

# CITY OF CHINO HILLS

## PARADISE RANCH

### FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT

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*Prepared for:*

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**MARCH 29, 2023**

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# I. INTRODUCTION

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## 1. INTRODUCTION

As defined by Section 21087 of the California Public Resources Code (PRC), which codifies the California Environmental Quality Act (CEQA), the City of Chino Hills is the Lead Agency for the Project. In accordance with CEQA Guidelines Section 15089, the City of Chino Hills (City), must prepare a Final Focused Environmental Impact Report (EIR) before approving a project. The purpose of the Final Focused EIR is to provide an opportunity for the lead agency to respond to comments made by the public and governmental agencies in regard to the Paradise Ranch Project Draft Focused EIR. The Final Focused EIR, pursuant to CEQA Guidelines Section 15132, is comprised of revisions to the Draft Focused EIR; a list of persons, organizations, and agencies that provided comments on the Draft Focused EIR; responses to comments received regarding the Draft Focused EIR; and a Mitigation Monitoring Program.

The EIR is comprised of two parts and the Final Focused EIR constitutes the second part, with the Draft Focused EIR constituting the first part. The Draft Focused EIR was released for public comment on December 2, 2022. The comment period ended on January 16, 2023, meeting the minimum 45-day review period required by the CEQA. The Draft Focused EIR is incorporated by reference and bound separately.

## 2. ORGANIZATION OF THE FINAL FOCUSED EIR

This Final Focused EIR is organized in the following sections:

### I. Introduction

This section is intended to provide a summary of the project description and CEQA requirements.

### II. Responses to Comments

This section includes a list of public agencies, organizations, and individuals who submitted comments on the Draft Focused EIR, and detailed responses to the comment letters submitted to the City in response to the Draft Focused EIR. Copies of the full original comment letters are provided in Appendix FEIR-1 of this Final EIR.

### III. Errata

This section provides a complete overview of the revisions to the Draft Focused EIR that have been incorporated into the Final Focused EIR in response to the comments submitted during the public review period or that were initiated by staff. These changes do not add significant new information that would affect the analysis or conclusions presented in the Draft Focused EIR. More specifically, CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to PRC Section 21092.1 and CEQA Guidelines Section 15088.5) but before the EIR is certified. CEQA Guidelines Section 15088.5 specifically states that “[n]ew information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

CEQA Guidelines Section 15088.5 also provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR... A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”

As demonstrated in this Final Focused EIR, neither the comments submitted on the Draft Focused EIR, the responses to these comments, nor the corrections and additions presented in Section III, Errata, of this Final Focused EIR, constitute new significant information warranting recirculation of the Draft Focused EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft Focused EIR is comprehensive and has been prepared in accordance with the CEQA Guidelines.

#### **IV. Mitigation Monitoring Program**

This section includes a list of the project design features and required mitigation measures and includes detailed information with respect to the City's policies and procedures for implementation of the project design features and mitigation measures. This Mitigation Monitoring Program (MMP) identifies the monitoring phase, the enforcement phase, and the applicable department or agency responsible for ensuring that each feature or measure is implemented.

The Final Focused EIR also includes the following appendices:

**Appendix FEIR-1:** Draft EIR Comment Letters – This appendix to the Final Focused EIR includes copies of all written comment letters received on the Draft Focused EIR.

### **3. PUBLIC REVIEW PROCESS**

In compliance with the CEQA Guidelines, the City has taken steps to provide opportunities for public participation in the environmental process. During the preparation of the Draft Focused EIR, the City contacted various State, regional, and local government agencies and other interested parties to inform the public of the Project and to solicit comments on the scope of environmental review. The City prepared an Initial Study and circulated a Notice of Preparation (NOP) of a Draft Focused Environmental Impact Report for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested on March 30, 2022 to April 29, 2022 for a 30-day public review period. Additionally, a public Scoping Meeting was held on April 13, 2022. The Initial Study, NOP, and NOP comment letters are included in Appendix A of the Draft Focused EIR.

In compliance with CEQA Guidelines Sections 15087 and 15105, the Draft Focused EIR was submitted to the State Clearinghouse, Office of Planning and Research. The public review period commenced on

December 2, 2022 and ended on January 16, 2023 for a total of 45 days. In compliance with CEQA Guidelines Section 15087(d), a Notice of Completion and Availability of the Draft Focused EIR was filed with the County Clerk. The Draft Focused EIR was also made available for review on the City's website. Following the Draft Focused EIR public comment period, this Final Focused EIR has been prepared and includes responses to the comments raised regarding the Draft Focused EIR.

## II. RESPONSES TO COMMENTS

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### 1. INTRODUCTION

The CEQA review process provides opportunities for public participation, including periods for public review and comment on the adequacy of the Draft Focused EIR prior to certification. Section 15088(a) of the CEQA Guidelines requires that the lead agency evaluate comments on environmental issues received from persons who reviewed the Draft Focused EIR and prepare a written response to comments received during the comment period. Section 15204(a) of the CEQA Guidelines clarifies that the lead agency is not required to accept every suggestion it is given, provided that the lead agency explains why specific comments/suggestions were not accepted and responds to significant environmental issues with substantial evidence and makes a good faith effort at disclosure. Reviewers of the Draft Focused EIR are encouraged to examine the sufficiency of the environmental document, particularly in regard to significant effects, and to suggest specific mitigation measures and project alternatives. Furthermore, Section 15204(c) of the CEQA Guidelines advises reviewers that comments should be accompanied by factual support.

**Section II.2, Matrix of Comments Received on the Draft Focused EIR**, includes a table that summarizes the environmental issues raised by each commenter regarding the Draft Focused EIR. The City of Chino Hills received a total of 16 comment letters on the Draft Focused EIR during the designated public review period (between December 2, 2022 and January 16, 2023). Of the 16 comment letters, the City of Chino Hills received a total of 11 letters that requested an extension of the comment review period (See “Topical Response Extension of the Comment Review Period”). Each comment letter has been assigned a corresponding number, and comments within each comment letter are also numbered. The organizations/persons that provided written comments on the Draft Focused EIR to the Community Development Department are listed in the summary table below, which also indicates the issue areas on which each organization/person commented.

**Section II.3, Comment Letters and Responses**, provides detailed responses to all comments related to the environmental review and acknowledges comments and opinions relating to the support of or opposition to the Project. Copies of the original comment letters are provided in Appendix FEIR-1 of this Final Focused EIR.

#### **Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period**

The Paradise Ranch Project Draft Focused EIR was distributed for public review on December 2, 2022, and the public was notified that the 45-day review period, as required by California Environmental Quality Act (CEQA) Guidelines Section 15105, will close on January 16, 2023. The City will accept comments leading up to the public hearing, and provide to the hearing body as part of the record. Although the City has accepted and at times responded to comments beyond the CEQA closing period, the City is not required by law to respond.

**2. MATRIX OF COMMENTS RECEIVED ON THE DRAFT FOCUSED EIR**

SUMMARY OF COMMENTS Paradise Ranch	Letter Number	Project Description	Impacts Less than Significant	Air Quality	Biological Resources	Cultural Resources	Geology and Soils	Greenhouse Emissions	Noise	Transportation/Traffic	Tribal Cultural Resources	Alternatives	Other	Explanation of "Other"
<b>County of San Bernardino Officials, Agencies &amp; Departments</b>														
San Bernardino Department of Public Works	1													● Request to be included on the circulation list.
<b>Organizations and Individuals</b>														
Eric Johnson Task Force Chair Sierra Club	2				●								●	Concerned about fire evacuation during a wildfire.
Claire Schlotterbeck Executive Director Hills For Everyone	3	●			●					●				
Craig Javid	4									●				
John Rico	5												●	Concerned about fire evacuation during a wildfire.
Sandra Weldon	6												●	Requesting an extension of the comment period.
Dan Silver Executive Director Endangered Habitats League	7												●	Requesting an extension of the comment period.
Ryan Reynolds CRNA, DNAP	8												●	Requesting an extension of the comment period.
Deborah Madsen	9												●	Requesting an extension of the comment period.
Dr. Kathie Kingett	10												●	Requesting an extension of the comment period.

<b>SUMMARY OF COMMENTS Paradise Ranch</b>		Letter Number	Project Description	Impacts Less than Significant	Air Quality	Biological Resources	Cultural Resources	Geology and Soils	Greenhouse Emissions	Noise	Transportation/Traffic	Tribal Cultural Resources	Alternatives	Other	Explanation of "Other"
Eric Johnson Task Force Chair Sierra Club		11												●	Requesting an extension of the comment period.
Paulette Byrne		12												●	Requesting an extension of the comment period.
Douglas K. Stricklin		13												●	Requesting an extension of the comment period.
Joe Byrne		14												●	Requesting an extension of the comment period.
Cindy Tooley		15												●	Requesting an extension of the comment period.
Michael Tooley		16												●	Requesting an extension of the comment period.



### 3. COMMENT LETTERS AND RESPONSES

#### Comment Letter No. 1

Nancy Sansonette, AICP, Supervising Planner, Environmental Management Division  
San Bernardino County  
825 East Third Street  
San Bernardino, CA 92415-0835

#### Comment No. 1-1

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. We received this request on December 13, 2022 and pursuant to our review, we have no comments at this time.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

#### Response to Comment No. 1-1

The comment thanks the City for including San Bernardino County Department of Public Works and giving them the opportunity to comment on the Project. The comment requests the San Bernardino County Department of Public Works be included on the circulation list for all project notices, public reviews, and/or public hearings. The comment does not identify any specific shortcomings of the Draft Focused EIR analysis or mitigation measures, and no specific response is therefore possible or required. This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

**Comment Letter No. 2**

Eric Johnson, Task Force Chair  
Sierra Club  
Puente-Chino Hills Task Force  
245 Verbena Lane  
Brea, CA 92823

Comment No. 2-1

These comments are provided by Sierra Club's Puente-Chino Hills Task Force. The Task Force focuses on the preservation of the Puente-Chino Hills Wildlife Corridor. This Corridor spans four counties (Orange, Los Angeles, San Bernardino, and Riverside) and includes lands protected as Chino Hills State Park (CHSP) and the Puente Hills Preserve. We are responding to the Draft Environmental Impact Report (DEIR) (SCH #2022040301) related to the proposed 85.2 acre Paradise Ranch project within the City of Chino Hills.

Response to Comment No. 2-1

The comment states the Task Force focuses on the preservation of the Puente-Chino Hills Wildlife Corridor, and describes the location of the Corridor. The comment accurately describes the Project.

Comment No. 2-2

Open Space. To ensure that the 40 acres of dedicated open space remains as natural open space in perpetuity, a Condition of Approval should be included that requires a restrictive covenant or deed restriction over the open space to dedicate it permanently.

Response to Comment No. 2-2

The commenter is referred to the Section II. Project Description (Page II-9), which states that the in order to preserve open space areas and maintain the desired rural character of Chino Hills, the municipal code requires new development to provide open and natural space areas. CHMC, Chapter 160.8.070 (Open Space Requirements), delineates the minimum amount (percentage) of land required to be set aside as open space, which varies on the slope of the land. It also delineates the minimum amount (percentage) of natural open space, which is defined as land unchanged from its natural state or land that is shaped and/or planted to recreate natural conditions. To meet the Open Space Requirements, approximately 50 acres (Lot A) of open and natural open space areas would be provided. Lot A would include approximately 40 acres of natural open space and 10 acres of manufactured open space. Further, the Project would provide an equestrian multi-use trail on the Project Site's frontage along Canyon Hills Road. The Tract Map will include a condition requiring a covenant for open space use and an open space easement for the Homeowner's Association HOA to maintain. The covenant will restrict development to preserve and maintain the required open space lot.

Comment No. 2-3

Oak Tree Impacts. While the loss of individual tree species is proposed to be mitigated, the DEIR fails to recognize the larger ecological picture that an oak woodland represents. To date, there have been no successful restorations of oak woodlands. It is relatively easy to plant oak trees, but the extensive ecological network and soils that makes a forest from those trees has, thus far, been impossible to recreate. Oak woodlands are the hub of the ecological wheel with innumerable plant and animal species dependent upon oaks for their survival. In addition, the gold spotted oak borer and sudden oak death have been documented in the area and that could reduce the success of the mitigation being proposed.

We are concerned that replacement of trees on the property may not be suitable. If the trees were, in fact, suitable for the proposed mitigation site, they'd be growing there right now. To this end, we recommend that enforceable success criteria be adopted and include a minimum of 20 years with an 80% success rate.

#### Response to Comment No. 2-3

The Project includes a Tree Protection and Replacement Plan, which incorporates mitigations and maintenance of the planted replacement trees. The replacement trees will be located in the manufactured slope and landscape areas that the Homeowners Association (HOA) will be required to maintain. In addition, the Chino Hills Municipal Code requires a maintenance covenant for a minimum of five (5) years to properly maintain the replacement trees. The HOA is required to maintain all trees in the replacement plan and replace as necessary if trees fail to survive.

The comment is noted on the ecological value of coast live oak woodlands. We concur that coast live oak woodlands contains valuable resources for plant and wildlife species in the region. An estimated 29.45 acres of the 34.54 acres of coast live oak woodland on the Project Site would be preserved as natural habitat. Direct and indirect impacts to 294 living and dead oak trees would be mitigated through the planting of 496 oak trees.

We are aware of the presence of gold spotted oak borer (GSOB) and have witnessed the impacts of the GSOB on coast live oak trees throughout Southern California, although evidence of it occurring on the Project Site was not included in the arborist report. In addition, GSOB preferentially attacks and kills older large diameter coast live oak trees, so replacement trees are less likely to be affected and may ensure the existence of coast live oaks on the site if larger trees are eventually attacked ([https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprd3833276.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprd3833276.pdf) Forest Insect and Disease Leaflet 183). Sudden oak death occurs primarily in central and northern California and we are not aware of sudden oak death being recorded in San Bernardino County (COMTF 2022 <https://www.suddenoakdeath.org/>).

The coast live oak woodland on the Project Site has a disturbed understory as the result of previous cattle grazing. With the removal of the cattle from the Site, the existing coast live oak trees will have a better survival rate and chance to reproduce. We disagree with the statement that if the mitigation site were suitable for oak trees they would already be there. No mitigation site has been selected yet, but will be during implementation of the Protected Tree Report (Dudek 2020) and Final Tree Mitigation Plan. Coast live oak trees occur throughout the Chino Hills and a favorable area on the Site will be selected for planting to maximize survival rates. While coast live oak woodland restoration/mitigation can be challenging the current standard for restoration of a coast live oak woodland ranges from 5 to 10 year for maintenance and monitoring. The following text shall be added to Mitigation Measure BIO-1 as a requirement for inclusion in Mitigation Planting Plan/Landscape Design Plan and Mitigation Monitoring Table to address this comment.

“To adhere to current standards the Mitigation Planting Plan/Landscape Design Plan Table shall include performance standards and monitoring of 10 years for the coast live oak tree plantings. The performance criteria will also include a survival rate of 80% of the replacement coast live oak tree plantings.”

The following sentence in Mitigation Measure BIO-1 will also be updated to address this comment. The sentence in the DEIR in Mitigation Measure BIO-1 stating “All tree planting shall be subject to a 5-year monitoring effort by an independent third-party arborist” will be changed to “All tree plantings shall be subject to a 10-year maintenance and monitoring effort by an independent third-party arborist. If the plantings do not meet an 80% survival criteria additional plantings and mitigation will be necessary as

decided upon between the Project Applicant and City of Chino Hills. Any remedial planting may include additional years of monitoring and maintenance.”

The commenter is referred to the Final Focused EIR, Section III. Errata for these changes to the EIR.

#### Comment No. 2-4

Fire Evacuation. While the document concerns itself with the ability of fire resources to respond to a wildfire, it makes no mention of the impacts of this project on the ability for other canyon residents to safely evacuate during a wildfire. Since it does not appear that the City of Chino Hills has an Evacuation Plan for Very High or High Fire Hazard Severity Zones, one should be created as additional residents are added to the Wildland-Urban Interface.

#### Response to Comment No. 2-4

According to the Chino Valley Fire District Fire Marshal, Paradise Ranch does have two points of entry/access: 1). the primary route off of Canyon Hills from Carbon Canyon and 2). a limited access route via the roads within Oaktree Downs Community to Pine Valley Estates-Utilizing Canon Lane to Eucalyptus Avenue. This is considered limited by the Fire District due to the gates; however, each gate is equipped with fire department electronic Knox box access that is utilized during evacuation orders. Chino Valley Fire District works in conjunction with San Bernardino County Sheriff’s Department during evacuations and would coordinate the opening of all gates allowing for emergency evacuation access.

In the Fall of 2021 the Carbon Canyon Fire Safe Council included evacuation guides in their newsletter and delivered guides to canyon residents. The guides can be downloaded using the following url: [carboncanyonfsc.org/evacuation-guides.html](http://carboncanyonfsc.org/evacuation-guides.html).

Although there is no specific evacuation plan for the Fire Hazard Overlay, the City of Chino Hills Emergency Service Coordinator has indicated in the City’s Emergency Operation Plan there is a Wildfire Evacuation Plan. The decision to implement evacuations is made by the Fire District, and then executed and enforced by the San Bernardino County Sheriff Department. Emergency responders at the time of an incident will establish evacuation routes and the public will then be notified of said routes. Evacuation routes are specific to the incident and the conditions at that time, and therefore evacuation routes will be released to the public at the time of the incident. Residents can sign up for emergency alerts through the City’s website to stay up to date on information regarding an incident or evacuation during a wildfire or similar event.

#### Comment No. 2-5

The Puente-Chino Hills Task Force of the Sierra Club appreciates the opportunity to comment on the proposed Paradise Ranch project. If there are any questions, please contact me at (714) 366-6571.

#### Response to Comment No. 2-5

The commenter appreciates the opportunity to comment on the Project. This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

**Comment Letter No. 3**

Claire Schlotterbeck, Executive Chair  
Hills For Everyone  
P.O. Box 9835  
Brea, CA 92822-1835

Comment No. 3-1

Hills For Everyone (HFE) is a 46-year-old non-profit organization that established Chino Hills State Park (CHSP) and is still working to conserve the remaining natural lands in the Puente-Chino Hills Wildlife Corridor at the juncture of Los Angeles, Orange, San Bernardino, and Riverside Counties. Of particular concern are projects that impact the Wildlife Corridor, destroy natural lands, or impact species of special interest to our organization.

We are responding to the Draft Environmental Impact Report (DEIR) (SCH #2022040301) related to the proposed 85.2-acre Paradise Ranch project within the City of Chino Hills.

Response to Comment No. 3-1

The comment states the Hills For Everyone (HFE) provided a response letter for the Paradise Ranch Project. The comment accurately describes the Project.

Comment No. 3-2**Project Description**

The DEIR makes it very challenging to synthesize the impacts and mitigation measures. We urge future DEIR's include a summary of impacts and mitigation measures table. A simple table outlining impacts and mitigation measures streamlines review and analysis by the public and decision makers. It also helps achieve two of the core tenants of the California Environmental Quality Act: disclosing impacts and adopting mitigation measures to reduce those impacts.

Response to Comment No. 3-2

The comment request a summary of impacts and mitigation measures table. The commenter is referred to the Final Focused EIR, Section III. Errata, Table ES-1, Summary of Impacts/ Mitigations Measures which summarizes the various environmental impacts associated with the construction and operation of the proposed Project. Mitigation measures are recommended for significant environmental impacts, and the level of impact after mitigation is also identified.

Comment No. 3-3***Location***

In two instances in the document (See DEIR p. II-1 and III-1), the DEIR describes the City of Chino Hills as being bound on the south by the Fremont Nature Preserve. Fremont Nature Preserve is roughly four miles from the city's boundaries. Instead, the City is bounded on the south in multiple places by Chino Hills State Park and the Cities of Anaheim and Corona. (See **Attachment 1**). An accurate description of the baseline setting is necessary for the public to adequately evaluate potential impacts.

### Response to Comment No. 3-3

The commenter is referred to the Final Focused EIR, Section III. Errata for a description of the boundary of the Project Site which is revised as follows.:

The Project Site is located in the City of Chino Hills, in the southwestern corner of San Bernardino County. The City of Chino Hills is a community with high quality residential and commercial areas in a rural setting and is bounded by the Cities of Diamond Bar and Pomona to the north, the City of Chino to the east, the City of Corona, the City of Anaheim, and the ~~Fremont Canyon Nature Preserve~~ Chino Hills State Park to the south, and the City of Yorba Linda and Brea to the west.

### Comment No. 3-4

#### ***Multi-Use Trail***

The Project Description (pg. II-9) states, “To meet the Open Space Requirements, approximately 50 acres (Lot A) of open and natural open space areas would be provided. Lot A would include approximately 40 acres of natural open space and 10 acres of manufactured open space. Further, the Project would provide an equestrian multi-use trail on the Project Site’s frontage along Canyon Hills Road.” What is an equestrian multi-use trail? Later in the Appendix (p. 3.0-15) the multi-use trail included in the Project Description is simply an equestrian trail along Canyon Hills Road. Is it a multi-use trail for hikers, mountain bikers, and equestrians or is it only for equestrians? The intended trail users is not clear and should be clarified.

Further, no map is provided of the proposed trail in the DEIR or its Appendices. It appears from the Site Plan (PDF pg. 25) that the trail is simply a segment only about 200’ long along Canyon Hills Rd. with no connectivity to other trails in either direction. Based on our review of the City’s Trail Map there are no other trails in this geography. Consequently, this is a ridiculous project feature in the DEIR... a Trail to Nowhere. There is no description of the length, slope, tread, signage, erosion control measures, or an impacts analysis. This should be provided to the public to evaluate the potential impacts. This trail feature serves no purpose and should be removed.

Oddly, the Appendix describes another trail (listed only as equestrian) which surrounds the project site (Appendix - Biological Technical Report, p. 3). It is unclear if this is a new trail, the same trail mentioned in the Project Description, or if the Canyon Hills Road frontage trail now goes around the entire project site or simply the development footprint. This should be clarified for the public to evaluate the potential impacts. A map should be provided as to the location of the trail and any potential trail connections.

### Response to Comment No. 3-4

The comment describes the Proposed Project accurately. The commenter is referred to Section II. Project Description, Figure II-3, Tentative Tract Map which provides the Equestrian Trail Location and details. In addition to the sidewalks around the development, the Project includes an equestrian multi-use trail along Canyon Hills Road on the Project street frontage. The proposed trail provides a connection point from the Oak Tree Downs community multi-use trail along Canyon Hills Road. According to the Multi-Use Master Plan Trails Map, the multi-use trail extends from the Oak Tree Downs community to Carbon Canyon Road. Currently, a gap exists in the trail between Oak Tree Downs and Hillcrest community. Although the adjacent parcel (between Paradise Ranch and Hillcrest) is vacant and not a part of the project, the additional trail frontage for Paradise Ranch project will assist closing the gap. This equestrian multi-use trail is a trail that is available to walkers, hikers, runners, bicyclists, and equestrians to allow them safe access along Canyon Hills Road adjacent to the Project development.

This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

Comment No. 3-5

***Open Space***

If the use of the Cluster Ordinance (No. 298) is meant to ensure the 40 acres of dedicated open space remains in its natural state in perpetuity, a Condition of Approval should be included that requires a restrictive covenant or deed restriction over the open space. This covenant should be recorded when the project begins construction. Too often these details are lost and the dedicated open space actually becomes developed land when the institutional knowledge of the City staff is gone and the developer is no longer in the picture. Since this land is proposed for dedication, it should be permanently recorded as such.

Response to Comment No. 3-5

The commenter is referred to the Section II. Project Description (Page II-9), which states that in order to preserve open space areas and maintain the desired rural character of Chino Hills, the municipal code requires new development to provide open and natural space areas. CHMC, Chapter 160.8.070 (Open Space Requirements), delineates the minimum amount (percentage) of land required to be set aside as open space, which varies on the slope of the land. It also delineates the minimum amount (percentage) of natural open space, which is defined as land unchanged from its natural state or land that is shaped and/or planted to recreate natural conditions. To meet the Open Space Requirements, approximately 50 acres (Lot A) of open and natural open space areas would be provided. Lot A would include approximately 40 acres of natural open space and 10 acres of manufactured open space. Further, the Project would provide an equestrian multi-use trail on the Project Site's frontage along Canyon Hills Road. The Tract Map will include a covenant for open space use and an open space easement for the Homeowner's Association HOA to maintain. The covenant is conditioned to be recorded along with the tract map, and details of the covenant and open space preservation will be reviewed at final map submittal. Content of the covenant will include maintenance and preservation of the open space lot.

Comment No. 3-6

***Lighting***

As included in our Notice of Preparation Letter on this project, we have concerns related to the addition of lighting. We note that the Project Description includes alignment of the Lighting with the City's Municipal Code Section 16.90.070. Specifically, the document states, "...all on-site exterior lighting, would be shielded or directed toward areas to be illuminated to limit spill-over onto adjacent streets, nearby residential uses or to cause glare to motorists." Because this property is adjacent to existing undeveloped lands on the west side where the property will not be developed, we recommend inclusion of a Condition of Approval that further reduces nighttime light impacts considering the location and existing dark attributes of this neighborhood. (See **Attachment 2**) Reducing light impacts will benefit wildlife, reduce overspill into dark natural areas, and be less impactful for nocturnal animals.

Response to Comment No. 3-6

The commenter is referred to Section II, Project Description (page II-10) which states the Project would include low voltage level decorative exterior lights on the proposed single-family homes near the front doors and garages for security and wayfinding purposes. The project is conditioned for all lighting to comply with current Building Code energy standards and codes as well as design requirements while

providing appropriate light levels. Project lighting would be designed following CHMC Section 16.09.070 Lighting Guidelines and would provide efficient on-site lighting, reducing sky-glow, and improving nighttime visibility through glare reduction. Specifically, all on-site exterior lighting, would be shielded or directed toward areas to be illuminated to limit spill-over onto adjacent streets, nearby residential uses or to cause glare to motorists (CHMC Section 16.48.040 Lights).

This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

Comment No. 3-7

***Regional Housing Needs Assessment (RHNA)***

The project proposes 50 clustered lots. The 6th cycle RHNA allocation for the City of Chino Hills is:

- Extremely Low Income: 694
- Very Low Income: 694
- Low Income: 821
- Moderate Income: 789
- Above Moderate Income: 731

**TOTAL: 3,729**

Nowhere in the document is it described which income level this project is helping to meet the 6th cycle allocation. Further, the City has adopted its Affirmatively Furthering Fair Housing. Nowhere in the document is it described how this project reduces barriers to fair housing in compliance with the City's recently approved Housing Element. Both of these oversights should be corrected.

Response to Comment No. 3-7

The Paradise Ranch Project is identified in the recent State certified Housing Element as an above moderate site. The Housing Element describes in detail housing goals, policies, and RHNA commitments for the current 2021-2029 housing cycle. The purpose of a Draft Environmental Impact Report is to assess potential environmental impacts for the project. Regional Housing Needs Assessment is not identified in the CEQA checklist or evaluated as an environmental topic. Therefore, housing goals under the Housing Element for this project is not a CEQA matter. Housing goals for the project will be identified as part of the entitlement package for the project and General Plan Annual Reports.

Comment No. 3-8

**Aesthetics**

***Prominent Ridgelines***

Identified in the Appendix (pg. 4.0-68) the project is compared to the City's General Plan policies. Listed in the table is Action CN-1.1.1. "Protect identified extremely prominent ridgelines, prominent ridgelines, and knolls." The response indicates no conflict but fails to actually discuss the location of said prominent ridgelines and knolls on the property in relation to the development footprint. This should be corrected.

Further, the reader isn't informed if any extremely prominent or prominent ridgelines or knolls exist on the property and where they are in relation to the proposed project footprint. The only reference that



one of these features exists on the property is in the Biological Resources section (pg. IV-B-7). Later in Alternative 2, the document highlights that the prominent ridgeline on the property would be protected under the reduced density. No map exists comparing the proposed project to the location of ridgelines/knolls covered in the General Plan and Ordinance 16.08.020. This should be corrected to set an accurate baseline condition and project description.

Further, the text describes no knolls or exceptionally prominent ridgelines, but doesn't mention that there is a prominent ridgeline and where it exists. Oddly, in 4.0 Environmental Checklist

(pg. 4.0-3) it says that there is a prominent ridgeline west of the property, but never mentions one on the property. The document is internally inconsistent and fails to show the public not only where the extremely prominent and prominent ridgelines and knolls are located, but also if the proposed project impacts the prominent ridgeline on the property.

Basic site conditions should be readily available for the public. This document forces the reader to compare grainy, illegible maps from the City's website. (See **Attachment 3**) It appears prominent ridgelines exist on the property, but the DEIR fails to compare the location of these ridgelines with the proposed project.

#### Response to Comment No. 3-8

The commenter is referred to Appendix A Initial Study and NOP, page 4.0-3 which states: there are no Knolls or Exceptionally Prominent Ridgelines on the Project Site. West of the Project Site is a Prominent Ridgeline. However, views of the ridgeline from the Project Site are blocked by trees and native ground cover.

The commenter is also referred to Section IV.B Biological Resources, page IV.B-7 which states: The drainage and woodland habitat along the northern and eastern boundaries and a Prominent Ridgeline across the Project Site (from west to east) are not within the development footprint.

The commenter is referred to Figure 1, Ridgeline which shows that there are no knolls or ridgelines on the Project Site. The closest Prominent Ridgeline to the Project Site is approximately 150 to 500 feet west of the Project Site.

#### Comment No. 3-9

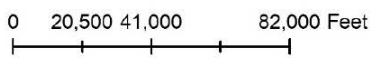
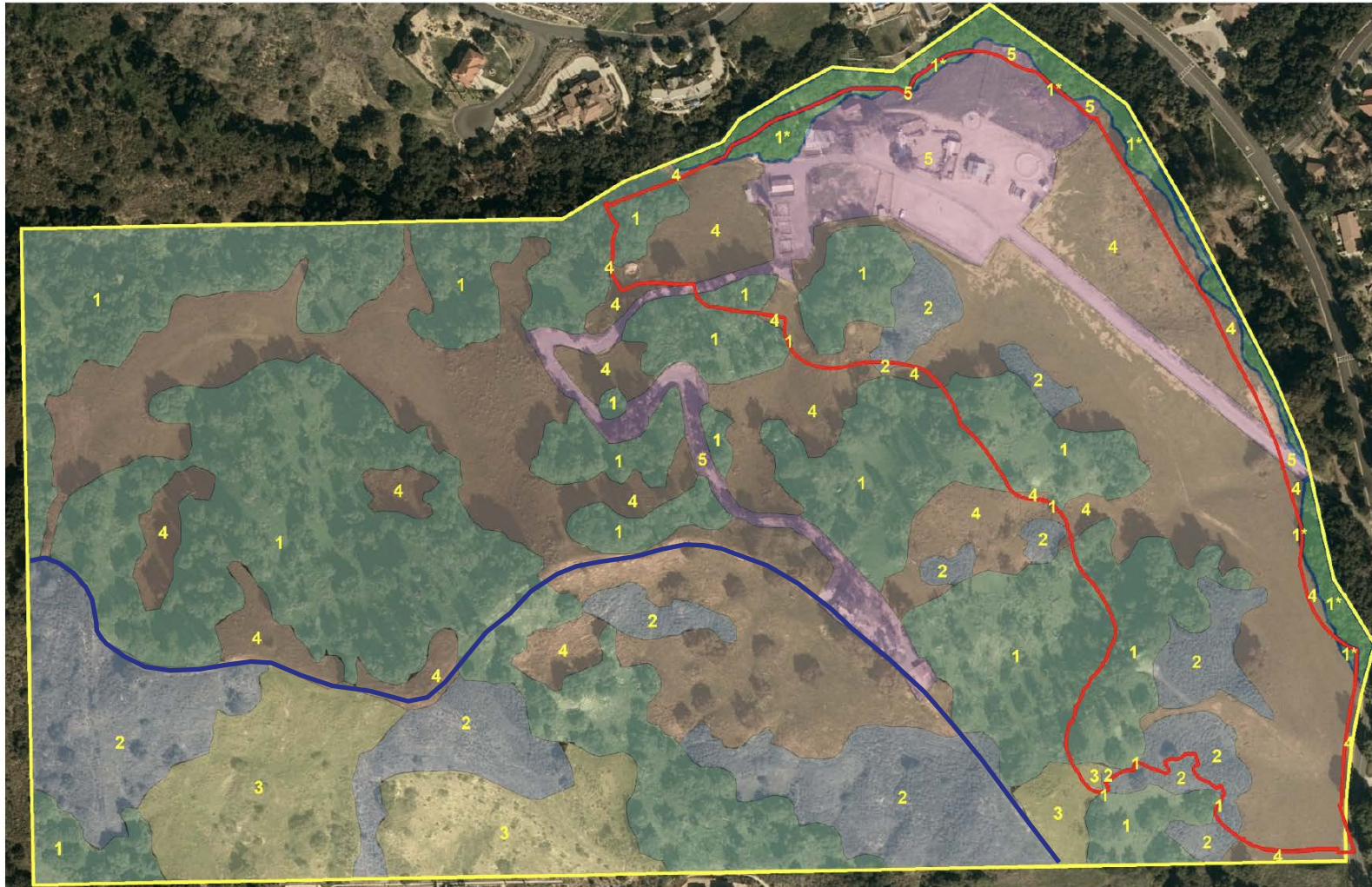
### **Biological Resources**

#### ***Oak Tree Impacts***

While the loss of individual tree species are being mitigated, the DEIR fails to consider the relationship of climate induced impacts on existing natural habitats, including repeated wildfire, a prolonged drought, and extreme heat. Further, the gold spotted oak borer and sudden oak death have been documented in the region and that could reduce the success of the mitigation being proposed. In addition, the document fails to consider that there is complex network of seen and unseen biological connections, soil, wildlife, and fungi that keep a woodland and canopy functional.

We remain concerned that replacement of trees on the property may not be suitable. If the trees were, in fact, suitable for the proposed mitigation site, they'd be growing there right now. To this end, we recommend that success criteria be adopted and include a minimum of 20 years with an 80% success rate.

Further, there is no Mitigation and Monitoring Program for the public to review the timing and potential efficacy of the mitigation implementation. We hope the Mitigation Monitoring Program for the project



- |   |  |   |  |
|---|--|---|--|
|  | 1. Coast Live Oak Woodland and Forest                          |  | 4. Wild Oats and Annual Brome Grasslands |
|  | 1*. Coast Live Oak Woodland and Forest (in blue line drainage) |  | 5. Developed (Rural)                     |
|  | 2. California Sagebrush Scrub                                  |  | Property Boundary                        |
|  | 3. Disturbed California Sagebrush Scrub                        |  | Impact Area = 23 Acres                   |
|   |  |  | Ridgeline                                |

Source: Leatherman BioConsulting, Inc., 2021

will be completed as part of the Final EIR, prior to consideration of the project by the Chino Hills City Council.

#### Response to Comment No. 3-9

The Project includes a Tree Protection and Replacement Plan, which incorporates mitigations and maintenance of the planted replacement trees. The replacement trees will be located in the manufactured slope and landscape areas that the HOA will be required to maintain. In addition, the Chino Hills Municipal Code requires a maintenance covenant for a minimum of five (5) years to properly maintain the replacement trees. The HOA is required to maintain all trees in the replacement plan and replace as necessary if trees fail to survive.

The comment is noted on the ecological value of coast live oak woodlands. We concur that coast live oak woodlands contains valuable resources for plant and wildlife species in the region. An estimated 29.45 acres of the 34.54 acres of coast live oak woodland on the Project Site would be preserved as natural habitat. Direct and indirect impacts to 294 living and dead oak trees would be mitigated through the planting of 496 oak trees.

We are aware of the presence of gold spotted oak borer (GSOB) and have witnessed the impacts of the GSOB on coast live oak trees throughout Southern California, although evidence of it occurring on the Project Site was not included in the arborist report. In addition, GSOB preferentially attacks and kills older large diameter coast live oak trees, so replacement trees are less likely to be affected and may ensure the existence of coast live oaks on the site if larger trees are eventually attacked([https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprd3833276.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprd3833276.pdf) Forest Insect and Disease Leaflet 183). Sudden oak death occurs primarily in central and northern California and we are not aware of sudden oak death being recorded in San Bernardino County (COMTF 2022 <https://www.suddenoakdeath.org/>).

The coast live oak woodland on the Project Site has a disturbed understory as the result of previous cattle grazing. With the removal of the cattle from the Site, the existing coast live oak trees will have a better survival rate and chance to reproduce. We disagree with the statement that if the mitigation site were suitable for oak trees they would already be there. No mitigation site has been selected yet, but will be during implementation of the Protected Tree Report (Dudek 2020) and Final Tree Mitigation Plan. Coast live oak trees occur throughout the Chino Hills and a favorable area on the Site will be selected for planting to maximize survival rates. While coast live oak woodland restoration/mitigation can be challenging the current standard for restoration of a coast live oak woodland ranges from 5 to 10 year for maintenance and monitoring. The following text shall be added to Mitigation Measure BIO-1 as a requirement for inclusion in Mitigation Planting Plan/Landscape Design Plan and Mitigation Monitoring Table to address this comment.

“To adhere to current standards the Mitigation Planting Plan/Landscape Design Plan Table shall include performance standards and monitoring of 10 years for the coast live oak tree plantings. The performance criteria will also include a survival rate of 80% of the replacement coast live oak tree plantings.”

The following sentence in Mitigation Measure BIO-1 will also be updated to address this comment. The sentence in the DEIR in Mitigation Measure BIO-1 stating “All tree planting shall be subject to a 5-year monitoring effort by an independent third-party arborist” will be changed to “All tree plantings shall be subject to a 10-year maintenance and monitoring effort by an independent third-party arborist. If the plantings do not meet an 80% survival criteria additional plantings and mitigation will be necessary as decided upon between the Project Applicant and City of Chino Hills. Any remedial planting may include additional years of monitoring and maintenance.”

The commenter is referred to the Final Focused EIR, Section III. Errata for these changes to the EIR.

Comment No. 3-10

***Wildlife Friendly Design***

Billions of birds die every year when they collide with buildings. Based on the biological review of the site and its numerous bird species, we recommend that any fencing that uses glass to create unobstructed views, be wildlife/bird friendly. This project design feature should be a Condition of Approval for the project and includes ornithologist approved glass such as: Saflex® FlySafe 3D™.

Response to Comment No. 3-10

The commenter is referred to Figure II-3, Tentative Tract Map. The Project will include Trail Fencing and Retaining Wall Fencing. The Trail Fencing will include three white rail country fencing, and split face wall trail fencing. The Retaining Wall Fencing consist of cement fencing. The Project is not using fencing that is made out of glass or glass materials. The Project's Trail Fencing will be clearly visible, and does not contain any windows in the fencing. All areas between the rails of the Trail Fencing are open areas, and will not contain glass. Thus the Project's Trail Fencing is visible to wildlife and will not disrupt flight patterns of birds. In addition, the space between the rail fencing is open therefore it will not block wildlife access, as wildlife can go over, under, or around the trail fencing.

The comment does not identify any specific shortcomings of the Draft Focused EIR analysis or mitigation measures, and no specific response is therefore possible or required. This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

Comment No. 3-11

**Transportation**

***Evacuation***

The DEIR noted in Transportation (p. IV.G-21) "Undersized roadways, underrated bridges and culverts, steep grades and pinch points, remoteness, and inadequate points of ingress and egress to and from a site are examples of the difficulties that firefighters can experience when responding to a wildfire." These are the same difficulties future residents will face evacuating during a wildfire. Based on our research it does not appear that the City of Chino Hills has an Evacuation Plan for Very High or High Fire Hazard Severity Zones. To this end, one should be created as additional residents are added to the Wildland-Urban Interface.

Response to Comment No. 3-11

According to the Chino Valley Fire District Fire Marshal, Paradise Ranch does have two points of entry/access: 1). the primary route off of Canyon Hills from Carbon Canyon and 2). a limited access route via the roads within Oaktree Downs Community to Pine Valley Estates -Utilizing Canon Lane to Eucalyptus Avenue. This is considered limited by the Fire District due to the gates; however, each gate is equipped with fire department electronic Knox box access that is utilized during evacuation orders. Chino Valley Fire District works in conjunction with San Bernardino County Sheriff's Department during evacuations and would coordinate the opening of all gates allowing for emergency evacuation access.

In the Fall of 2021 the Carbon Canyon Fire Safe Council included evacuation guides in their newsletter and delivered guides to canyon residents. The guides can be downloaded using the following url: [carboncanyonfsc.org/evacuation-guides.html](http://carboncanyonfsc.org/evacuation-guides.html).

Although there is no specific evacuation plan for the Fire Hazard Overlay, the City of Chino Hills Emergency Service Coordinator has indicated in the City's Emergency Operation Plan there is a Wildfire Evacuation Plan. The decision to implement evacuations is made by the Fire District, and then executed and enforced by the San Bernardino County Sheriff Department. Emergency responders at the time of an incident will establish evacuation routes and the public will then be notified of said routes. Evacuation routes are specific to the incident and the conditions at that time, and therefore evacuation routes will be released to the public at the time of the incident. Residents can sign up for emergency alerts through the City's website to stay up to date on information regarding an incident or evacuation during a wildfire or similar event.

#### Comment No. 3-12

#### **Appendix A (Recommended Plant List)**

To reduce the potential for spread of non-native species, the project should cull the list of San Bernardino County Recommended Plants for High Fire Hazard Areas to only include California native plants. At a minimum the project should eliminate all species on the California Invasive Plant Council (Cal-IPC) list due to its proximity to other undeveloped natural lands.

#### Response to Comment No. 3-12

The commenter is referred to Appendix IS-E Fire Protection Plan which provides a recommended plant list for San Bernardino County High Fire Hazards Areas and a list of prohibited plant species. The Fire Protection Plan research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly referred to as "fire resistant". This term comes with the proviso that each year these plants are pruned, all dead wood is removed and all grasses or other plant material are removed from beneath the circumference of their canopies. Some native species are not considered "undesirable" from a wildfire risk management perspective provided they are properly maintained year round.

Furthermore, the Fire Protection Plan, provides a breakdown of each Fuel Modification Zone and the Required Treatments as they relate to the Project Site. Under each zone is a list of required landscaping and required maintenance which will be implemented by the Project.

The comment does not identify any specific shortcomings of the Draft Focused EIR analysis or mitigation measures, and no specific response is therefore possible or required. This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

#### Comment No. 3-13

Hills For Everyone is appreciative of the opportunity to comment on the proposed Paradise Ranch project. If you have any questions, please reach out at (714) 996-0502.

#### Response to Comment No. 3-13

The commenter appreciates the opportunity to comment on the Project. This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

**Comment Letter No. 4**

Craig Javid  
No Address

Comment No. 4-1

Thanks for your prompt response and clarifications. I am happy to see that the Paradise ingress/egress will be outside of the OTD community. I think it would be appreciated if the maps could explicitly show Spring Creek to avoid any future confusion. The new traffic signal at Carbon Canyon/Canyon Hills will be very helpful.

Do you have an approximate timeline on when the traffic signal will be installed?

Response to Comment No. 4-1

The Project will require a fair share payment contribution to the traffic signal as determined in the traffic study. At this time it is unknown what year that will be.

Comment No. 4-2

My wife and I live in the Oak Tree Downs (OTD) Community (1035 Everest Ct, Chino Hills) and we received the Notice of Availability of a Draft Focused Environmental Impact Report (EIR). After reviewing the package, we have a basic understanding of the general scope of the project. However, there are a few critical details that require further clarification.

In reviewing the plans it is difficult to identify the ingress and egress roads that will be used by the new planned community. Currently there is a driveway and road within our gated community that belonged to the previous property owner. I don't know the history regarding this arrangement, but now that the land has been sold and will be developed into multiple properties, it no longer makes sense for non-OTD property owners to have access inside of our gated community. Any access to the property needs to be made outside of our gates and below the kiosk used by OTD. The extract below from the Site Plan drawing **would seem to indicate the two roads are located outside the Canyon Hills Road gate for Oak Tree Downs if the road circled in red below is Spring Creek Way. Is my conclusion accurate?**

Response to Comment No. 4-2

The Project will be taking access outside of Oak Tree Downs community. The existing access has been historically used as primary access prior to Oak Tree Downs community was developed.

The Project will not be utilizing that same access. The red circle the commenter shows is Spring Creek Way. Further clarification can be provided in the plans before the Project goes to Planning Commission.

Comment No. 4-3

Our second concern involves increased traffic and the need for new traffic signal either at Canyon Hills Rd. or at Cannon Lane. With respect to Table IV.G-1, the traffic study concludes that the intersection of Canyon Hills and Carbon Canyon Road does not require a traffic light. This is a troubling conclusion since at peak time in the morning and the evening it is very difficult to enter onto Carbon Canyon Rd. from either Canyon Hills Rd. or Cannon Lane. We understand that beside this development, there are two more developments that are planned for the Carbon Canyon area. It is hard to believe that the added traffic doesn't warrant a signal for safety purposes. Is this decision final, or is there room to have this reconsidered?

### Response to Comment No. 4-3

In regard to traffic signal, although the CEQA document says the Project does not warrant a traffic signal, the Project will require a fair share payment contribution to the traffic signal as determined in the traffic study. The majority of the traffic that occurs on Carbon Canyon is pass-thru traffic and not from Chino Hills residences. Fifty (50) additional residential units typically does not raise the level of threshold to install one, however, given existing conditions and current levels (without the project), a signal is already warranted. Therefore, a recommendation that the Project will require a fair share payment contribution to the traffic signal based on the traffic impact study has been promoted by the traffic consultant. Such a recommendation will be forwarded to the decision makers. The commenter is referred to Appendix H, Transportation pages 44-45 which states:

- ***Traffic Signal Warrant Assessment*** – The intersection of Carbon Canyon Road at Canyon Hills Road does not satisfy the criteria for a traffic signal under Existing, Year 2024 or Year 2040 traffic conditions. However, due to the adverse levels of service, it is still recommended to install a traffic signal at the study intersection to help reduce congestion. The Installation of a traffic signal would provide for orderly movement of traffic at this study intersection, protected turning movements, and would have the effect of reducing the delay of vehicles accessing the minor streets.
- ***Year 2024 Planned Improvements*** – The following improvements listed below have been assumed as part of the background for Year 2024 traffic conditions:
  - ***No. 2 – Carbon Canyon Road at Canyon Hills Road:*** Construct the east leg of the intersection to accommodate the future Hidden Oaks residential development, which includes the construction of an eastbound left/through/right lane. Restripe the southbound approach to include an exclusive left-turn lane. All improvements need to conform to Caltrans standards per the *California Manual on Uniform Traffic Control Devices (CA MUTCD)*.
- ***Existing With Project Recommended Intersections Improvements*** – The following improvements listed below have been identified to mitigate the Project's significant traffic impacts for Existing With Project traffic conditions. Per City of Chino Hills requirements, the Project can be expected to construct the following recommended improvements:
  - ***No. 2 – Carbon Canyon Road at Canyon Hills Road:*** Install a two-phase traffic signal. All improvements need to conform to Caltrans standards per the *California Manual on Uniform Traffic Control Devices (CA MUTCD)*. Please note that this improvement is consistent with the recommendations presented in the *Carbon Canyon Road (SR-142) Phase II Corridor Study*, prepared by Iteris in March 2019. The City will require the recommended installation of a traffic signal at this location to be completed as a condition of approval for this Project.

### Comment No. 4-4

Chino Hills is a beautiful community and we have enjoyed raising our family here. While we would love the area to remain the same, we realize that is not rational. The city staff and leadership have been very thoughtful in the development of the community and we count on them to be thoughtful as decisions are made regarding this project to ensure they are in the best interest of the existing OTD community and the City. We look forward to hearing back from you regarding our two specific concerns. Finally, we would also appreciate receiving the timeline and next steps for this project to move forward. Will there be any in-person meeting in 2023 to discuss the project further?

Response to Comment No. 4-4

This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.



**Comment Letter No. 5**

John Ricco  
No Address

Comment No. 5-1

After reading parts of the documents listed in your Notice of the Availability of a Draft Focused Environmental Impact Report I was pleased to find that you noted “that the project may have a significant impact on the environment relative to the factors . . .” (Paradise Ranch Initial Study; 2.0-4) and the areas listed on 2.0-3. I will say it is heartening to see parts of the report that appear to be remarkably similar to the thoughts of my neighbors.

I live in In the Oak Tree Downs community. I lived here for over 30 years. During that time, I have come to see the damage that our community, the residences, and the traffic have done to the immediate environment. When I first moved to my residence there was an abundance of wildlife. I could see a dozen or more deer outside my windows running through the area of the proposed development. There were quail everywhere and several roadrunners that would walk across the property weekly. About 20 years ago my young relatives enjoyed having small frogs make a home in my garden. All those animals have disappeared for the most part. I can’t remember the last time I saw a deer. The frogs have been gone for over 15 years. The quail and the roadrunners are gone. In the place of these animals, we now have packs of coyotes running in the neighborhood. Although I love my house and the neighbors, I will admit that more and more I have reservations about what our neighborhood’s development has done to the environment. There is a bigger environmental impact that needs to be looked at with the proposed development.

Traffic is another problem. The traffic, noise, and pollution down Carbon Canyon Road steadily increase year after year. We live in a canyon here. The air quality degradation caused by additional traffic proposed by the development cannot be measured by an air quality measure that is centered in Upland, California. We live in a completely different area that needs an air quality study that specifically addresses the immediate area of Carbon Canyon.

I could go on and on about the impact of the proposed development, but I will leave you with the concern of which we all live in Southern California: Wildfires. Carbon Canyon likely gets its name from the Spanish word “Carbon,” which means “Charcoal” in English. I have lived through three fires here. This area burns instantly. It is not the fires and embers that destroy and rejuvenates the canyon. It is the intense heat that is generated from the adjacent fires. The insurance companies are very leery of providing fire insurance for this area. The proposed development will create a bottleneck that will trap the residents and diminish the fire protection for the rest of us.

My family has lived in the Chino-Santa Ana Canyon- Yorba Linda area since 1769. During that time we have seen much development and wonderful people moving into the area. However, we have also seen many developers that have wanted to make a quick buck at the expense of our natural resources and environment. I am very opposed to the Paradise Ranch development. It is a good example of greedy developers that has little regard for our environment and our community.

I look forward to receiving additional notices from your office regarding the proposal and thank you for recognizing many of the issues involved with the proposed development.

Response to Comment No. 5-1

The comment states that air quality analysis for the project was centered in Upland, California, and did not address the immediate area of Carbon Canyon where the project is located. Meteorological data from Upland, California was included in the report for reference as the Upland Monitoring Station is the nearest air monitoring station; however, the analysis was not centered in Upland. Emissions from the project were compared regionally to the thresholds set by the South Coast Air Quality Management District (SCAQMD) and localized emissions were compared to the SCAQMD localized thresholds for the Southwest San Bernardino Valley Area (Source Receptor Area 33) which encompasses the Project area and does not include Upland. Therefore, the study was appropriate and no further analysis is needed.

Paradise Ranch does have two points of entry/access: 1). the primary route off of Canyon Hills from Carbon Canyon and 2). a limited access route via the roads within Oaktree Downs Community to Pine Valley Estates-Utilizing Canon Lane to Eucalyptus Avenue. This is considered limited by the Fire District due to the gates; however, each gate is equipped with fire department electronic Knox box access that is utilized during evacuation orders. Chino Valley Fire District works in conjunction with San Bernardino County Sheriff's Department during evacuations and would coordinate the opening of all gates allowing for emergency evacuation access.

In the Fall of 2021 the Carbon Canyon Fire Safe Council included evacuation guides in their newsletter and delivered guides to canyon residents. The guides can be downloaded using the following url: [carboncanyonfsc.org/evacuation-guides.html](http://carboncanyonfsc.org/evacuation-guides.html).

This comment is noted for the administrative record and will be forwarded to the decision-makers for review and consideration.

**Comment Letter No. 6**

Sandra Weldon  
Chino Hills

Comment No. 6-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 6-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 7**

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

Comment No. 7-1

Endangered Habitats League (EHL) respectfully requests an extension of time for comment on the DIER for Paradise Ranch. EHL is a regional conservation organization.

The project presents complex traffic and native habitat issues, yet the comment period coincides with the Holiday Season, making thorough technical review impossible. To be fair to the public, please extend the deadline by four weeks.

Response to Comment No. 7-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 8**

Rylan Reynolds CRNA, DNAP  
Olinda Village and Orange County Resident

Comment No. 8-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023. Thank you for your consideration and for your advocacy with integrity.

Response to Comment No. 8-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 9**

Deborah Madsen  
Chino Hills

Comment No. 9-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 9-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 10**

Dr. Kathie Kingett  
No Address

Comment No. 10-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input (π`blic inπ`t) because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages (π`ages) of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 10-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 11**

Eric Johnson, Task Force Chair  
Sierra Club  
Puente-Chino Hills Task Force  
No Address

Comment No. 11-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 11-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.



**Comment Letter No. 12**

Paulette Byrne  
Yorba Linda

Comment No. 12-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people as well as the closure of public offices due to mandated holidays. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request a reasonable extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 12-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 13**

Douglas K. Stricklin  
Carbon Canyon, Brea CA

Comment No. 13-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 13-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 14**

Joe Byrne  
Yorba Linda

Comment No. 14-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people as well as the closure of public offices due to mandated holidays. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. In the interest of government transparency and impartiality I respectfully request a reasonable extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 14-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 15**

Cindy Tooley  
Yorba Linda, CA

Comment No. 15-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 15-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

**Comment Letter No. 16**

Michael Tooley  
Yorba Linda

Comment No. 16-1

The release of the Draft Environmental Impact Report for the proposed Paradise Ranch project precludes public input because December is a time of holidays and religious observance for many people. An expectation to review thousands of pages of technical materials over the holidays prohibits meaningful public input. I respectfully request an extension of the comment deadline by four weeks, until Monday, February 13, 2023.

Response to Comment No. 16-1

The Comment discusses the review period of the Project and requests an extension of the deadline. See the Topical Response Regarding Extension of the Draft Focused EIR Comment Review Period.

## III. ERRATA

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### 1. INTRODUCTION

This section of the Final Focused EIR provides changes to the Draft Focused EIR that have been made to revise, clarify, or correct the environmental impact analysis for the Paradise Ranch Project. Such changes are the result of proposed refinements to the Project proposed by the Applicant, public and agency comments received in response to the Draft Focused EIR, and/or additional information that has become available since publication of the Draft Focused EIR. The changes described in this section do not result in any new significant environmental impacts or a substantial increase in any significant impacts identified in the Draft Focused EIR.

This section is divided into two parts: Section III.A, Corrections and Additions to the Draft Focused EIR Sections and Appendices; and Section III.B, Effect of Corrections and Revisions.

#### A. Corrections and Additions to the Draft EIR Sections and Appendices

Changes have been made to the Draft Focused EIR as a result of public and agency comments received in response to the Draft EIR and/or new information that has become available since publication of the Draft Focused EIR. Deletions are shown in strikethrough text and additions are shown in underlined text. Such changes are presented in this EIR Section.

##### Executive Summary

The Executive Summary has been added to the Draft Focused EIR.

### EXECUTIVE SUMMARY

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### 2. INTRODUCTION

This chapter of the Focused Environmental Impact Report (EIR) is prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15123, which requires that an EIR include a summary of the Draft EIR. Per Section 15123, the summary shall contain a brief description of the Project and the Project actions; an identification of potential significant effects and proposed mitigation measures or alternatives that would reduce or avoid those effects; a description of the areas of controversy known to the lead agency; and that presents issues to be resolved.

This Focused EIR evaluates the potential environmental impacts of the Paradise Ranch (Project) in the City of Chino Hills.

### **3. PROJECT DESCRIPTION**

The approximately 85.2-acre Project Site is located at 16200 and 16220 Canyon Hills Road in the City of Chino Hills. The Project Site encompasses Assessor's Parcel Numbers (APNs) 1000-051-09 and 1000-051-19. The Proposed Project would subdivide an 85-acre property into a total of 52 lots.

The Project would demolish a 1,250 square foot, three-bedroom single-family home, barn, and stables. Another existing 1,180-square foot, two bedroom single-family home that was built in 1915 will remain and be incorporated as part of the Project. The single-family home that is to be demolished is not currently occupied nor will it be occupied before demolition occurs. The applicant is proposing to subdivide the 85.2-acre property into a total of 52 lots. Lots 1 through 50 will include the development of a single-family homes, Lot 51 will maintain the existing single-family home on-site and Lot A will remain vacant native land. Lots 1 through 50 will range from a lot size of 7,200 square feet to 12,412 square feet. The Project includes the development of six architectural styles with a total of four different floor plans for each style. The six architectural styles include: Adobe Ranch, Cottage Farmhouse, Monterey Andalusian, Santa Barbara, Agrarian Traditional, and Tuscan Farmhouse. The design of the single-family homes also includes three enhanced elevations: Front Enhanced, Side Enhanced, and Rear Enhanced. There are a total of four different floor plans for the single-family homes , each of which are two-story and range between four and five bedrooms. Floor Plan 1 is approximately 3,970 square feet (including garage), Floor Plan 2 is approximately 3,946 square feet (including garage), Floor Plan 3 is approximately 4,373 square feet (including garage), and Floor Plan 4 is approximately 4,616 square feet (including garage).

Development of the Project includes the construction of three new streets, "A" Street, "B" Street, and "C" Street which provide access to the single-family homes. Vehicle access to the Project Site would be provided via a new intersection between Canyon Hills and "A" Street, and a new intersection between Canyon Hills and "C" Street. "B" Street would be a cul-de-sac with access to both "A" and "C" Streets. The new streets would provide an elongated circular configuration through the development. The Project includes the development of 250 parking spaces: 150 private garage spaces, and 100 driveway spaces.

The Project would provide an equestrian multi-use trail along Canyon Hills Road on the Project's street frontage. In addition, Lot A of the Project Site which is approximately 2,188,152 square feet (50 acres) includes approximately 1,750,863 square feet (40 acres) of natural open space and approximately 435,289 square feet (10 acres) of manufactured open space. Furthermore, the Project will include a condition of approval requiring Lot A to remain open space, and the Tract Map will include a covenant for open space use and an open space easement for the Homeowner's Association HOA to maintain.

The Project would also provide landscaping to enhance the streetscape. Trees and other landscaping features such's as ground cover, shrubs, and vines would be planted throughout the Project Site and along "A" Street, "B" Street, and "C" Street. Front yard shade trees would be provided on each of the residential lots.

There are 1,287 native trees (including one heritage tree; tree no. 1284) that meet the City's definition of protected trees located within and adjacent to the limits of the Project Site. The site's trees are comprised of four native tree species that meet the City's criteria for a protected native tree: coast live oak, California black walnut, scrub oak, and western sycamore.<sup>1</sup>

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<sup>1</sup> *Protected Tree Report for the 16220 Canyon Hills Road Project (TTM 20286), Dudek, October 2020.*

As discussed in the Tree Replacement Plan<sup>2</sup>, 254 trees (including 46 dead trees) will be impacted by the Project. Per Municipal Code Chapter 16.90 a due to the direct impact and encroachment on 254 trees, those trees would need to be replaced with a total of 591 replacement trees of various sizes (59 24-inch box trees, 236 36-inch box trees, and 296 48-inch box trees) at a ratio of 2.3:1. As stated above, the applicant is proposing to remove protected oak trees and replant them on-site. Pursuant to Chino Hills Municipal Code (CHMC) 16.90.070, the Project's proposed removal of protected trees will be subject to a Tree Removal Permit.

In total, the Project would provide approximately 125 trees on the slope area of the Project Site (125 trees are required per CHMC 16.90), 48 front yard trees, and 112 street trees.

The Project would include low voltage level decorative exterior lights on the proposed single-family homes near the front doors and garages for security and wayfinding purposes. All lighting would comply with current energy standards and codes as well as design requirements while providing appropriate light levels. Project lighting would be designed following CHMC Section 16.09.070 Lighting Guidelines and would provide efficient on-site lighting, reducing sky-glow, and improving nighttime visibility through glare reduction. Specifically, all on-site exterior lighting, would be shielded or directed toward areas to be illuminated to limit spill-over onto adjacent streets, nearby residential uses or to cause glare to motorists (CHMC Section 16.48.040 Lights).

Proposed signage would be designed to be aesthetically compatible with the proposed architecture of the Project Site and with the requirements of the CHMC. Proposed signage would include community monument signs with split face pilasters and angled wall with sign panel at the "A" Street intersection and the "C" Street intersection. Illumination used for Project signage would comply with light intensities set forth in CHMC Section 16.38.020.

Each single-family home's design will support sustainable technologies. Specific sustainable features will include, water conservation features. The Project will comply with the green building requirements included in the California Green Building Code.

#### **4. PROJECT OBJECTIVES**

Section 15124(b) of the CEQA Guidelines requires a project description to contain a statement of a Project's objectives and Section 15124(b) requires that the statement of objectives includes the underlying purpose of the Project. The applicant's objectives for the proposed Project include:

- Develop an underutilized site with a well-designed and compatible residential Project that is consistent with the character and operational characteristics of surrounding uses in the area.
- To provide a Project that is economically viable and increases the number of housing units to help meet the demand for new housing in the City of Chino Hills.
- To create a Project that complements and enhances the aesthetic character of the area through high quality urban and architectural design and enhances the area around the Project Site.

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<sup>2</sup> *Tree Replacement Plan for the 16220 Canyon Hills Road Project (TTM 20286) City of Chino Hills, California, Dudek, November 2021.*



- To create economic vitality in the City by creating construction jobs and accommodating new permanent population in the area to support local businesses and promote economic development in the City.
- Ensure a financially feasible Project that promotes the City's economic well-being, increases the local tax base.

## **5. PUBLIC REVIEW PROCESS**

Based on a preliminary review of the Project, the City of Chino Hills determined that the Project could result in potentially significant environmental impacts. Therefore, the City prepared and circulated a Notice of Preparation (NOP) to the State Clearinghouse, relevant agencies, and interested parties as well as occupants/owners with a 300-foot radius of the Project Site. The City circulated the NOP for this Project for 30 days from March 30, 2022 to April 29, 2022. A public scoping meeting presenting the Project was held by the City on April 13, 2022. A total of eight comment letters were received in response to the NOP. CEQA Guidelines, Appendix G, provides thresholds for significance that are used by the City of Chino Hills in the Initial Study prepared for the Project. The NOP and Initial Study prepared for the City of Chino Hills is provided in Appendix A to this Focused EIR.

The Draft Focused EIR will be circulated for review and comment by the public and other interested parties, agencies, and organizations for 45 calendar days. The Draft Focused EIR is available for public review on the City's website at:

<https://www.smgov.net/Departments/PCD/Environmental-Reports/1633-26th-Street-Project-EIR/>.

Hardcopies can be made available for review at City Hall and all City Libraries (CEQA Guidelines Section 155087) by request.

All comments or questions about the Draft Focused EIR should be addressed to the following:

Michael Hofflinger, Planning Manager  
City of Chino Hills  
Community Development Department  
1400 City Center Drive  
Chino Hills, California 91709

After public review of the Draft Focused EIR, a Final EIR will be prepared in response to comments received during the public review period.

## **6. AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

Section 15123 of the State CEQA Guidelines states that an EIR shall identify areas of controversy known to the Lead Agency, including issues raised by the agency and the public. During the NOP public review period, eight comment letters were received from various parties that raised issues of concern. These comment letters (Appendix B) were used to determine the areas of potential controversy and issues to be resolved. These issues are discussed within the sections of this Focused EIR and its accompanying Initial Study (Appendix A), and are summarized below:

- Trees (Discussed in Section II. Project Description and Section IV. B Biological Resources of the Focused EIR)
- Traffic (Discussed in Section IV. G Transportation of the Focused EIR)
- AB 52 (Discussed in Section IV. H Tribal Cultural Resources of the Focused EIR)
- Wildlife Corridor (Discussed in Section IV. B Biological Resources of the Focused EIR)
- Aesthetics (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Biological Resources and Wildlife Corridors (Discussed in Section IV. B Biological Resources of the Focused EIR)
- Energy (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Land Use and Planning (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Noise (Discussed in Section IV. F Noise of the Focused EIR)
- Population and Housing (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Transportation/Circulation (Discussed in Section IV. G Transportation of the Focused EIR)
- Water Resources (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Wildfire (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Alternatives (Discussed in Section VI. Alternatives of the Focused EIR)
- Construction (Discussed in Section II. Project Description of the Focused EIR)
- Hazards (Discussed in the Initial Study located in Appendix A of the Focused EIR)
- Air Pollution (Discussed in Section IV.A Air Quality of the Focused EIR)
- Jurisdictional Delineation (Section IV. B Biological Resources of the Focused EIR)
- Hydrology (Discussed in the Initial Study located in Appendix A of the Focused EIR)

The discussion of environmental effects, mitigation measures, and Project alternatives, as evaluated in detail in this Focused EIR, constitutes the identification of issues to be resolved and areas of controversy, as required for compliance with CEQA Guidelines Section 15123(b)(2).

## **7. PROJECT ALTERNATIVES**

As required by CEQA, the Focused EIR examines a reasonable range of alternatives to the proposed Project. These alternatives are described and evaluated in **Section VI. Alternatives**. Studied alternatives include:

- **Alternative 1: No Project/No Build** - This alternative assumes the proposed Project is not approved, and that the Project Site would remain in its current condition with the existing 1,250 square foot, three-bedroom single-family home, barn, and stables within Parcel 1 of Parcel Map 2949. The remainder parcel will maintain the existing single-family home on-site and majority of Parcel 2 will remain vacant native land. No adaptive reuse/refurbishment of the existing uses would occur, and no new residential uses would be constructed. There would be no new roadways and sidewalks, and no publicly accessible open space within the interior of the Project Site. The analysis of the Alternative 1 assumes the continuation of existing conditions, as well as development of the cumulative projects shown in **Section III. Environmental Setting, Table III-1, List of Related Projects**.
- **Alternative 2: Reduced Density Development** - Alternative 2, represents a reduced project alternative with a reduction in the number of single-family homes. Similar to the Project, Alternative 2 would demolish the 1,250 square foot, three-bedroom single-family home, barn, and stables. Under Alternative 2 the Project Site would subdivide the 85.2-acre property into a

total of 13 lots. Lots 1 through 11 will include the development of a single-family residential homes, ranging in lot size from 7,200 square feet to 12,412 square feet. Similar to the proposed Project, Alternative 2, Lot 12 will maintain the existing single-family home on-site and Lot A will remain vacant native land.

## **8. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Table ES-1, Summary of Impacts/Mitigation Measures, summarizes the various environmental impacts associated with the construction and operation of the proposed Project. Mitigation measures are recommended for significant environmental impacts, and the level of impact after mitigation is also identified.

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<b>A. AIR QUALITY</b>		
<p><b>Air Quality Management Plan</b>  <b>Impact A-1:</b> The development of residential uses is consistent with the current land use designation in the City of Chino Hills. Therefore, the Project would be consistent with the standards and policies set forth in AQMP and the impact would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Ambient Air Quality Standards for Criteria Pollutants</b>  <b>Impact A-2:</b> Mass emissions generated by Project construction activities would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, construction of the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standards. The impact of the proposed Project would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Sensitive Receptors</b>  <b>Impact A-3:</b> Localized emissions generated by Project construction activities would not expose receptors in the vicinity of the Project Site to substantial pollutant concentrations. The impact of the proposed Project would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Other Sources of Emissions</b>  <b>Impact A-4:</b> Construction and operation of the proposed Project would not result in other emissions (such as those leading to odors) affecting a substantial number of people. The impact of the proposed Project would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<b>B. BIOLOGICAL RESOURCES</b>		
<b>Habitat Modifications</b>		

**Table ES-1  
Summary of Impacts/Mitigation Measures**

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation													
<p><b>Impact B-1:</b> The proposed Project would directly impact four vegetation alliances and developed areas. The loss of the vegetation described above would result in the loss of habitat that provides nesting, foraging, and denning opportunities for a variety of wildlife. The proposed Project would permanently impact approximately 18 acres of undeveloped habitat. It would also result in the direct loss of amphibians, reptiles, small mammals and other wildlife with low mobility within the impact area. With the implementation of Mitigation Measure MM BIO-1 potential impacts on the loss of habitat Mitigation Measures MM BIO-2 and nesting birds would be reduced to a level of less than significant.</p>	<p><b>MM BIO-1: City of Chino Hills Tree Preservation Ordinance:</b> The City’s Municipal Code requires the preservation of certain protected and heritage trees. Impacts on protected trees would be considered significant without mitigation. A tree survey was prepared for the Project Site and mitigation to offset impacts on trees are detailed in the Protected Tree Report prepared by Dudek (2020). In addition to Dudek’s report, a Final Tree Mitigation Plan shall be submitted and approved by the City Planning Department prior to issuance of the grading permit. The Project applicant shall follow all requirements outlined in the City’s ordinance and shall submit a mitigation planting plan consistent with the Protected Tree Report to the City prior to issuance of the grading plan. Mitigation for the loss of trees is at ratios specified in the Protected Tree Report, and are summarized in <b>Table IV.B-4, Tree Replacement Requirements</b>. The mitigation ratios range from 1:1 to 6:1 depending on the DBH of the impacted trees. To adhere to current standards the Mitigation Planting Plan/Landscape Design Plan Table shall include performance standards and monitoring of 10 years for the coast live oak tree plantings. The performance criteria will also include a survival rate of 80% of the replacement coast live oak tree plantings.</p> <p align="center"><b>Table IV.B-4 Tree Replacement Requirements</b></p> <table border="1" data-bbox="737 1256 1572 1416"> <thead> <tr> <th rowspan="2">Tree Species</th> <th colspan="3">Replacement Size</th> <th rowspan="2">Total</th> </tr> <tr> <th>24-Inch Box</th> <th>36-Inch Box</th> <th>48-Inch Box</th> </tr> </thead> <tbody> <tr> <td><i>Juglans californica</i> California black walnut</td> <td align="center">25</td> <td align="center">23</td> <td align="center">6</td> <td align="center">54</td> </tr> </tbody> </table>	Tree Species	Replacement Size			Total	24-Inch Box	36-Inch Box	48-Inch Box	<i>Juglans californica</i> California black walnut	25	23	6	54	<p>Less than significant with mitigation.</p>
Tree Species	Replacement Size			Total											
	24-Inch Box	36-Inch Box	48-Inch Box												
<i>Juglans californica</i> California black walnut	25	23	6	54											

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

Environmental Impact	Mitigation Measures				Level of Impact After Mitigation	
	<i>Platanus racemosa</i> western sycamore	0	4	0	4	
	<i>Quercus agrifolia</i> coast live oak	33	225	178	436	
	<i>Quercus berberidifolia</i> scrub oak	0	0	0	0	
	<b>Total</b>	<b>58</b>	<b>252</b>	<b>184</b>	<b>494*</b>	
	<p>*Dudek Table 4, an addition error shows and incorrect total of 452 replacement trees.                      Source: Leatherman BioConsulting, Inc. December 2021.</p>					
	<p>The mitigation planting plan/landscape design plan shall include: 1) responsibilities and qualifications, 2) site selection, 3) schedule, 4) maintenance plan, 5) monitoring plan, 6) long term preservation, and 7) remedial measures. All tree plantings shall be subject to a 10-year maintenance and monitoring effort by an independent third-party arborist. If the plantings do not meet an 80% survival criteria additional plantings and mitigation will be necessary as decided upon between the Project Applicant and City of Chino Hills. Any remedial planting may include additional years of monitoring and maintenance. This monitoring effort would consider growth, health, and condition of the subject trees to evaluate the Project’s success. The monitoring effort may result in a recommendation of remedial actions should any of the tree plantings exhibit poor or declining health.</p> <p><b>MM BIO-2: Nesting Birds:</b> To ensure compliance with the MTBA and the California Fish and Game Code, to the extent feasible, there shall be no vegetation cutting, removal, clearing,</p>					

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
	<p><u>and/or grading allowed during the breeding season of migratory birds or raptors (February 1 – August 15).</u></p> <p><u>If work is to be conducted within the nesting season, then a nesting bird survey shall be conducted by a qualified biologist within three days prior to disturbance. If nesting birds are not detected, no further action is necessary. If an active nest is detected and the qualified biologist determines that work activities may impact nesting, an appropriate buffer zone shall be established around the nest. The size of the buffer may vary depending on site features, the sensitivity of the species, and the type of construction activity, but shall be designed to prevent disruption of nesting activity. Only limited construction activities (if any) shall be approved by the biologist to take place within the buffer zone. The nests and associated buffer zones shall be avoided until the nesting cycle is complete or it is determined by the qualified biologist that the nest has failed.</u></p>	
<p><b>Riparian Habitat</b> <u>Impact B-2: The Project would not have a substantial adverse effect on any special status plant or wildlife species and, with the implementation of MM BIO-2, the potential adverse impacts on nesting birds and riparian habitat would be reduced to a level that is less than significant.</u></p>	<p><u>See Mitigation Measure MM BIO-2 above.</u></p>	<p><u>Less than significant with mitigation.</u></p>
<p><b>Protected Wetlands</b> <u>Impact B-3: Development of the Project would include retaining walls that would avoid the delineated limits of</u></p>		<p><u>Less than significant.</u></p>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
waters of the State. Therefore, impacts to jurisdictional features would be less than significant.		
<p><b><u>Movement of Wildlife</u></b>  <b>Impact B-4:</b> The Project would not 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 site. Impacts would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b><u>Local Policy Protection (Tree Preservation)</u></b>  <b>Impact B-5:</b> The development of the Project would directly and indirectly impact 294 trees which are protected under the City’s Tree Preservation Ordinance and would, therefore, conflict with the Ordinance. However, with the implementation of mitigation measure MM BIO-1, impacts would be reduced to a level of less than significant.</p>	<p><u>See Mitigation Measure MM BIO-1 above.</u></p>	<p><u>Less than significant with mitigation.</u></p>
<p><b><u>Conflict with HCP or NCCP</u></b>  <b>Impact B-6:</b> The development of the Project would not conflict with an adopted HCP, NCCP, or other approved HCP. Therefore, no impact would occur.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>No Impact.</u></p>
<b><u>C. CULTURAL RESOURCES</u></b>		
<p><b><u>Historic Resource</u></b>  <b>Impact C-1:</b> The buildings located at APN 1000-051-09 are not collectively or individually eligible for inclusion in the CRHR. Therefore, the buildings located at APN 1000-051-09 are not considered historical resources for the purposes of CEQA. The Project would not result in a</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>



**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
<p>substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines and impacts would be less than significant.</p>		
<p><b>Archaeological Resource</b> <b>Impact C-2:</b> Based upon the pedestrian survey resulting positive for cultural resources, the potential to encounter buried cultural materials during the grading of the Project exists. With the implementation of MM CUL-1 through MM CUL-2, impacts to archaeological resources would be reduced to a level of less than significant.</p>	<p><b>MM CUL-1:</b> Prior to construction of the proposed Project, a qualified archaeological monitor with relevant San Bernardino County experience and who shall work directly under the direction of a Secretary of the Interior’s (SOI) professional archaeologist, and subject to the City’s review and concurrence, shall be retained by the Project proponent. In the event previously unidentified buried cultural resources are discovered and cannot be avoided, the SOI archaeologist shall develop a plan to avoid and/or mitigate the resource, and protocol for monitoring areas identified as sensitive. Mitigation plans and/or monitoring protocols shall be subject to review and approval by the City prior to implementation.</p> <p><b>MM CUL-2:</b> The Project archaeologist, may, at their discretion, terminate monitoring if (and only if) no subsurface cultural resources have been detected. If previously unidentified buried cultural resource artifacts are uncovered during ground disturbance activities the archaeological monitor shall have the authority to re-direct grading activities to other location within the Project to examine the resources and possibly conduct additional studies based on plans or protocols prepared by the SOI archaeologist and approved by the City. The plan shall include a research design, testing and/or mitigation approach, final reporting and curation agreement. Should any prehistoric or tribal cultural resources be identified within the Project, Native</p>	<p><u>Less than significant with mitigation.</u></p>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
	<p>American consulting parties shall be contacted regarding the disposition and treatment of the resource(s) in accordance with Mitigation Measure <b>MM TCR-1</b> in <b>Section IV. H, Tribal Cultural Resources</b> of this Draft Focused EIR.</p>	
<p><b>Human Remains</b> <b>Impact C-3:</b> The development of the Project would not disturb any human remains. With the implementation of <b>MM CUL-3</b>, impacts to human remains would be reduced to a level of less than significant.</p>	<p><b>MM CUL-3:</b> In the event of the unanticipated discovery of human remains, work in the immediate vicinity of the find shall stop and no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to CEQA, Section 15064.5(e), State of California Health and Safety Code Section 7050.5 and PRC Section 5097.98. The County Coroner shall be notified of the find immediately. If the Coroner determines that the human remains are of Native American in origin, then the Coroner shall notify the NAHC, who is responsible for identifying and notifying the Native American most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and make recommendations regarding the treatment and disposition of human remains and items associated with Native American burials. If an agreement regarding disposition of human remains between the MLD and the Landowner or a MLD cannot be identified the landowner shall comply with the disposition and documentation required as defined by PCR 5097.98 Section (e).</p>	<p>Less than significant with mitigation.</p>
<b>D. GEOLOGY/ SOILS</b>		
<b>Earthquake Fault</b>		

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
<p><b>Impact D-1:</b> The Project Site is not located within a designated Alquist-Priolo Earthquake Fault Zone. The Project Site is not located within a City-designated Fault Rupture Study Area. No faults are known to occur within the Project Site. Therefore, the Project would have a less than significant impact.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Seismic Ground Shaking</b> <b>Impact D-2:</b> Although the Project is located in the seismically active region of Southern California, the Project would be required to comply with the City Building Code, and the California Building Code seismic design force standards. Therefore, the Project would have a less than significant impact.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Seismic -Related Ground Failure</b> <b>Impact D-3:</b> The encountered Puente Formation bedrock is not expected to be susceptible to liquefaction. Application of appropriate engineering controls and compliance with applicable code and regulatory requirements for construction activities on site as well as foundation design would preclude adverse effects related to liquefaction at the Project Site and protect surrounding developments. Therefore, the Project would have a less than significant impact.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Landslides</b> <b>Impact D-4:</b> Evidence of landslides were not observed during aerial review of the Project Site, surficial geologic mapping and down-hole logging of large- diameter boring during the study. The Project would be required to comply with the City Building Code, which incorporates, with local amendments, the latest editions of the International Building Code and California Building Code. Therefore, the Project would have a less than significant impact.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
<p><b>Soil Erosion</b>  <u>Impact D-5:</u> The potential for erosion on the fill slopes or other graded areas is expected to be moderate. Compliance with City Building Code standards and geotechnical earthwork and grading design recommendations in the Geotechnical Investigation would ensure that the residences and associated improvements are designed and constructed to withstand erosion and the loss of topsoil. Impacts would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Geologic Unit or Unstable Soil</b>  <u>Impact D-6:</u> The Project would be required to comply with the City Building Code, which incorporates, with local amendments, the latest editions of the International Building Code and California Building Code. Compliance with these standards and the recommendations in the Geotechnical Investigation would ensure development of the Project would be safe against hazards from landslides, settlement or slippage, liquefaction, lateral spreading, or subsidence. Impacts would be less than significant.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>
<p><b>Expansive Soil</b>  <u>Impact D-7:</u> With compliance with the City Building Code, the CHMC building foundation requirement's, the recommendations enumerated in the Geotechnical Investigation, and the conditions of approval from the Chino Hill Department of Building &amp; Safety; the Project would not exacerbate expansive soil conditions at the Project Site such that direct or indirect risks to life or property would be created. Therefore, impacts under the Project would be less than significant with respect to expansive soils.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>Less than significant.</u></p>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
<p><b>Septic Tanks</b>  <b>Impact D-8:</b> The Project would be served by a public sewer system. Therefore, no impact would occur.</p>	<p><u>No mitigation measures required.</u></p>	<p><u>No impact.</u></p>
<p><b>Paleontological Resource</b>  <b>Impact D-9:</b> The Project would require excavation below the surface to construct building foundations, and infrastructure and utility improvements (e.g., sewer, electrical, water, and drainage systems). Thus, the possibility exists that Project excavation into high sensitivity sediments could significantly impact paleontological resources that were not encountered during prior construction or other human activity. Therefore, implementation of Mitigation Measure MM GEO-1 would ensure that any potential impacts related to paleontological resources would be less than significant.</p>	<p><b>MM GEO-1:</b> A Qualified Paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards and subject to the City’s review and concurrence, shall be retained by the Applicant or its Successor prior to the approval of demolition or grading permits. The Qualified Paleontologist shall provide technical and compliance oversight of all work as it relates to paleontological resources, shall attend the Project kick-off meeting and Project progress meetings on a regular basis, and shall report to the Project Site in the event potential paleontological resources are encountered.</p> <p>The Qualified Paleontologist shall conduct construction worker paleontological resources sensitivity training prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.). In the event construction crews are phased, additional trainings shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the Project Site and the procedures to be followed if they are found. Documentation shall be retained by the Qualified Paleontologist demonstrating that the appropriate construction personnel attended the training.</p> <p>Paleontological resources monitoring shall be performed by a qualified paleontological monitor (meeting SVP standards) under the direction of the Qualified Paleontologist. Paleontological resources monitoring</p>	<p><u>Less than significant with mitigation.</u></p>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
	<p>shall be conducted for all ground disturbing activities in previously undisturbed sediments which have high sensitivity for encountering paleontological resources. However, depending on the conditions encountered, full-time monitoring within these sediments can be reduced to part-time inspections or ceased entirely if determined adequate by the Qualified Paleontologist. The Qualified Paleontologist shall spot check the excavation on an intermittent basis and recommend whether the depth of required monitoring should be revised based on his/her observations. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils or potential fossils. Monitors shall prepare daily logs detailing the types of activities and soils observed, and any discoveries.</p> <p>If construction or other Project personnel discover any potential fossils during construction, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery, conferred with the City, and made recommendations as to the appropriate treatment. Any significant fossils collected during Project-related excavations shall be prepared to the point of identification and curated into an accredited repository with retrievable storage. The Qualified Paleontologist shall prepare a final monitoring and mitigation report (with the daily logs attached as an appendix) for submittal to the City in order to document the results of the monitoring effort and any discoveries. If there are significant discoveries, fossil locality information and final disposition shall be included with</p>	

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
	<u>the final report which shall be submitted to the appropriate repository and the City.</u>	
<b>E. GREENHOUSE GAS EMISSIONS</b>		
<p><b>Greenhouse Gas Emissions/Plans and Policies</b>  <b>Impact E-1:</b> Construction and operation of the Project would generate greenhouse gas emissions. However, the Project's emissions would not conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of GHG. The impact of the proposed Project would be less than significant.</p>	<u>No mitigation measures required.</u>	<u>Less than significant.</u>
<b>F. NOISE</b>		
<p><b>Construction and Operation Noise Increase</b>  <b>Impact F-1:</b> Based on compliance with Section 8.08.020 of the Chino Hills Municipal Code, impacts with respect to construction noise would not exceed standards established in the City's Noise Ordinance. With regard to noise impacts, operation of the proposed Project would not generate a substantial temporary or permanent increase in ambient noise levels due to vehicles on roadways in the Project vicinity or stationary noise sources. The impact of the proposed Project would be less than significant.</p>	<u>No mitigation measures required.</u>	<u>Less than significant.</u>
<p><b>Ground-borne vibration</b>  <b>Impact F-2:</b> Neither construction nor operation of the proposed Project would generate groundborne vibration levels that would exceed the FTA human annoyance or structural damage thresholds. Impacts associated with ground-borne vibration would be less than significant.</p>	<u>No mitigation measures required.</u>	<u>Less than significant.</u>
<b>Vicinity of Private Airstrip/Airport Land Use Plan</b>	<u>No mitigation measures required.</u>	<u>No impact.</u>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
<b>Impact F-3:</b> The Project Site is not located within two miles of any airport and thus there would be no impact.		
<b>G. TRANSPORTATION</b>		
<p><b>Consistency with Mobility Plans, Policies, and Programs</b>  <b>Impact G-1:</b> The Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The Project would be consistent with the City's General Plan, and SCAG's SCS/RTP. Therefore, impacts would be less than significant.</p>	<p><u>No mitigation measures are required.</u></p>	<p><u>Less than Significant.</u></p>
<p><b>Consistency with CEQA Guidelines Section 15064.3</b>  <b>Impact G-2:</b> The Project would conflict with CEQA Guidelines section 15064.3, subdivision (b) which addresses vehicles miles traveled. The City's adopted local threshold of significance is 3% below existing City of Chino Hills VMT/Capita (i.e. VMT/Capita = 17.55). The proposed Project Average VMT/Capita is 21.65, which is 8.09% above the City Average VMT/Capita Threshold, thus the Project will have a unmitigable significant impact. There are no feasible mitigation measures available that could possibly reduce VMT associated with the Project to a level of insignificance. Therefore, the Project will have a significant and unavoidable VMT impact.</p>	<p><u>No mitigation measures are required.</u></p>	<p><u>Significant unavoidable.</u></p>
<p><b>Hazardous Design Feature</b>  <b>Impact G-3:</b> The Project would not substantially increase hazards due to a design feature. No impacts would occur.</p>	<p><u>No mitigation measures are required.</u></p>	<p><u>No impact.</u></p>
<p><b>Emergency Access</b></p>	<p><u>No mitigation measures are required.</u></p>	<p><u>Less than Significant.</u></p>



**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Impact After Mitigation</b>
<p><b>Impact G-4:</b> The Project would not result in inadequate emergency access. Impacts would be less than significant.</p>		
<p><b>H. TRIBAL CULTURAL RESOURCES</b></p>		
<p><b>Tribal Cultural Resource</b> <b>Impact H-1:</b> Based upon the pedestrian survey resulting positive for cultural resources, the potential to encounter buried cultural materials during the grading of the Project exists. With the implementation of MM TCR-1, impacts to tribal cultural resources would be reduced to a level of less than significant.</p>	<p><b>MM TCR-1:</b> Prior to issuance of a grading permit, the Applicant shall retain a qualified Native American Monitor (Monitor) from the Gabrieleno Band of Mission Indians-Kizh Nation to monitor all grading and excavation activities within the Project Site. The Monitor shall photo-document the grading and excavation activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations and mappings of the graded areas, soils, and documentation of any identified tribal cultural resources. On-site monitoring shall end when the Project Site grading and excavation activities are completed, or when the Tribal Representatives and Monitor have indicated that the Project Site has a low potential for archaeological resources. If tribal cultural resources are encountered during monitoring, all ground-disturbing activities within 50 feet of the find shall cease and the Monitor shall evaluate the significance of the find, and if significant, recommend a formal treatment plan and appropriate measure(s) to mitigate impacts. Such measure(s) may include avoidance, preservation in place, archaeological data recovery and associated laboratory documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that shall be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determined necessary, appropriate and feasible. Within 60 days after grading and excavation activities are completed, the</p>	<p>Less than significant with mitigation.</p>

**Table ES-1**  
**Summary of Impacts/Mitigation Measures**

<b><u>Environmental Impact</u></b>	<b><u>Mitigation Measures</u></b>	<b><u>Level of Impact After Mitigation</u></b>
	<p><u>Monitor shall prepare and submit a final report to the City and the California Native American Heritage Commission. The report shall include documentation of any recovered tribal cultural resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.</u></p>	

## I. Introduction

No corrections or additions have been made to this section of the Draft Focused EIR.

## II. Project Description

Section II. Project Description, page II-1, 2. Project Location and Existing Site Conditions, A. Project Location, revised first paragraph as follows:

The Project Site is located in the City of Chino Hills, in the southwestern corner of San Bernardino County. The City of Chino Hills is a community with high quality residential and commercial areas in a rural setting and is bounded by the Cities of Diamond Bar and Pomona to the north, the City of Chino to the east, the City of Corona, the City of Anaheim, and the ~~Fremont Canyon Nature Preserve~~ Chino Hills State Park to the south, and the City of Yorba Linda and Brea to the west.

## III. Environmental Setting

Section III. Environmental Setting, page III-1, 3. Overview of Existing Conditions, A. Regional Settings, revised first paragraph as follows:

The Project Site is located in the City of Chino Hills, in the southwestern corner of San Bernardino County. The City of Chino Hills is a community with high quality residential and commercial areas in a rural setting and is bounded by the Cities of Diamond Bar and Pomona to the north, the City of Chino to the east, the City of Corona, the City of Anaheim, and the ~~Fremont Canyon Nature Preserve~~ Chino Hills State Park to the south, and the City of Yorba Linda and Brea to the west.

### IV.A. Air Quality

No corrections or additions have been made to this section of the Draft Focused EIR.

### IV.B. Biological Resources

Section IV.B Biological Resources, page IV.-22 through page IV.B-23, Mitigation Measures, revised first paragraph as follows:

**MM BIO-1: City of Chino Hills Tree Preservation Ordinance:** The City's Municipal Code requires the preservation of certain protected and heritage trees. Impacts on protected trees would be considered significant without mitigation. A tree survey was prepared for the Project Site and mitigation to offset impacts on trees are detailed in the Protected Tree Report prepared by Dudek (2020). In addition to Dudek's report, a Final Tree Mitigation Plan shall be submitted and approved by the City Planning Department prior to issuance of the grading permit. The Project applicant shall follow all requirements outlined in the City's ordinance and shall submit a mitigation planting plan consistent with the Protected Tree Report to the City prior to issuance of the grading plan. Mitigation for the loss of trees is at ratios specified in the Protected Tree Report, and are summarized in **Table IV.B-4, Tree Replacement Requirements**. The mitigation ratios range from 1:1 to 6:1 depending on the DBH of the impacted trees. To adhere to current standards the Mitigation Planting Plan/Landscape Design Plan Table shall include performance standards and monitoring of 10 years for the coast live oak tree plantings. The performance criteria will also include a survival rate of 80% of the replacement coast live oak tree plantings.

**Table IV.B-4  
Tree Replacement Requirements**

Tree Species	Replacement Size			Total
	24-Inch Box	36-Inch Box	48-Inch Box	
<i>Juglans californica</i> California black walnut	25	23	6	54
<i>Platanus racemosa</i> western sycamore	0	4	0	4
<i>Quercus agrifolia</i> coast live oak	33	225	178	436
<i>Quercus berberidifolia</i> scrub oak	0	0	0	0
<b>Total</b>	<b>58</b>	<b>252</b>	<b>184</b>	<b>494*</b>

\*Dudek Table 4, an addition error shows and incorrect total of 452 replacement trees.  
Source: Leatherman BioConsulting, Inc. December 2021.

The mitigation planting plan/landscape design plan shall include: 1) responsibilities and qualifications, 2) site selection, 3) schedule, 4) maintenance plan, 5) monitoring plan, 6) long term preservation, and 7) remedial measures. ~~All tree plantings be subject to a 5-year monitoring effort by an independent third party certified arborist.~~ All tree plantings shall be subject to a 10-year maintenance and monitoring effort by an independent third-party arborist. If the plantings do not meet an 80% survival criteria additional plantings and mitigation will be necessary as decided upon between the Project Applicant and City of Chino Hills. Any remedial planting may include additional years of monitoring and maintenance. This monitoring effort would consider growth, health, and condition of the subject trees to evaluate the Project’s success. The monitoring effort may result in a recommendation of remedial actions should any of the tree plantings exhibit poor or declining health.

Section IV.B Biological Resources, page Iv.B-27, Mitigation Measures, revised first paragraph as follows:

The final numbers of trees directly or indirectly impacted by the proposed Project may vary from the totals presented in this document. Changes to the proposed Project footprint may change the number of trees impacted on the Project Site. Direct and indirect impacts on 294 trees are considered significant. A conceptual tree mitigation plan is currently being prepared. Implementation of **Mitigation Measure BIO-1**, which requires the preparation and approval of a Final Tree Mitigation Plan. The Tree Mitigation Plan will include 1) responsibilities and qualifications, 2) site selection, 3) schedule, 4) maintenance plan, 5) monitoring plan, 6) long term preservation, and 7) remedial measures. ~~All tree plantings will be subject~~

**Table IV.B-5  
Summary of Tree Impacts**

Tree Species	Number of Trees on Project Site	Removal	Encroachment	Indirect Impacts
<i>Juglans californica</i> California black walnut	60	34 (5)	1	2 (1)
<i>Platanus racemosa</i> western sycamore	2	2	0	
<i>Quercus agrifolia</i> coast live oak	1,221	181 (30)	36 (11)	38 (3)

**Table IV.B-5  
Summary of Tree Impacts**

<b>Tree Species</b>	<b>Number of Trees on Project Site</b>	<b>Removal</b>	<b>Encroachment</b>	<b>Indirect Impacts</b>
<i>Quercus berberdifolia</i> scrub oak	4	0	0	
<b>Total</b>	<b>1,287</b>	<b>217</b>	<b>37</b>	<b>40</b>
<i># = Number of dead trees</i> <i>Source: Dudek 2020.</i>				

~~to a 5-year monitoring effort by an independent third-party certified arborist. All tree plantings shall be subject to a 10-year maintenance and monitoring effort by an independent third-party arborist. If the plantings do not meet an 80% survival criteria additional plantings and mitigation will be necessary as decided upon between the Project Applicant and City of Chino Hills. Any remedial planting may include additional years of monitoring and maintenance.~~ In addition, successful implementation of the plan monitoring its success over a ~~five~~ten year period will reduce impacts to less than significant. Furthermore, the Tree Mitigation Plan would replace the trees removed with a far greater number of trees, and would thus reduce the impacts on trees to a level of less than significant.

**IV.C. Cultural Resources**

No corrections or additions have been made to this section of the Draft Focused EIR.

**IV.D. Geology/Soils**

No corrections or additions have been made to this section of the Draft Focused EIR.

**IV.E. Greenhouse Gas**

No corrections or additions have been made to this section of the Draft Focused EIR.

**IV.F. Noise**

No corrections or additions have been made to this section of the Draft Focused EIR.

**IV.G. Transportation**

No corrections or additions have been made to this section of the Draft Focused EIR.

**IV.H. Tribal Cultural Resources**

No corrections or additions have been made to this section of the Draft Focused EIR.

**V. Other CEQA Considerations**

No corrections or additions have been made to this section of the Draft Focused EIR.

**VI. Alternatives**

No corrections or additions have been made to this section of the Draft Focused EIR.

**VII. Effects Found Not To Be Significant**

No corrections or additions have been made to this section of the Draft Focused EIR.

**VIII. Preparers Of The EIR**

No corrections or additions have been made to this section of the Draft Focused EIR.

**IX. Acronyms And Abbreviations**

No corrections or additions have been made to this section of the Draft Focused EIR.

**X. References**

No corrections or additions have been made to this section of the Draft Focused EIR.

**Appendix A through Appendix I**

No corrections or additions have been made to this section of the Draft Focused EIR.

**B. Effects of Corrections and Revisions**

CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to California Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5), but before the EIR is certified. Section 15088.5 of the CEQA Guidelines specifically states:

- (a) *“New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:*
- (1) *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
  - (2) *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
  - (3) *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.*
  - (4) *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.”*
- (b) *Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*

The additions and corrections above reflect the addition of the Executive Summary. This addition and correction would not result in new significant impacts or increase the impacts of the Project.

Therefore, the additions and corrections contained in this section and the information contained in Section II, Responses to Comments, of this Final Focused EIR, clarify, amplify, or make insignificant changes to the Draft Focused EIR. In addition, Section II, Responses to Comments, of this Final Focused EIR, considers and responds to the comments that state that the Project would have significant impacts not disclosed in the Draft EIR and demonstrates that none of these comments provided substantial evidence that the Project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft Focused EIR. Rather, the additions and corrections to the Draft Focused EIR address missing summary text of the Draft Focused EIR, and would not result in new significant impacts or an increase in any impact already identified in the Draft EIR. Thus, none of the conditions in CEQA Guidelines Section 15088.5 are met, and recirculation of the Draft Focused EIR is not required.

# IV. MITIGATION MONITORING PROGRAM

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## 1. INTRODUCTION

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines.

The City of Chino Hills is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An EIR has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts takes into consideration project design features and identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the project design features and mitigation measures identified for the Project.

## 2. PURPOSE

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in the EIR;
2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

## 3. ORGANIZATION

As shown on the following pages, each required project design feature and mitigation measure for the Project is listed and categorized by impact area, with an accompanying identification of the following:



- **Monitoring Phase:** The phase of the Project during which the project design feature or mitigation measure shall be monitored;
- **Enforcement Agency:** The agency with the power to enforce the project design feature or mitigation measure;
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made;
- **Monitoring Frequency:** The frequency at which the project design feature or mitigation measure shall be monitored; and
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required project design feature or mitigation measure has been implemented.

#### 4. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each project design feature and mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure listed below. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the City of Chino Hills Community Development Department, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Community Development Department. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with mitigation measures and project design features within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

#### 5. PROGRAM MODIFICATION

The Project shall be in substantial conformance with the project design features and mitigation measures contained in this Mitigation Monitoring Program. The enforcing departments or agencies may determine substantial conformance with project design features and mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a project design feature or mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, complies with

CEQA Guidelines, Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of the project design features or mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the project design feature or mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the project design feature or mitigation measure. Under this process, the modification or deletion of a project design feature or mitigation measure shall not require a modification to any project discretionary approval unless the Planning Manager also finds that the change to the project design features or mitigation measures results in a substantial change to the Project or the non-environmental conditions of approval.

**6. MITIGATION MONITORING PROGRAM**

The following mitigation measures are applicable to the Project.

**a) Air Quality**

No mitigation measures are identified in the Draft Focused EIR for this environmental issue.

**b) Biological Resources**

**MM BIO-1** **City of Chino Hills Tree Preservation Ordinance:** The City’s Municipal Code requires the preservation of certain protected and heritage trees. Impacts on protected trees would be considered significant without mitigation. A tree survey was prepared for the Project Site and mitigation to offset impacts on trees are detailed in the Protected Tree Report prepared by Dudek (2020). In addition to Dudek’s report, a Final Tree Mitigation Plan shall be submitted and approved by the City Planning Department prior to issuance of the grading permit. The Project applicant shall follow all requirements outlined in the City’s ordinance and shall submit a mitigation planting plan consistent with the Protected Tree Report to the City prior to issuance of the grading plan. Mitigation for the loss of trees is at ratios specified in the Protected Tree Report, and are summarized in **Table IV.B-4, Tree Replacement Requirements**. The mitigation ratios range from 1:1 to 6:1 depending on the DBH of the impacted trees. To adhere to current standards the Mitigation Planting Plan/Landscape Design Plan Table shall include performance standards and monitoring of 10 years for the coast live oak tree plantings. The performance criteria will also include a survival rate of 80% of the replacement coast live oak tree plantings.

**Table IV.B-4  
Tree Replacement Requirements**

Tree Species	Replacement Size			Total
	24-Inch Box	36-Inch Box	48-Inch Box	
<i>Juglans californica</i> California black walnut	25	23	6	54
<i>Platanus racemosa</i> western sycamore	0	4	0	4
<i>Quercus agrifolia</i> coast live oak	33	225	178	436
<i>Quercus berberidifolia</i> scrub oak	0	0	0	0

<b>Total</b>	<b>58</b>	<b>252</b>	<b>184</b>	<b>494*</b>
<p><i>*Dudek Table 4, an addition error shows and incorrect total of 452 replacement trees. Source: Leatherman BioConsulting, Inc. December 2021.</i></p>				

The mitigation planting plan/landscape design plan shall include: 1) responsibilities and qualifications, 2) site selection, 3) schedule, 4) maintenance plan, 5) monitoring plan, 6) long term preservation, and 7) remedial measures. ~~All tree plantings be subject to a 5-year monitoring effort by an independent third-party certified arborist.~~ All tree plantings shall be subject to a 10-year maintenance and monitoring effort by an independent third-party arborist. If the plantings do not meet an 80% survival criteria additional plantings and mitigation will be necessary as decided upon between the Project Applicant and City of Chino Hills. Any remedial planting may include additional years of monitoring and maintenance. This monitoring effort would consider growth, health, and condition of the subject trees to evaluate the Project’s success. The monitoring effort may result in a recommendation of remedial actions should any of the tree plantings exhibit poor or declining health.

**Monitoring Phase:** Pre-Construction, Construction, Operation  
**Enforcement Agency:** Community Development Department-Planning Division; Community Development Department-Building and Safety Division  
**Monitoring Agency:** Community Development Department-Building and Safety Division  
**Monitoring Frequency:** Ongoing during construction and operations  
**Action Indicating Compliance:** Field inspection sign-off

**MM BIO-2 Nesting Birds:** To ensure compliance with the MTBA and the California Fish and Game Code, to the extent feasible, there shall be no vegetation cutting, removal, clearing, and/or grading allowed during the breeding season of migratory birds or raptors (February 1 – August 15).

If work is to be conducted within the nesting season, then a nesting bird survey shall be conducted by a qualified biologist within three days prior to disturbance. If nesting birds are not detected, no further action is necessary. If an active nest is detected and the qualified biologist determines that work activities may impact nesting, an appropriate buffer zone shall be established around the nest. The size of the buffer may vary depending on site features, the sensitivity of the species, and the type of construction activity, but shall be designed to prevent disruption of nesting activity. Only limited construction activities (if any) shall be approved by the biologist to take place within the buffer zone. The nests and associated buffer zones shall be avoided until the nesting cycle is complete or it is determined by the qualified biologist that the nest has failed.

**Monitoring Phase:** Pre-Construction, Construction  
**Enforcement Agency:** Community Development Department-Planning Division; Community Development Department-Building and Safety Division  
**Monitoring Agency:** Community Development Department-Building and Safety Division  
**Monitoring Frequency:** Ongoing during construction  
**Action Indicating Compliance:** Field inspection sign-off

## c) Cultural Resources

**MM CUL-1** Prior to construction of the proposed Project, a qualified archaeological monitor with relevant San Bernardino County experience and who shall work directly under the direction of a Secretary of the Interior's (SOI) professional archaeologist, and subject to the City's review and concurrence, shall be retained by the Project proponent. In the event previously unidentified buried cultural resources are discovered and cannot be avoided, the SOI archaeologist shall develop a plan to avoid and/or mitigate the resource, and protocol for monitoring areas identified as sensitive. Mitigation plans and/or monitoring protocols shall be subject to review and approval by the City prior to implementation.

**Monitoring Phase:** Pre-Construction  
**Enforcement Agency:** Community Development Department-Planning Division; Community Development Department-Building and Safety Division  
**Monitoring Agency:** Community Development Department-Building and Safety Division  
**Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered  
**Action Indicating Compliance:** Field inspection sign-off

**MM CUL-2** The Project archaeologist, may, at their discretion, terminate monitoring if (and only if) no subsurface cultural resources have been detected. If previously unidentified buried cultural resource artifacts are uncovered during ground disturbance activities the archaeological monitor shall have the authority to re-direct grading activities to other location within the Project to examine the resources and possibly conduct additional studies based on plans or protocols prepared by the SOI archaeologist and approved by the City. The plan shall include a research design, testing and/or mitigation approach, final reporting and curation agreement. Should any prehistoric or tribal cultural resources be identified within the Project, Native American consulting parties shall be contacted regarding the disposition and treatment of the resource(s) in accordance with Mitigation Measure **MM TCR-1** in **Section IV. H, Tribal Cultural Resources** of this Draft Focused EIR.

**Monitoring Phase:** Pre-Construction, Construction  
**Enforcement Agency:** Community Development Department-Planning Division; Community Development Department-Building and Safety Division  
**Monitoring Agency:** Community Development Department-Building and Safety Division  
**Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered  
**Action Indicating Compliance:** Field inspection sign-off

**MM CUL-3** In the event of the unanticipated discovery of human remains, work in the immediate vicinity of the find shall stop and no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to CEQA, Section 15064.5(e), State of California Health and Safety Code Section 7050.5

and PRC Section 5097.98. The County Coroner shall be notified of the find immediately. If the Coroner determines that the human remains are of Native American in origin, then the Coroner shall notify the NAHC, who is responsible for identifying and notifying the Native American most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and make recommendations regarding the treatment and disposition of human remains and items associated with Native American burials. If an agreement regarding disposition of human remains between the MLD and the Landowner or a MLD cannot be identified the landowner shall comply with the disposition and documentation required as defined by PCR 5097.98 Section (e).

<b>Monitoring Phase:</b>	Construction
<b>Enforcement Agency:</b>	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
<b>Monitoring Agency:</b>	Community Development Department-Building and Safety Division
<b>Monitoring Frequency:</b>	To be determined by consultation with archaeologist if resource(s) are discovered
<b>Action Indicating Compliance:</b>	Field inspection sign-off

## d) Geology/Soils

### MM GEO-1

A Qualified Paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards and subject to the City's review and concurrence, shall be retained by the Applicant or its Successor prior to the approval of demolition or grading permits. The Qualified Paleontologist shall provide technical and compliance oversight of all work as it relates to paleontological resources, shall attend the Project kick-off meeting and Project progress meetings on a regular basis, and shall report to the Project Site in the event potential paleontological resources are encountered.

The Qualified Paleontologist shall conduct construction worker paleontological resources sensitivity training prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.). In the event construction crews are phased, additional trainings shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the Project Site and the procedures to be followed if they are found. Documentation shall be retained by the Qualified Paleontologist demonstrating that the appropriate construction personnel attended the training.

Paleontological resources monitoring shall be performed by a qualified paleontological monitor (meeting SVP standards) under the direction of the Qualified Paleontologist. Paleontological resources monitoring shall be conducted for all ground disturbing activities in previously undisturbed sediments which have high sensitivity for encountering paleontological resources. However, depending on the conditions encountered, full-time monitoring within these sediments can be reduced to part-time inspections or ceased entirely if determined adequate by the Qualified Paleontologist. The Qualified Paleontologist shall spot check the excavation on an intermittent basis and recommend whether the depth of required monitoring should be revised based on

his/her observations. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils or potential fossils. Monitors shall prepare daily logs detailing the types of activities and soils observed, and any discoveries.

If construction or other Project personnel discover any potential fossils during construction, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery, conferred with the City, and made recommendations as to the appropriate treatment. Any significant fossils collected during Project-related excavations shall be prepared to the point of identification and curated into an accredited repository with retrievable storage. The Qualified Paleontologist shall prepare a final monitoring and mitigation report (with the daily logs attached as an appendix) for submittal to the City in order to document the results of the monitoring effort and any discoveries. If there are significant discoveries, fossil locality information and final disposition shall be included with the final report which shall be submitted to the appropriate repository and the City.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
<b>Monitoring Agency:</b>	Community Development Department-Building and Safety Division
<b>Monitoring Frequency:</b>	To be determined by consultation with paleontologist if resource(s) are discovered
<b>Action Indicating Compliance:</b>	Field inspection sign-off

## e) Greenhouse Gas Emissions

No mitigation measures are identified in the Draft Focused EIR for this environmental issue.

## f) Noise

No mitigation measures are identified in the Draft Focused EIR for this environmental issue.

## g) Transportation

No mitigation measures are identified in the Draft Focused EIR for this environmental issue.

## h) Tribal Cultural Resources

<b>MM TCR-1</b>	Prior to issuance of a grading permit, the Applicant shall retain a qualified Native American Monitor (Monitor) from the Gabrieleno Band of Mission Indians-Kizh Nation to monitor all grading and excavation activities within the Project Site. The Monitor shall photo-document the grading and excavation activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations and mappings of the graded areas, soils, and documentation of any identified tribal cultural resources. On-site monitoring shall end when the Project Site grading and excavation activities are completed, or when the Tribal
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Representatives and Monitor have indicated that the Project Site has a low potential for archaeological resources. If tribal cultural resources are encountered during monitoring, all ground-disturbing activities within 50 feet of the find shall cease and the Monitor shall evaluate the significance of the find, and if significant, recommend a formal treatment plan and appropriate measure(s) to mitigate impacts. Such measure(s) may include avoidance, preservation in place, archaeological data recovery and associated laboratory documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that shall be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determined necessary, appropriate and feasible. Within 60 days after grading and excavation activities are completed, the Monitor shall prepare and submit a final report to the City and the California Native American Heritage Commission. The report shall include documentation of any recovered tribal cultural resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Community Development Department-Planning Division; Community Development Department-Building and Safety Division
<b>Monitoring Agency:</b>	Community Development Department-Building and Safety Division
<b>Monitoring Frequency:</b>	To be determined by consultation with a qualified Native American Monitor if resource(s) are discovered
<b>Action Indicating Compliance:</b>	Field inspection sign-off