies" (Montclair 1999). The Open Space and Conservation Element of the City of Chino General Plan shows that the Service Area is identified as Mineral Resource Zone 3 (MRZ-3), which is defined as an area where the significance of mineral deposits cannot be determined from the available data (Chino 2010). Therefore, construction and operation of local sewer collection facilities would not result in the loss of availability of mineral resources or mineral resource sites. There would be no impact, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.13 NOISE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in significant and unavoidable impacts related to construction noise with implementation of MM NOISE-1, and less than significant operational noise impacts with implementation of MM NOISE-2, less than significant groundborne vibration during construction with implementation of MMs NOISE-5 and NOISE-6, and no operational vibration impacts.

As discussed in the IEUA PEIR, given the urbanized environment of the service area, many of the Category 2 projects would be constructed in proximity or adjacent to existing land uses, including those that are noise-sensitive uses. In most cases, the construction of conveyance infrastructure along existing public ROW, existing off-site land uses may be located less than 50 feet from the construction activities. Thus, the construction activities would expose existing land uses located in proximity to the pipelines and ancillary facilities like pump stations to increased temporary and intermittent noise levels that are substantially greater than existing ambient noise levels. Because not all locations of the facilities are determined at this time, the construction noise standards and/or regulations that would apply to each of the projects would depend on the agency with jurisdiction over each project location. Noise during construction, depending upon the final location of facilities, may exceed local construction noise standards or violate local construction noise regulations, requiring implementation of MM NOISE-1 (IEUA 2017).

Existing off-site receptors that are located immediately adjacent (within 25 feet) to a construction site could be exposed to excessive groundborne vibration levels, resulting in a significant impact requiring implementation of MMs NOISE-5 and NOISE-6. While it is anticipated that construction of the projects would employ conventional techniques and the equipment to be used would typically not cause excessive ground-borne vibration, drilling would be required during the installation of injection and extraction wells. Additionally, the installation of IEUA pipelines could also require jack and bore construction, depending on the local geology and location of the FMP projects, which can result in vibration levels similar to well drilling operations. Once constructed, the proposed facilities would not expose persons or structures to ground-borne vibration or ground-borne noise levels and no impacts would occur (IEUA 2017).

As discussed in the PEIR, no long-term operational noise impacts from underground facilities such as pipelines are anticipated (IEUA 2017). For MVWD's Project, the aboveground facilities have the potential to generate some operational noise due to operation of mechanical equipment – including a cooling fan on an electrical control cabinet and backup generators. The cooling fans would have a sound level similar to a bathroom fan and the backup generators would be in use rarely and for a finite period of time. Regardless, as required by MM NOISE-2, noise-generating equipment such as new aboveground pump stations and other ancillary facilities would be designed to meet the applicable noise level requirements, such that local sensitive receptors would not experience a substantial increase in ambient noise levels.

For MVWD's Project, as discussed further in Section 2.2 of this IS/MND, local sewer collection facilities that MVWD may construct to meet requests for service are generally limited in both scale and intensity of construction activity. Pipelines would likely be between 6 and 18 inches in diameter. Even if constructed using the more environmentally impactful open trench method, excavation is usually on the order of only eight to ten feet deep and approximately two to three feet wide. Excavation, installation, backfilling, and restoring the ground surface or pavement section requires limited construction equipment in operation; limited earthmoving; and a relatively brief construction period. MVWD would not anticipate using the jack and bore construction method for the smaller pipelines that would be installed. There may be instances where a short length of pipeline is installed using directional drilling, such as under a sidewalk or curb; however, this does not require drilling or excavating the pits for jacking and boring operations. Similarly, pump stations, if needed, would be constructed along a pipeline alignment with a relatively small excavation footprint, with submersible pumps.

As discussed in Section 3.3, Air Quality, it is noted that most of the pipelines in Project Category 2 would range in size from 12 inches to 54 inches in diameter, with the majority measuring 24 inches in diameter (IEUA 2017). These pipelines are larger than would be necessary for MVWD's local sewer collection facilities, resulting in correspondingly greater construction activity to install. Additionally, MVWD's Project would not include construction of reservoirs and fewer than the total of 12 pump stations anticipated by IEUA, if any.

As such, construction of local sewer collection facilities by themselves would not likely generate noise and vibration levels that would exceed the applicable standards, otherwise be considered substantial, or generate excessive vibration. However, as a conservative approach, this IS/MND assumes implementation of MMs NOISE-1 and NOISE-5 pertaining to construction-phase noise and vibration generation, respectively. No additional Project-specific mitigation measures would be required, and no new or more significant impacts related to noise beyond those identified in the IEUA PEIR would occur with Project implementation.

Consistent with the analysis presented in the IEUA PEIR, implementation of MMs NOISE-2 and NOISE-6 pertaining to operation-phase noise and vibration generation, respectively, would reduce this potential impact to a less than significant level. These mitigation measures would be implemented if and when required based on the site-specific circumstances of planned construction activity. No additional Project-specific mitigation measures would be required.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

Applicable IEUA PEIR Mitigation Measures

MM NOISE-1 IEUA shall implement the following measures during construction:

- Include design measures where feasible to reduce the construction noise levels if necessary to comply with local noise ordinances. These measures may include, but are not limited to, the erection of noise barriers/curtains, use of advanced or state-of-the-art mufflers on construction equipment, and/or reduction in the amount of equipment that would operate concurrently at the construction site.
- Place noise and groundborne vibration-generating construction activities whose specific location on a construction site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) as far as possible from the nearest noise- and vibration-sensitive land uses such as residences, schools, and hospitals.
- Minimize the effects of equipment with the greatest peak noise generation potential via shrouding or shielding to the extent feasible. Examples include the use of drills, pavement breakers, and jackhammers.
- Locate stationary construction noise sources as far from adjacent noise-sensitive receptors as possible, and require that these noise sources be muffled and enclosed within temporary sheds, insulation barriers if necessary to comply with local noise ordinances.
- Provide noise shielding and muffling devices on construction equipment per the manufacturer's specifications.
- If construction is to occur near a school, the construction contractor shall coordinate with school administration in order to limit disturbance to the campus. Efforts to limit construction activities to non-school days shall be encouraged.
- For major construction projects, identify a liaison for surrounding residents and property owners to contact with concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at construction locations.
- For major construction projects, notify in writing all landowners and occupants of properties adjacent to the construction area of the anticipated construction schedule at least two weeks prior to groundbreaking.

MM NOISE-2 IEUA shall require that all FMP-related aboveground facilities that include stationary noise generating equipment (such as emergency generators, blowers, pumps, motors, etc.) minimize their audible noise levels by locating equipment away from noise-sensitive receptor areas, installing proper acoustical shielding for the equipment, and incorporating the use of parapets into building design to meet the applicable city or county noise level requirements at neighboring property lines.

MM NOISE-5 IEUA shall require the construction contractor(s) to implement the following measure:

Ensure that the operation of construction equipment that generates high levels of vibration including, but not limited to, large bulldozers, loaded trucks, pile-drivers, vibratory compactors, and drilling rigs, is minimized within 45 feet of existing

residential structures and 35 feet of institutional structures (e.g., schools) during construction of the various FMP projects. Use of small rubber-tired bulldozers shall be encouraged within these areas during grading operations to reduce vibration effects.

MM NOISE-6 Where a FMP project would be constructed adjacent to an existing or potential historic building, IEUA shall require by contract specifications that a certified structural engineer be retained to submit evidence that the operation of vibration-generating equipment associated with the construction activities would not result in any structural damage to the adjacent historic building. Contract specifications shall be included in the construction documents for the applicable FMP project development.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to exposure to excessive airport-related noise levels.

For MVWD's Project, the Service Area is not located in the vicinity of a private airstrip or within two miles of any public or public use airports. Therefore, construction and operation of the Project would result in no impacts related to exposing people to excessive noise levels, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to inducement of substantial population growth in the IEUA service area.

As discussed in the IEUA PEIR, implementation of the facilities master plans does not include construction of new homes or businesses that would result in a direct increase in population or create a substantial number of jobs. Construction of the upgrades would require temporary employment. Based on the unemployment rate in the County (6.5 percent in 2015), it is reasonable to assume that there are available workers for the construction activities associated with the proposed improvements. The facilities master plans are designed to allow IEUA to continue to provide wastewater treatment and recycled water services in its service area and to meet forecasted demand and growth in the IEUA service area. The proposed FMP's improvements in the expansion of services are consistent with development anticipated by SCAG, the local general plans and expected population growth. Local cities have prepared CEQA documentation evaluating potential impacts of growth that could result from implementation of their General Plans. By providing public services to meet population expectations, IEUA lessens impacts to public services that could result from implementation of land use policies. However, IEUA has no control over land use designations or growth within its service area. Upgrading of public services to meet modern standards of efficiency, water supply reliability, and public health would occur irrespective of growth rates in the service area. Operation of the proposed facilities would require an estimated 35 future new employees to operate the proposed facilities. These employees are expected to be drawn from existing population (IEUA 2017).

For MVWD's Project, construction of the local sewer collection facilities would not result in substantial unplanned growth. This is both because (1) the scale of Project construction is relatively small and not likely to cause individuals to relocate to the area for employment and (2) as of November 2021 (the most recent data available), the unemployment rate in the County is 5.5 percent (EDD 2022) and comparable to the rate in 2015. As discussed in the IEUA PEIR, it is reasonable to assume that there are available workers for the construction activities associated with the Project.

As discussed in Section 2.2, Project Description, the provision of sewer collection service by MVWD would occur over time as existing properties or future developers request that MVWD serve them. As discussed in the IEUA PEIR, future sewer collection and treatment facilities would be implemented to meet forecasted demand and growth in the IEUA service area, rather than being a driver of growth. Similarly, local sewer collection facilities would be implemented to meet

forecasted demand and growth in the MVWD service area, rather than being a driver of growth. Therefore, the expansion of local sewer collection services would be consistent with development anticipated by general plans of the cities of Chino and Montclair (which encompass their respective spheres of influence) and related population growth. Accordingly, IEUA currently owns the existing regional infrastructure in the Service Area, and the Project would not require IEUA to build new or expanded infrastructure beyond what is already anticipated based on city and county planning documents and SCAG projections.

MVWD would provide services upon request to approved land uses that would have prepared their own CEQA documentation. Also, as discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines. As discussed in Section 2.2, sewer collection service could be potentially provided by either MVWD or the cities of Chino and Montclair. If either of these cities provide sewer collection services, they would similarly be required to construct and operate necessary infrastructure to respond to requests for service.

As a service organization, MVWD's role is to provide beneficial public services for approved land uses. As a result of the Project, MVWD would be able to provide local sewer collection infrastructure to meet demand, rather than to facilitate future growth (i.e., MVWD would not expand sewer infrastructure beyond immediate demand). Further, it is not in MVWD's fiduciary interests to expand sewer collection service in advance of connections that defray the costs of designing, installing, operating, and maintaining said infrastructure.

Therefore, construction and operation of the Project would result in less than significant impacts related to indirectly inducing substantial population growth, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to displacement of people or housing.

As discussed in the IEUA PEIR, the project includes the construction of pipelines within existing ROW and ancillary facilities adjacent to the proposed pipelines. The implementation of pipelines and ancillary facilities could result in the removal of a limited amount of existing housing units. Therefore, the proposed pipelines and ancillary facilities would have a less than significant impact regarding the displacement of existing housing units. Given the amount of future housing forecast

to be developed over the next 25 years, the project would not necessitate the construction of replacement housing elsewhere.

For MVWD's Project, the local sewer collection facilities are generally installed in the public ROW or in driveways and front yards of private properties, and pump stations, if needed, would be constructed nearby. Further, the local sewer facilities would be constructed in response to requests that MVWD serve them. Unlike IEUA's regional facilities, MVWD does not foresee the removal of any existing housing for local facilities. Private property development, which may involve removal of housing, would be addressed in CEQA documentation by that developer/applicant. However, MVWD would not be the agency directly responsible for such removals. As such, construction and operation of local sewer collection facilities would not result in displacement of people or housing. There would be no impact, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, and other public facilities?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in no impacts related to the need for new or altered fire protection, police protection, and schools; and less than significant impacts related to the need for new or altered parks and recreational facilities[12] with implementation of MM PS-1.

As discussed in the IEUA PEIR, because the proposed facilities would not result in the permanent increase in population, no increase in the need for new fire or police protection facilities would occur. Regarding schools, as a worst-case assumption, the 35 new employees could result in the demand for 35 new housing units that could generate school-age children. This potential increase in students would be considered nominal and would not require new schools to maintain acceptable performance objectives. As a result, no environmental effects would occur because

[12] The IEUA PEIR addressed parks/recreational facilities and other public facilities collectively, without other definition of "other public facilities".

construction of a new police, fire, or school facilities would not be required and there would be no impact (IEUA 2017).

The proposed IEUA Category 2 pipelines are expected to occur within existing roadway ROW, and therefore, not impact existing park and recreational facilities and would not result in the demand for new park and recreational facilities. The proposed ancillary facilities in Category 2 could be located on parkland or within areas with active recreational uses. Depending on the area required for the ancillary facility, an IEUA individual project could result in the removal of all or a portion of a park or recreational facility. The removal of a facility could require the construction of new park or recreational facilities elsewhere to accommodate for the loss of the existing park or recreational facility. It is assumed that the removal of a park or recreational facility could be a significant impact to the local community. Implementation of MM PS-1 would reduce this potential impact to a less than significant level.

For MVWD's Project, construction and operation of local sewer collection facilities by themselves would not result in significant impacts related to the need for altered governmental facilities due to increased demand or use. As discussed above in Section 3.14, construction of the Project would not result in a temporary increase in population as the small scale of construction activity and existing unemployment rate makes it reasonable to assume that there are available local workers for the construction activities associated with the Project. As also discussed above in Section 3.14, the local sewer collection facilities would be constructed to meet forecasted demand and growth in the Service Area. Because the local sewer collection facilities would not result in the permanent increase in population, no increase in the need for new fire or police protection facilities would occur. MVWD does not anticipate the need for a significant number of additional employees (up to two or three additional employees at full buildout of sewer collection services) and, like the IEUA analysis, any additional employees are expected to be found in the existing labor pool in the Project area. The nominal number of new employees that would represent new residents that could generate school-age children, as a worst-case scenario, would not result in the need for new or expanded schools. Unlike IEUA's regional facilities, MVWD does not foresee the removal of any existing parks or other recreational facilities to construct ancillary facilities such as pump stations. This is because a limited number of total ancillary facilities would be required for the smaller-scale system of MVWD's local collection facilities and, as such, it is expected that a non-park location can feasibly be found for all ancillary facilities. Private property development, which may involve conversion of parks, would be addressed in CEQA documentation by that developer/applicant. However, MVWD would not be the agency directly responsible for such removals. As such, construction and operation of local sewer collection facilities would not result in the removal of a park or recreational facility.

Therefore, there would be less than significant impacts related to the need for altered governmental facilities due to increased demand, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.16 RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to increased use of existing parks and recreational facilities, and less than significant impacts related to the need for construction and expansion of recreational facilities with implementation of MM PS-1.

As discussed in the IEUA PEIR, the proposed IEUA conveyance systems and ancillary facilities may be located within parks. Construction and staging areas may result in the temporary closure of parks or portions of parks. However, several parks in the IEUA service area would be available for use. This increased use of other parks would be temporary, during construction only. Once construction is completed, parks would return to their expected visitorship qualities. Once in operation, the proposed Category 2 facilities would not be habitable and would not directly increase the population, and therefore, would not generate additional recreational users in the project area. The proposed Category 2 facilities 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. Also, the proposed pipelines and ancillary facilities would not include the construction of recreational facilities. However, an individual IEUA Category 2 project could result in the removal of all or a portion of a park or recreational facility, which is assumed that the removal of a park or recreational facility could result in significant impact to the local community requiring implementation of MM PS-1.

For MVWD's Project, construction and operation of local sewer collection facilities by themselves would not result in significant impacts related to increased use or expansion of recreational facilities. As discussed above in Section 3.14, construction of the Project would not result in a temporary increase in population as the small scale of construction activity and existing unemployment rate makes it reasonable to assume that there are available local workers for the construction activities associated with the Project. As also discussed above in Section 3.14, the local sewer collection facilities would be constructed to meet forecasted demand and growth in the Service Area. Because the local sewer collection facilities would not result in the permanent increase in population, they would not generate additional recreational users in the Service Area. The Project, itself, 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. As discussed above, MVWD does not anticipate the need for a significant

number of additional employees (up to two or three additional employees at full buildout of sewer collection services). This small number of employees, even assuming these individuals and their families relocate to the Project area for employment, would not be high enough to cause their use of local recreational facilities to cause deterioration faster than would otherwise occur. Also, the proposed pipelines and ancillary facilities would not include the construction of recreational facilities. Unlike IEUA's regional facilities, MVWD does not foresee the removal of any existing parks or other recreational facilities to construct ancillary facilities such as pump stations. This is because a limited number of total ancillary facilities would be required for the smaller-scale system of MVWD's local sewer collection facilities and, as such, it is expected that a non-park location can feasibly be found for all ancillary facilities. Private property development, which may involve conversion of parks, would be addressed in CEQA documentation by that developer/applicant. However, MVWD would not be the agency directly responsible for such removals. As such, construction and operation of local sewer collection facilities would not result in the removal of a park or recreational facility. Therefore, construction and operation of the Project would result in less than significant impacts related to deterioration of recreation facilities due to increased use or the need to expand recreational facilities, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.17 TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to construction traffic with implementation of MM TT-1.

As discussed in the IEUA PEIR, construction of the proposed conveyance systems and ancillary facilities would generate increased traffic on area roadways related to worker trips, vendor truck trips, and haul truck trips. In addition, the installation of new pipelines and rehabilitation of old pipelines would temporarily reduce the capacity of roadways along the pipeline alignment(s) due to open trenching within existing roadway ROW and the resulting temporary lane closures on the affected roadways, which may affect vehicular and non-vehicular (i.e., pedestrian and bicyclist) traffic. For the program-level assessment in the PEIR, this impact is considered potentially significant and requires implementation of MM TT-1 (IEUA 2017). When the IEUA PEIR was certified in 2017, the applicable transportation analysis methodology was based on level of service

(LOS). At the time of preparation of this IS/MND, the applicable transportation analysis methodology is based on vehicle miles traveled (VMT) (Section 15064.3[b][1] of the State CEQA Guidelines).

For MVWD's Project, local sewer collection facilities would be installed in the public ROW or in driveways and front yards of private properties, with pump station(s) nearby if needed. Where construction activity is situated in or near the public ROW, traffic may be limited to one lane and detours and other traffic control devices would be required for temporary periods. Also, pedestrians and bicyclists may be detoured around the construction activity. Consistent with IEUA MM TT-1, a traffic control plan would be prepared if required and implemented for work within the ROW, which would ensure adequate safety to the traveling public and emergency access in the vicinity of the work area. Consistent with the analysis presented in the IEUA PEIR, there would be less than significant impacts related to construction of the local sewer collection facilities with implementation of MM TT-1.

Operation of local sewer collection facilities by themselves would not result in impacts related to transportation because there would be virtually no vehicle trip generation (i.e., VMT). Vehicle trips would be limited to construction-related trips, which are finite and short-term, and periodic maintenance visits during long-term operation, which would be limited. This is evidenced in part by the anticipated need for at most two or three additional employees at full buildout of MVWD's local sewer collection facilities. As such, one or two additional vehicles at most would make periodic trips within the proposed Service Area to maintain the MVWD sewer collection facilities. Therefore, because operation and maintenance of the Project would result in very limited VMT, there would be no conflict or inconsistency with Section 15064.3(b)(1) of the State CEQA Guidelines. There would be less than significant impacts, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

MM TT-1 For projects that may affect traffic flow along existing roadways, IEUA shall require that contractors prepare a construction traffic control plan. Elements of the plan should include, but are not necessarily limited to, the following:

- Develop circulation and detour plans if necessary to minimize impacts to local street circulation. Use haul routes minimizing truck traffic on local roadways to the extent possible.
- To the extent feasible, and as needed to avoid adverse impacts on traffic flow, schedule truck trips outside of peak morning and evening commute hours.
- Install traffic control devices as specified in Caltrans' Manual of Traffic Controls for Construction and Maintenance Work Zones where needed to maintain safe driving conditions. Use flaggers and/or signage to safely direct traffic through construction work zones.
- For roadways requiring lane closures that would result in a single open lane, maintain alternate one-way traffic flow and utilize flagger-controls.
- Coordinate with facility owners or administrators of sensitive land uses such as police and fire stations, hospitals, and schools. Provide advance notification to the facility owner or operator of the timing, location, and duration of construction activities.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to traffic hazards with implementation of MM TT-1.

As discussed in the IEUA PEIR, construction of Category 2 facilities would not alter the physical configuration of the existing roadway network serving the area and would not introduce unsafe design features. Also, although construction of the conveyance systems and ancillary facilities could temporarily increase the type of vehicles (i.e., trucks) that could be incompatible with predominantly automobile vehicles on local roadways, the change to the mix of vehicles would stop when construction is completed. However, the potential conflicts between construction trucks and automobiles on local roadways is considered potentially significant and requires implementation of IEUA MM TT-1 (IEUA 2017).

For MVWD's Project, local sewer collection facilities would be installed in the public ROW or in driveways and front yards of private properties, with pump station(s) nearby if needed. Where construction activity is situated in or near the public ROW, traffic may be limited to one lane and detours and other traffic control devices would be required for temporary periods. Consistent with IEUA MM TT-1, a traffic control plan would be prepared if required and implemented for work within the ROW, which would ensure adequate safety to the traveling public and emergency access in the vicinity of the work area. Consistent with the analysis presented in the IEUA PEIR, there would be less than significant impacts related to construction of the local sewer collection facilities with implementation of MM TT-1.

Operation of local sewer collection facilities by themselves would not result in impacts related to transportation hazards or incompatible uses because there would be no changes to the existing circulation system to implement local sewer collection facilities. There would be no impacts, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

IEUA MM TT-1, presented above, is applicable.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
d) Result in inadequate emergency access?	☐	☒	☐	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to emergency access with implementation of MM TT-1.

As discussed in the IEUA PEIR, construction trucks generated by the conveyance systems and ancillary facilities would interact with other vehicles on project area roadways, including emergency vehicles, but would not alter the physical configuration of the existing roadway network serving the area. While individual emergency vehicles could be slowed if travelling behind a slow-moving truck, per vehicle code requirements, vehicles must yield to emergency vehicles using a siren and red lights. Construction vehicles travelling along the roadways are expected to result in a less than significant impact on emergency access. However, because the proposed pipelines and some of the ancillary facilities could require the closure of lanes during construction activities, potential access impacts on emergency vehicles could occur.

For MVWD's Project, local sewer collection facilities would be installed in the public ROW or in driveways and front yards of private properties, with pump station(s) nearby if needed. Where construction activity is situated in or near the public ROW, traffic may be limited to one lane and detours and other traffic control devices would be required for temporary periods. Consistent with IEUA MM TT-1, a traffic control plan would be prepared if required and implemented for construction work within the ROW, which would ensure adequate safety to the traveling public and emergency access in the vicinity of the work area. There would be less than significant impacts with implementation of MM TT-1.

Operation of local sewer collection facilities would not significantly impact emergency access because it would require only occasional vehicle trips for maintenance. There would be less than significant impacts, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

IEUA MM TT-1, presented above, is applicable.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)? or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in no impacts related to tribal cultural resources.

As discussed in the IEUA PEIR, the IEUA initiated Native American consultation pursuant to AB 52. IEUA mailed letters to the Morongo Band of Mission Indians and the Gabrieleño Band of Mission Indians – Kizh Nation on July 7, 2016 inviting them to consult regarding potential impacts to tribal cultural resources. No Tribes requested consultation in response to IEUA's notification letters, and no tribal cultural resources were identified (IEUA 2017). There would be no impact, and no mitigation for tribal cultural resources was identified. However, IEUA MM CUL-1 requires that prior to development involving ground disturbance, IEUA retains a qualified archaeologist to conduct a study of the project area(s) and that the cultural resources inventory would include consultation with the NAHC and with interested Native Americans identified by the NAHC.

For MVWD's Project, MVWD conducted Native American consultation consistent with AB 52. No Tribes have requested such consultation with MVWD. Therefore, a local government tribal consultation list request was made to the NAHC. On August 5, 2021, MVWD e-mailed a letter requesting consultation for the Project to the 14 Tribes included in the NAHC list. None of the 14 Tribes responded to the request for consultation. Therefore, consistent with the analysis presented in the IEUA PEIR, there are no known tribal cultural resources and there would be no impact related to construction and operation of the Project. However, IEUA MM CUL-1, described above, would be implemented for all activities involving ground disturbance and would reduce

potential impacts to unknown archaeological resources (which may be tribal cultural resources) to a less than significant level.

Applicable IEUA PEIR Mitigation Measures

IEUA MM CUL-1, presented in Section 3.5, Cultural Resources, would apply to tribal cultural resources.

3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in no impacts related to the need for new or expanded water or wastewater treatment facilities, and less than significant impacts related to storm water drainage facilities with implementation of MM U-1. Dry utility (i.e., electric, natural gas, telecommunications) use was not addressed in the IEUA PEIR as this threshold was added to Appendix G of the State CEQA Guidelines subsequent to preparation of the PEIR.

As discussed in the IEUA PEIR, construction workers would temporarily require use of portable sanitary units and demand water during construction of the Category 2 projects. Wastewater generated and water demanded during construction of Category 2 projects would be minimal and would not require the construction of new wastewater or water treatment facilities. Operation of the Category 2 facilities would neither demand water nor generate wastewater. Because new or expanded facilities is not required to accommodate construction or operation the Category 2 projects, there would be no impacts.

Proposed pipelines would be underground and would not permanently alter existing site drainage patterns and would not require the construction of new or expanded stormwater drainage facilities. Implementation of the IEUA ancillary facilities including new reservoir tanks and pump stations would be located aboveground. The ancillary facilities would result in the addition of impervious surfaces that would increase stormwater quantity that could affect on-site drainage patterns as well as off-site drainage volume and require the construction and operation of new and/or expanded stormwater drainage facilities. Implementation of MM U-1 would reduce this potential impact to a less than significant level.

For MVWD's Project, like the IEUA PEIR analysis, construction workers would temporarily require use of portable sanitary units and demand a minimal amount of water during construction of the Project, which would neither result in significant water demand nor wastewater generation.

Operation of the Project would not result in water demand. Similarly, pump stations may require electrical service. Based on the limited number of pump stations, if any, anticipated by MVWD and the minimal electric demand a pump station would require, implementation of the Project would not require expanded electrical services apart to maintain service levels. Construction and operation of local sewer construction facilities would not result in demand for natural gas or telecommunications services. There would be less than significant impacts related to the need for new or expanded wastewater treatment, water, or dry utility facilities, and no mitigation is required.

Proposed pipelines would be underground and would not permanently alter existing site drainage patterns and would not require the construction of new or expanded storm water drainage facilities, consistent with the analysis presented in the IEUA PEIR. However, unlike the IEUA PEIR, based on the limited number of pump stations anticipated by MVWD throughout the Service Area, the increase in impervious surfaces would not be enough to increase the local storm water runoff such that new or expanded storm water drainage facilities would be required. There would be a less than significant impact related to storm drainage facilities, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to adequacy of water supplies.

As discussed in the IEUA PEIR, construction of the pipelines would require minimal water usage for dust control and concrete washout activities over the relatively short (several months to a year) construction period. The proposed pipelines and ancillary facilities would distribute recycled water to other IEUA facilities, various end users, and other locations, and would not require additional water for operation. Conveyance and distribution of recycled water through the proposed pipelines and ancillary facilities would provide additional water sources for IEUA, water companies, and groundwater recharge, and therefore offset demands on other water supplies. Impacts related to new or expanded water supply resources or entitlements would be less than significant (IEUA 2017).

For MVWD's Project, as discussed above, a limited and finite amount of water may be used during construction of local sewer collection facilities for compaction and dust suppression, and operation of these facilities would use no water supplies. If potable water restrictions are in place during construction activities; recycled water may be used for dust suppression. As such, there would be sufficient water supplies for the limited amount of construction-related water needed for the Project. Therefore, consistent with the analysis presented in the IEUA PEIR, construction of the

Project would result in less than significant impacts, and no mitigation is required. Operation of the Project would not demand water and there would be no impact.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to wastewater treatment capacity.

As discussed in the IEUA PEIR, wastewater generated during construction of the proposed facilities would be minimal, consisting of portable toilet waste generated by construction workers and therefore would not substantially impact wastewater treatment capacity. All conveyance systems, groundwater recharge, wells, and ancillary facilities would not generate wastewater during their operation. Therefore, impacts related to available wastewater treatment capacity would be less than significant (IEUA 2017).

For MVWD's Project, construction and operation of local sewer collection facilities by themselves would not result in impacts related to wastewater treatment capacity; any such facilities would solely convey wastewater from existing and new development to treatment facilities. Additionally, the Project depends on IEUA approval of a contract to contribute wastewater and otherwise make use of its existing regional sewer infrastructure. A nominal and finite amount of portable toilet waste would be generated periodically during construction of local sewer collection facilities. As discussed in the IEUA PEIR, this minimal volume would not adversely impact wastewater treatment capacity. As part of preparing this IS/MND, MVWD consulted with IEUA regarding ability to convey and treat all wastewater that may be generated within the Service Area. The IEUA confirmed it has available capacity to treat all wastewater anticipated to be produced with buildout of the Service Area, including wastewater related to septic system conversions.[13]

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines. As a service organization, MVWD's role is to provide beneficial public services for approved land uses. The purpose of the Project is to activate MVWD's latent sewer authority, which would allow it to provide local sewer infrastructure

[13] Communication between Ken Tam (IEUA) and Bill Schwartz (MVWD), December 2021.

to meet demand, rather than to facilitate future growth (i.e., expanded sewer infrastructure in advance of land development).

Therefore, construction and operation of the Project would result in less than significant impacts related to wastewater treatment capacity, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to solid waste disposal capacity and compliance with solid waste regulations.

As discussed in the IEUA PEIR, the solid waste generated during construction of the proposed facilities would mainly consist of general construction debris, building material wrapping, worker personal waste, and excavated soils. Construction waste would likely be disposed of at the El Sobrante or Mid-Valley Landfill. Both landfills permit thousands of tons of waste per day, which is beyond what the expected amount of waste would be generated by the proposed facilities during construction. Further, these landfills are expected to continue to operate for 15-30 more years. The IEUA project would comply with all city and County construction and demolition requirements during construction of the proposed facilities as described above in the regulatory setting, and all excavated soil would be hauled offsite by truck to an appropriately permitted solid waste facility (IEUA 2017).

For MVWD's Project, a limited and finite amount of solid waste would be generated during construction of local sewer collection facilities, including excess excavated soil that would be hauled offsite by truck, and operation of these facilities would not generate municipal solid waste. As such, consistent with the analysis presented in the IEUA PEIR, the Project would not exceed the capacity of any landfill facility. As there would be no operational solid waste, the Project would not conflict with the cities' solid waste reduction requirements (e.g., AB 939). There would be a less than significant impact, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.20 WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
If located in or near State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

It was determined in the IEUA PEIR that implementation of the IEUA Project Category 2 facilities would result in less than significant impacts related to wildfire with implementation of IEUA MM HAZ-5.

As discussed in the IEUA PEIR, CAL FIRE designates most of the areas within the IEUA service area as non-VHFHSZs but some VHFHSZ areas are present in the cities of Chino Hills, Upland, Rancho Cucamonga, and Fontana, primarily around foothills containing wildlands near the boundaries of the IEUA service area.

For MVWD's Project, the Service Area is not located in a State Responsibility Area (SRA) and does not have lands designated as VHFHSZ (CAL FIRE 2021a). SRAs are lands where CAL FIRE has the responsibility for wildland fire protection and are defined based on land ownership, population density, and land use. CAL FIRE does not have responsibility for fire protection in densely populated areas, incorporated cities, agricultural lands, or lands administered by the federal government (CAL FIRE 2021b). Fire Hazard Severity Zones are developed using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Many factors are considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area. There are three levels of hazard in the SRAs: moderate, high, and very high (OSFM 2021). As the Service Area is not within an SRA or a VHFHSZ,

construction and operation of the Project would result in no impacts related to wildfire, and no mitigation is required.

Applicable IEUA PEIR Mitigation Measures

There are no applicable IEUA PEIR mitigation measures.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Does the project:				
a) 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 rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Discussion

As described throughout the analysis in Section 3.0, with the incorporation of the identified IEUA PEIR mitigation measures, implementation of the Project would not degrade the quality of the environment; would not substantially reduce the habitats of fish or wildlife species; would not cause a fish or wildlife population to drop below self-sustaining levels; would not threaten to eliminate a plant or animal; and would not eliminate important examples of major periods of California history or prehistory. With respect to the quality of the environment, construction and operation of the Project would not preclude the ability to achieve long-term environmental goals. Furthermore, the Project would not result in any new or more significant environmental impacts than identified in the IEUA PEIR.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

Discussion

While the Project may have the potential to impact the environment, compliance with applicable regulations and implementation of the identified IEUA PEIR mitigation measures would reduce these impacts to a less than significant level. Furthermore, the Project would not result in any new or more significant environmental impacts than identified in the IEUA PEIR. There would be less than significant cumulative impacts.

As discussed in Section 2.2, Project Description, the provision of sewer collection service by MVWD may occur over time as existing properties or future developers request that MVWD serve them. The specific locations, extent, timing, and other facets of the future provision of these sewer facilities throughout the Service Area, whoever constructs these facilities, is not known, and thus analysis would be speculative because it is tied to land development activities and socioeconomic forces that are beyond MVWD's control or ability to determine at this time. MVWD's Feasibility Report provides information on possible methods to provide sewer collection services. Elements of sewer collection service discussed in the Feasibility Report may or may not come to fruition as presented in that document, as this depends on unknown future events. While the Feasibility Report provides information on how MVWD could provide sewer collection service, including types and locations of facilities and different funding methods, it is not intended to reflect what MVWD would necessarily implement if the Project is approved. As such, it would be speculative to analyze the potential impacts of separate sewer infrastructure projects in the Service Area.

As discussed in Section 2.2, the most likely next planning step, if MVWD's authority to provide sewer collection service is activated, may be to prepare one or more subarea sewer plans. Any future subarea plan may be considered a "project" under CEQA requiring environmental review consistent with CEQA and the State CEQA Guidelines.

As a service organization, MVWD's role is to provide beneficial public services for approved land uses. The purpose of the Project is to activate MVWD's latent sewer authority, which would allow it to provide local sewer infrastructure to meet demand, rather than to facilitate future growth (i.e., expanded sewer infrastructure). Further, it is not in MVWD's fiduciary interests to expand sewer collection service in advance of connections that defray the costs of designing, installing, operating, and maintaining said infrastructure.

Therefore, there would be less than significant cumulative impacts related to the construction and operation of the Project, and no additional mitigation is required beyond the IEUA PEIR mitigation measures discussed previously.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
Would the project:				
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

Construction and operation of local sewer collection facilities would not be expected to cause substantial adverse effects on human beings, either directly or indirectly. As described throughout the analysis in Section 3.0, with the incorporation of the identified IEUA PEIR mitigation measures, construction and operation of the Project would result in less than significant impacts. Furthermore, the Project would not result in any new or more significant environmental impacts than identified in the IEUA PEIR.

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