PUBLIC REVIEW DRAFT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION CHINO VALLEY FIRE STATION 68 CHINO HILLS, CA

Prepared for:

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TABLE OF CONTENTS

Page

LIST OF TABLES

Page

LIST OF FIGURES

Page

SECTION 1.0 – PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

1.1 PROJECT PURPOSE AND BACKGROUND

The Chino Valley Fire District (CVFD or District) is proposing to construct a new fire station (Fire Station No. 68) and the Essential Resource Facility (ERF), a separate building for offices, apparatus bays, and emergency supply storage, (Proposed Project or Project) on a vacant 3.74-acre site south of the intersection of Pipeline Avenue and Soquel Canyon Road in Chino Hills, California. Chino Valley Fire District identified a significant need to build a fire station in the Soquel Canyon area of Chino Hills through a Standards of Cover Assessment and Master Plan update conducted in 2018. The assessment found that a fire station strategically located in the urban-wildland interface will facilitate a quicker response and deployment of resources during wildland fires. The additional fire station in Chino Hills will also improve response times and provide needed resources during emergency incidents throughout the Chino Valley.

Following the construction of the Project, the CVFD would be responsible for the operation and maintenance of the new fire station.The CVFD serves the City of Chino Hills (City), Chino, and surrounding unincorporated areas of San Bernardio County. The new Fire Station 68 and ERF will be added to the three existing Chino Hills fire stations, under the CVFD in order to maintain the appropriate levels of response times to calls for service within its service area.

The CVFD provides emergency response services for fires, medical aids, hazardous materials, rescues, public assistance, and other responses such as natural disasters or acts of terrorism.

1.2 PROJECT LOCATION AND SITE CHARACTERISTICS

1.2.1 Location

The Project site is in the eastern portion of the City, San Bernardino County, California. The irregular shaped 3.74-acre parcels, Assessor's Parcel Number (APN) 1017-241-28 and 1030-341-68, are situated south of the intersection of Pipeline Avenue and Soquel Canyon Road. Soquel Canyon Road borders the site to the north and single-family homes border the east and west. Chino Hills State Park is located to the south. A flood control easement bisects the eastern parcel. The underground flood control channel daylights just south of the Project site.

1.2.2 Existing Uses

The Project site is currently a vacant undeveloped lot, located along a moderately steep, northeast-facing slope with an elevational range of approximately 940 to 860 feet above mean sea level.

1.2.3 Regional Setting and Circulation

The Project site is surrounded by single-family residential homes to the north, east, and west, and Chino Hills State Park to the south. The single-family homes are located to the west and east, approximately 200 feet from the center of the Project site. Michael G. Wickman Elementary School is located to the northeast of the site, approximately 200 feet from the site at its closest point. The Project site is located south of Soquel Canyon Road, at the intersection of Pipeline Avenue and Soquel Canyon Road. Since the Project site is undeveloped, there are currently no access points off Soquel Canyon Road.

1.2.4 General Plan Designation/Zoning

The site is zoned within Planned Development PD-41-163 (Kaufman and Broad, south of Soquel Canyon Parkway). The Project site is designated under the General Plan Land Use Map as Institutional/Public Facility and Public Open Space. The Project proposes to change the portion of the designated Public Open Space to Institutional/Public Facility. The surrounding area to the east is also zoned within PD-41-163 with the single-family residential areas designated as Low Density Residential and Public Open Space. The Mark Wickham Elementary School to the northeast is under Planned District PD-43-161 and is designated as Institutional/Public Facility. Other portions of the surrounding areas are zoned as private open space (OS-1) with low density residential (R-S) to the west, and public open space (OS-2) with low density residential (R-S) to the north.

1.3 PROJECT DESCRIPTION

The Proposed Project includes Fire Station 68 and the ERF (see Figure 2, below). The Project proposes to construct an approximately 12,744 square-foot fire station, 6,332 square-foot ERF. Site improvements proposed include approximately 56,115 square feet of hardscape including visitor and secured parking areas, 88,600 square feet of landscaping, security fencing, concrete masonry site walls, a hose tower, an emergency generator, an above ground fuel dispensing tank, and carports with photovoltaic (PV) arrays.

1.3.1 Essential Resource Facility

The ERF associated with the Project would be located on the eastern half of the Project site. The building would be a pre-engineered manufactured building modified to match the fire station. The ERF would consist of an apparatus area and an office area. The 5-bay apparatus room would have one bay dedicated to storing emergency supplies. The office area will consist of a private office, restroom, and storage spaces.

1.3.2 Fire Station

The fire station will be built at the same time as the ERF, and will include the administrative areas, the apparatus areas, and the living areas. The administrative areas contain a public lobby, public restroom and three office spaces. The apparatus areas are comprised of a 3-bay double deep apparatus room, a 600-foot bay, and other miscellaneous apparatus support spaces. The living area of the fire station will house individual dormitories, kitchen, dining room, day room, physical training room, bathrooms, and other support spaces. The fire station is designed to normally accommodate 11 fire personnel including quarters for one battalion chief.

1.3.3 Parking and Hardscape

Two driveways from Soquel Canyon Road would be constructed on the northern side of the Project site. The western driveway would allow access to the fire station and its dimensions would be designed specifically for fire truck access. The eastern driveway would allow access to the proposed parking lot and its dimensions would be designed for both passenger vehicle access and fire truck access. Six parking spots would be available for visitors, and 22 secured parking stalls would be located south of the fire station behind a 30-foot-wide sliding security gate for Fire Station employees. Also, behind the security sliding gate, a second secured parking lot consisting of eight stalls would be located west of the ERF. The sliding security gate would provide employee entrance to both Project's buildings and would be fenced-off to prevent public access from the rest of the site.

1.3.4 Operations

The ERF will provide areas for emergency supplies storage (water, rations, emergency shelters, etc.) and additional apparatus vehicle storage. It will typically operate intermittently apart from the fire station but could potentially operate in conjunction with the fire station 24 hours a day in times of a large-scale emergency response.

The fire station operation would provide emergency response services for fires, medical aids, hazardous materials, rescue, public assistance, and other responses such as natural disasters or acts of terrorism. Fire Station No. 68 will be in operation 24 hours a day and will primarily serve the Soquel Canyon area and will provide support to the other three fire stations as needed.

The Project's Fire Station No. 68 will house up to six Fire Apparatus while the ERF will house up to five additional Apparatus.

A backup generator would be provided on-site for any loss of power, requirements for the generator will be decided further in the design process but a generator size comparable to a Cat C9 with a rating of 180ekW to 300ekW is assumed.

1.3.5 Landscaping

Landscaping at the Project site will include various trees, shrubs, grasses and groundcovers around the entire perimeters of the site. As part of the landscaping plan, automatic irrigation including drop irrigation and tree bubblers would be installed and would be recycled water-ready. The Project's landscaping would be designed in conformance with the City's Municipal Code, the City's Water Efficient Landscape Ordinance (WELO), and other applicable policies. The City's WELO is designed to promote water efficiency standards for new and retrofitted landscapes through more efficient irrigation systems, greywater usage, onsite stormwater capture, and by limiting the portion of landscapes that can be covered in turf. Through the types of plants that will be included in the landscaping plan, as well as the water efficient irrigation, the Project would comply with the WELO.

1.3.6 Construction

Construction of the Proposed Project will require equipment such as loaders, pick-up trucks, backhoe, water truck for dust suppression, crane, asphalt paver and excavators. Project materials will be staged within the existing vacant parcels currently managed by the City. Approximately 14,307 cubic yards of soil would be exported as part of the grading. All portions of the Project including the fire station, ERF, and site improvements would be constructed on-site.

Construction of the ERF will include a 5-bay apparatus room and offices area with support spaces. Construction of the fire station entails a 3-bay double deep apparatus room, an additional 600-foot bay, individual dormitories, kitchen, dining room, day room, physical training room, and other support spaces.

<u>Construction Schedule</u>

The Project is expected to break ground early 2024 and be completed within 12 months, in early 2025. Construction activities will take place between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays, in accordance with the City's Noise Ordinance.

Figure 1 - Project Vicinity Map

Figure 2 - Project Location Map

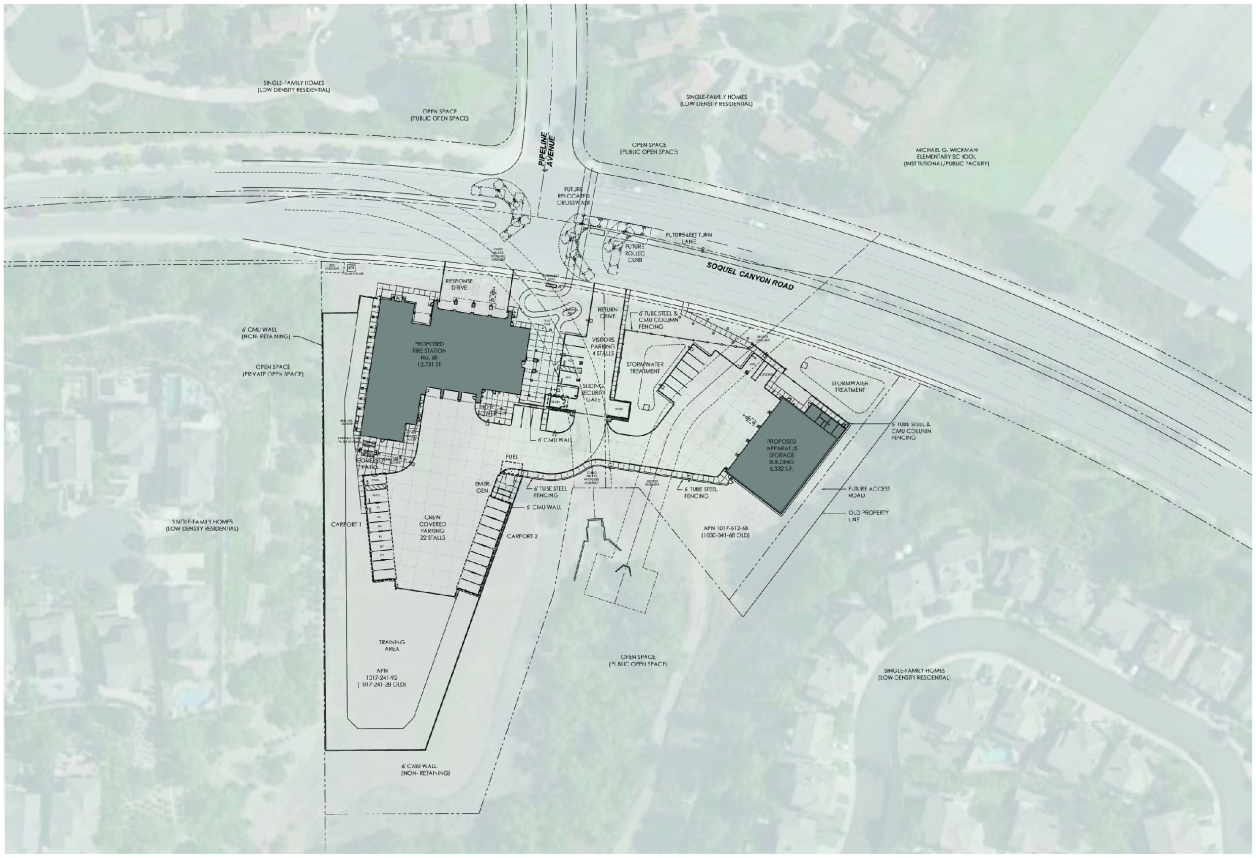

Figure 2
Chino Valley Fire Station 68
Project Site

Name: 21396 PLAN Fig 2 Project Site.Mxd
Print Date: 9/19/2023 2:49:45 PM Author: pcarlos

1.4 REQUIRED PERMITS AND APPROVALS

Reviewing Agencies include those agencies that do not have discretionary powers but may review the Mitigated Negative Declaration (MND) for adequacy and accuracy. Responsible Agencies have discretionary approval authority for a project. Potential Reviewing Agencies and Responsible Agencies include the following:

Responsible Agencies

- City of Chino Hills

Reviewing Agencies

- South Coast Air Quality Management District (SCAQMD)
- Metropolitan Water District
- Native American Heritage Commission (NAHC), and tribes requesting consultation.

1.4.1 Permits and Approvals

The following permits and approvals may be required prior to construction of the Project:

- General Plan Amendment – Land Use Map amendment – City of Chino Hills
- Site Plan review – City of Chino Hills
- Grading Permit - City of Chino Hills
- Building Permit - City of Chino Hills
- Compliance with National Pollutant Discharge Elimination System (NPDES) Construction General Permit by the Regional Water Quality Control Board (RWQCB)

SECTION 2.0 – ENVIRONMENTAL DETERMINATION

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklists on the following pages. For each of the potentially affected factors, mitigation measures are recommended that would reduce the impacts to less than significant levels.

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

2.2 DETERMINATION

On the basis of this initial evaluation:

1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒
3. I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐
4. I find that the proposed project **may have a "potentially significant impact" or "potentially significant unless mitigated impact"** on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐
5. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature	Date: 10/4/23
Name: Dean Smith	Title: Acting Deputy Chief of Support Services

SECTION 3.0 – EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if substantial evidence exists that an effect may be significant. If one or more "Potentially Significant Impact" entries are marked when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

**Note: Instructions may be omitted from final document.*

SECTION 4.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

4.1 AESTHETICS

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

4.1.1 Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The Proposed Project includes the construction of Fire Station 68 and the ERF on a vacant 3.74-acre site south of the intersection of Pipeline Avenue and Soquel Canyon Road in Chino Hills, California. The City implements regulations to protect and enhance the unique visual resources of the City. These visual resources include the community's hillside setting, diverse topographic forms, and scenic qualities. The Proposed Project site is located 1,500 feet north of a prominent ridgeline which overlooks the Chino Hills State Park (Chino Hills 2015) and south of Rincon Park (approximately 700 feet) (Google Maps 2023). The Chino Hills General Plan Land Use Element prohibits housing and other development on ridgelines visible to Chino Hills State Park. Since the Proposed Project site is not located on the prominent ridgeline and due to the main building being approximately 30 feet in height, the scenic vistas overlooking the State Park or Rincon Park would not be affected. Impacts would be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. The Proposed Project site is located within an urbanized area along Soquel Canyon Parkway. The site is currently vacant and is located north of the Chino Hills State Park area and south of Rincon Park. There are no scenic highways within Chino Hills that have been designated by the state or the City and there are no candidates for the scenic highway land use designation (Caltrans 2022, Chino Hills 2015). The City of Chino Hills Tree Preservation Ordinance within the Chino Hills Municipal Code was established in 2020 to maintain, preserve and protect certain species of trees and certain mature trees within the City, and to act as a guide when replacement or relocation of certain trees is determined to be necessary. While there are a few

clusters of trees within the southern portion of the Proposed Project site, any relocation or replacement will comply with this ordinance. Impacts would be less than significant.

c) *Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less Than Significant Impact. As discussed above, the Proposed Project would be located on a vacant lot in Chino Hills. Prominent visual characters near the Proposed Project site are the Chino Hills State Park, directly south of the Project site and Rincon Park, north of the Project site. The Proposed Project would not develop structures that would exceed the development standards for institutional/public facilities zone districts that could impact views of the nearby parks. The City's General Plan Land Use Element includes policies that protect scenic resources including the following:

- Policy LU-1.2: Preserve and enhance the aesthetics resources of Chino Hills, including the City's unique natural resources, roadside views, and scenic resources.

The Proposed Project would be consistent with this policy, as it would not impact unique natural resources or scenic resources. As noted in Section 4.4, the Project site does not fall within a designated critical habitat. In addition, as noted in 4.1 b) above, there are no scenic highways within Chino Hills that have been designated by the state or the City and there are no candidates for the scenic highway land use designation. Although the Proposed Project would impact roadside views, the current view from Soquel Canyon Parkway is of vacant land surrounded by residential development. The construction of a fire station on this site would not impact scenic resources such that roadside views would degrade with the new structures onsite. Impacts would be less than significant.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. Existing light sources within the Project vicinity include lights from vehicles along adjacent roadways, street lighting along Soquel Canyon Parkway, and outdoor lighting from surrounding residences. Outside of street and vehicle lights, no other lighting is currently located within the Project site. During construction, the Proposed Project would generate light and glare from the presence and operation of vehicles and equipment. Construction would be scheduled between the hours of 7:00 a.m. and 8:00 p.m. on weekdays, or 8:00 a.m. and 7:00 p.m. on Saturdays, Sundays, and federal holidays; no construction activities would occur during nighttime hours (Chino Hills Municipal Code 8.08.020)

During operational use of the fire station, light sources would come from indoor lighting, outdoor lighting for security purposes, and minimal light/glare from emergency lights. All lighting included would be consistent with lighting requirements for the surrounding area. The Proposed Project would comply with Chino Hills Municipal Code, Section 16.09.070 which addresses general lighting guidelines such as:

- Parking lot lighting poles and fixtures should complement the overall site architecture and design in terms of scale, color, and style.

- Parking lot light shall be shielded when the project is located adjacent to residential development or zone(s).
- Use decorative light sconces for all exterior building lights. Wall Packs are not permitted.

Impacts would be less than significant.

4.2 AGRICULTURE & FORESTRY RESOURCES

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

4.2.1 Impact Analysis

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

Less than Significant Impact. The Farmland Mapping and Monitoring Program (FMMP) administered by the California Department of Conservation produces maps and statistical data to analyze impacts

on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The Proposed Project site is categorized as grazing land which is land on which the existing vegetation is suited to the grazing of livestock (DOC 2022a). The Project site's permitted land uses consist of partial open space and partial institutional/public facilities. The Project site is not within prime farmland, unique farmland, or farmland of statewide importance. The Project site is not currently utilized for grazing, animal keeping or farming use; therefore, there will not be a conversion of uses. Impacts would be less than significant.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is zoned within Planned Development PD-41-163 and is designated under the General Plan Land Use Map as Institutional/Public Facility and OS-2. The Project proposes to change the portion of the designated OS-2 to Institutional/Public Facility. None of the parcels are in a Williamson Act contract or conflict with any existing agricultural use (County 2021, City of Chino Hills 2015). No impact would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. While the Proposed Project site does include trees in the southern portion of the site, it is not currently zoned for forest land or timberland; the Proposed Project would therefore not result in the conversion of any farmland or forest land to another use. No impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See discussion in sections b) and c), above. The Project site is zoned for PD-41-163 and is not located within forest land or timberland. No forest land would be lost or converted to non-forest uses for the purpose of the Proposed Project. No impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?

Less than Significant Impact. The Proposed Project site is currently vacant surrounded by residential land uses to the north, east, and west and an institutional use to the northeast. Vegetation communities onsite are comprised mostly of non-native grassland. The development of the site includes Fire Station 68, ERF, and associated infrastructure. The Proposed Project will not result in conversion of farmland to nonagricultural use or non-forest use because the Project site is not designated as farmland or forest land. While the Project site has been categorized as grazing land, there are no current grazing operations occurring. Therefore, the impacts would be less than significant.

4.3 AIR QUALITY

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

4.3.1 Impact Analysis

LDN Consultants prepared an Air Quality Assessment for the Proposed Project to identify potential air quality impacts. The results of the study are provided below and within Appendix A.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an area of approximately 10,743 square miles, consisting of the South Coast Air Basin (SCAB), and the Riverside County portions of the Salton Sea Air Basin (SSAB) and Mojave Desert Air Basin (MDAB). The district prepares Air Quality Management Plans (AQMP) to demonstrate how the region will reduce air pollution emissions to meet the federal and state health-based standards to comply with Clean Air Act requirements and will be ultimately a part of the SIP. The Final 2022 Air Quality Management Plan and has been submitted to the ARB for adoption before submittal to the U.S. EPA for final approval, which are anticipated to occur sometime this year. After the 2022 AQMP has been adopted by ARB and U.S. EPA, the 2022 AQMP will be incorporated into the State Implementation Plan (SIP). The 2022 AQMP establishes actions and strategies to reduce ozone levels to the U.S. EPA 2015 ozone standard of 70 ppb by 2037. The 2022 AQMP promotes extensive use of zero-emission technologies across all stationary and mobile sources coupled with rules and regulations, investment strategies, and incentives.

Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the Air Basin. Instead, this is controlled through local jurisdictions in accordance with CEQA. In order to assist local jurisdictions with air quality compliance issues the CEQA Air Quality Handbook (SCAQMD CEQA Handbook), prepared by SCAQMD, 1993, with the most current updates found at http://www.aqmd.gov/ceqa/hdbk.html, was developed in accordance with the projections and programs detailed in the AQMPs. The purpose of the SCAQMD CEQA Handbook is to assist Lead Agencies, as well as consultants, project proponents, and other interested parties in evaluating a proposed project's potential air quality impacts. Specifically, the SCAQMD CEQA Handbook explains the procedures that SCAQMD recommends be followed for the environmental review process

required by CEQA. The SCAQMD CEQA Handbook provides direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the Air Basin, and adverse impacts will be minimized.

To determine whether a project would create potential air quality impacts, the City of Chino Hills uses SCAQMD Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 4.3-1 below. Demonstrating a project's compliance with SCAQMD Screening thresholds are a significant part of demonstrating compliance with SCAQMDs AQMP and is critical to insuring less than significant impacts.

Table 4.3-1: Screening Threshold for Criteria Pollutants

Pollutant	Total Emissions (Pounds per Day)
Construction Emissions	
Respirable Particulate Matter (PM_{10} and $PM_{2.5}$)	150 and 55
Nitrogen Oxide (NO_x)	100
Sulfur Oxide (SO_x)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
Operational Emissions	
Respirable Particulate Matter (PM_{10} and $PM_{2.5}$)	150 and 55
Nitrogen Oxide (NO_x)	55
Sulfur Oxide (SO_x)	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	75

In June 2003, the SCAQMD proposed a methodology for calculating for NO2, O, PM2.5 and PM10. The Localized significance thresholds (LST) methodology was developed to be used as a tool to assist lead agencies to analyze localized impacts associated with project-specific level proposed projects and would not be applicable to regional projects such as general plans. The LST methodology was last updated to incorporate the most recent ambient air quality standards (July 2008). (South Coast Air Quality Management District 2008). The LST methodology is often utilized by most agencies governed under SCAQMD CEQA review. SCAQMD developed mass rate look-up tables for projects to assist agencies with development of LSTs (South Coast Air Quality Management District 2014).

Per the requirements of SCAQMDs LSTs methodology, emissions for gases in attainment such as NO2 and CO are calculated by adding emission impacts from the project development to the peak background

ambient NO2 and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. Also, according to SCAQMD Rule 403, emissions for non-attainment particulate matter such as PM 10 and PM 2.5 can produce no more than 10.4 µg/m3. The LSTs derived by SCAQMD differentiated by Source Receptor area for which the proposed project is would be represented by SRA #33 within the Southwest San Bernardino area. The project was analyzed using a construction schedule where all buildings are under construction simultaneously using the appropriate equipment and quantities for this scenario with a 2-acre disturbed area. Table 4.3-2 below shows the worst-case project LST at 25 meters.

Table 4.3-2: LST Emission Thresholds (2-Acre site)

Pollutant	LST @ 25 meters (lb/day)
CO	1232
PM_{10}	6
	2
$PM_{2.5}$	5
	2
NO_2 (Corrected utilizing NO_2/NO_x Ratio) Construction and Operation	170

Based on the input parameters and construction design features identified in Section 3.2 of Appendix A, no significant construction impacts are expected. Table 4.3-3 shows the calculated emissions from construction.

Table 4.3-3: Expected Daily Construction Emissions Summary Lb/Day

Year	ROG	NO_x	CO	SO	PM_{10} (Dust)	PM_{10} (Exhaust)	PM_{10} (Total)	PM (Dust)	PM (Exhaust)	PM (Total)
2024 (lb/day)	11.51	5.99	34.97	0.06	5.93	0.05	5.98	2.85	0.05	2.90
2025 (lb/day)	11.49	3.84	34.82	0.06	0.70	0.02	0.72	0.19	0.02	0.20
Significance Threshold (lb/day)	**75**	**100**	**550**	**150**	**-**	**-**	**150**	**-**	**-**	**55**
LST Screening Threshold (lb/day)	-	**170**	**1232**	-	-	-	**6**	-	-	**5**
Exceeds Thresholds ?	**No**	**No**	**No**	**No**	**-**	**-**	**No**	**-**	**-**	**No**

Expected Construction emissions are based upon CalEEMod 2020.4.0 modeling assumptions for equipment and durations listed in Table 3.1 of Appendix A using Tier 4 equipment and wetting the site three times daily.

Once construction is completed the Proposed Project would generate air quality emissions from daily operations which are calculated within CalEEMod. Based on the estimated emissions output parameters identified in Section 3.2 of Appendix A, a less than significant impact operational impacts would be expected. Operational emissions are shown in Table 4.3-4. It should be noted that these emissions include operations of fire trucks, as well, which is part of the Project traffic analysis.

Table 4.3-4: Expected Daily Pollutant Generation

	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer Scenario						
Area Source Emissions Estimates (Lb/day)	0.39	0.00	0.01	0.00	0.00	0.00
Energy Source Emissions (Lb/day)	0.00	0.02	0.01	0.00	0.00	0.00
Operational Vehicle Emissions (Lb/day)	0.27	0.33	2.54	0.01	0.59	0.16
Total (Lb/day)	**0.67**	**0.35**	**2.56**	**0.01**	**0.59**	**0.16**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
LST Screening Threshold (Lb/day)	**-**	**170**	**1,232**	**-**	**2**	**2**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Scenario						
Area Source Emissions Estimates (Lb/day)	0.39	0.00	0.01	0.00	0.00	0.00
Energy Source Emissions (Lb/day)	0.00	0.02	0.01	0.00	0.00	0.00
Operational Vehicle Emissions (Lb/day)	0.24	0.35	2.28	0.01	0.59	0.16
Total (Lb/day)	**0.63**	**0.37**	**2.30**	**0.01**	**0.59**	**0.16**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
LST Screening Threshold (Lb/day)	-	**170**	**1,232**	-	**2-**	**2**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Daily pollutant generation assumes trip distances within CALLEEMOD

The SCAQMD CEQA Handbook states that "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

> (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Both criteria are evaluated in the following sections.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in Appendix A, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance or local thresholds of significance. The ongoing operation of the Proposed Project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur and no mitigation would be required.

Therefore, based on the information provided above, the Proposed Project would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the 2022 AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. The 2022 AQMP was developed through use of the planning forecasts provided in the Connect SoCal and 2019 Federal Transportation Improvement Program (FTIP). The Connect SoCal is a major planning document for the regional transportation and land use network within Southern California. The Connect SoCal is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The 2019 FTIP provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this project, the City of Chino Hills General Plan's Land Use Plan defines the assumptions that are represented in AQMP.

The Project site is currently designated as Public Open Space in the General Plan and is zoned within Planned Development PD-41-163. The Project proposes to change the portion of the designated Public Open Space to Institutional/Public Facility which is required for the District's fire station. The Proposed Project consists of development of fire station and ERF. Although the Proposed Project includes a GPA/ZC application to convert a portion of the site from Public Open Space to Institutional/Public Facility, the Project is not anticipated to exceed the AQMP assumptions for the Project site. Projects that would result in population growth are limited to residential projects. Since the Proposed Project consists of a Fire Station and ERF, implementation of the Proposed Project would not result in any population growth in San Bernardino County. It should also be noted that the Project would provide a fire station in an area that is currently underserved. As such, development of the proposed project would assist in implementation of the AQMP by potentially reducing vehicle miles traveled, as emergency vehicles would travel a shorter distance to areas where they are needed. As such, the Proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the Proposed Project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur in relation to implementation of the AQMP.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. The City of Chino Hills Valley lies within the SCAB. The SCAQMD is the government agency, which regulates sources of air pollution within the City of Chino Hills. A complete listing of the current attainment status by pollutants for the SCAB is shown below in Table 4.3-5.

Table 4.3-5: South Coast Air Basin Status by Pollutant

Pollutant	Average Time	California Standards	Federal Standards
Ozone (O_3)	1 hour	Non-attainment	No Federal Standard
	8 hour		Extreme Nonattainment
Respirable Particulate Matter (PM_{10})	24 hour	Non-attainment	Serious Nonattainment
	Annual Arithmetic Mean	No State Standard	Serious Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	24 hour	No State Standard	Nonattainment
	Annual Arithmetic Mean	Non-attainment	Nonattainment
Carbon Monoxide (CO)	8 hour	Attainment	Attainment Maintenance[1]
	1 hour		
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	No State Standard	Attainment
	1 hour	Non-attainment	No Federal Standard
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	No State Standard	Attainment
	24 hour	Attainment	Attainment
	1 hour	Attainment	No Federal Standard
Lead	30 day Average	Attainment	No Federal Standard
	Calendar Quarter	No State Standard	Attainment

[1] Maintenance Area (defined by U.S. Department of Transportation) is any geographic region of the United States previously designated nonattainment pursuant to the CAA Amendments of 1990 and subsequently redesignated to attainment subject to the requirement to develop a maintenance plan under section 175A of the CAA, as amended.

Cumulative impacts would exist when either there are direct air quality impacts or when multiple construction projects occur within the same area simultaneously. To illustrate this, if a project was to produce air quality emissions simultaneous to a nearby construction project the addition of both project emissions to the environment could exceed significance thresholds. For this Project, the construction emissions were found to be less than significant as shown in Table 4.3-3 above. If a nearby project was to be under construction at the same time, that project would need to simultaneously generate emissions such that the combined emissions offsite would increase and then ultimately exceed thresholds. The SCAQMD has published a report on how to address cumulative impacts from air pollution: White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution. This published guidance indicates that projects that do not generate emissions of sufficient quantity to exceed any of the applicable daily standards would be considered to have less than significant cumulative impacts. Based on review of the Project site, and a list of cumulative projects in the area, a scenario where significant cumulative air quality impacts could be

generated would not be expected. Therefore, a less than significant cumulative impact would be expected.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. The City of Chino Hills General Plan Conservation Element defines sensitive receptors as groups such as children, senior citizens, and people with breathing difficulties. (City of Chino Hills 2015). The nearest sensitive receptor is a single-family residential neighborhood located east and west of the Proposed Project site, approximately 200 feet from the center of the Project site. During construction of the Proposed Project, fugitive dust emissions would be expected but would not exceed thresholds established by the SCAQMD. Given this, a less than significant construction impact would be expected. As a design feature, the Project would require that all construction equipment is Tier 4 or equivalent which is the highest rated equipment as it relates to diesel particulate and NOx emission reductions. Given this, health risks related to diesel particulate matter (DPM) from construction equipment would not be expected. The proposed Fire Station is forecasted to have as many as 12 calls per day and for the purposes of this analysis, it's assumed that each call would have as many as three diesel trucks leaving the site. In addition, it's assumed that as many as 7 trucks daily onsite will idle for a few minutes each morning. Utilizing the American Meteorological Society/Environmental Protection Agency Regulatory Model (AERMOD) dispersion model, a visual representation of the dispersed emissions output was created and shown in Figure 4-A of Appendix A. Specific modeled emissions for each discreet receptor is shown in the AERMOD output files shown in Attachment B at the end of Appendix A. Based on actual receptor emission estimates shown in the AERMOD output files, the annual concentration from the truck operations was found to produce 0.0009 µg/m3 PM10 exhaust emissions at the highest receptor location (Receptor 3). Based on review of the AERMOD output files, the sensitive residential receptors would be exposed to between 0.0003 and 0.0009 µg/m3 of diesel particulates from the Project during operations. Based on the analysis, the inhalation cancer risk for a 70-year duration is between 0.241 and 0.755 per one million exposed at receptors shown. In addition, the Proposed Project will implement Project Design Features as outlined in Appendix A, which have an effect on reducing air quality emissions. These features were assumed within this analysis and modeled results assume the features are implemented. Impacts would be less than significant.

Chronic Non-Cancer risks are also known with respect to diesel particulate matter (DPM) and are determined by the hazard index. To calculate hazard index, DPM concentration is divided by its chronic Reference Exposure Levels (REL). Where the total equals or exceeds one, a health hazard is presumed to exist. RELs are published by the Office of Environmental Health Hazard Assessment (OEHHA, February 2015). Diesel Exhaust has a REL of 5 µg/m3 and targets the respiratory system. Non-Cancer risks would also be less than significant since the Project would use Tier 4 construction equipment. .

d) *Would the project result in other emissions, such as those leading to odors adversely affecting a substantial number of people?*

Less Than Significant Impact. Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints, and solvents and from emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits Volatile Organic Compound (VOC) content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during the

construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project site's boundaries. Through compliance with the applicable regulations that reduce odors and due to the transitory nature of construction odors, a less than significant odor impact would occur, and no mitigation would be required.

Potential sources of odor emission during operation of the Proposed Project would include diesel emissions from the fire trucks and backup generator as well as odors from trash storage areas. All fire trucks that operate on the project site will be required to meet State emissions standards that require the use of diesel particulate filters that would minimize odors created from the fire trucks. Due to the distance of the nearest sensitive receptor from the Proposed Project site, which is approximately 200 feet or more from the center of the Project site, and through compliance with SCAQMD's rules that include Rule 402 (odor regulations) and Rule 1110.2 (backup generator regulations) Impacts would be less than significant.

4.4 BIOLOGICAL RESOURCES

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

4.4.1 Impact Analysis

Chambers Group conducted a literature review and biological reconnaissance-level survey for the Proposed Project. The purpose of this survey was to document existing vegetation communities, identify

special status species with a potential for occurrence, and map habitats that could support special status wildlife species, as well as evaluate potential impacts of the Proposed Project to these resources. Detailed discussion of the review and survey results can be found in the Biological Reconnaissance Assessment in Appendix B.

a) *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant with Mitigation. The Proposed Project site consists of Nacimiento clay loam and fontana clay loam. Currently, the area is composed primarily of non-native grasses with the exception of a few immature arroyo willow (*Salix lasiolepis*) and one Peruvian pepper tree (*Schinus molle*) located along the southern side of a depression on-site.

The database searches resulted that out of the list of six federally and/or state listed threatened, endangered, or otherwise special status plant species documented to historically occur within the vicinity of Project site, they are considered absent from the Project site due to the lack of suitable habitat on the Project site. No special status plant species were found during the biological reconnaissance survey.

Wildlife species observed or detected during the survey were characteristic of the existing Project site conditions. A complete list of wildlife species observed or detected is provided in Appendix B. Database searches resulted in 17 federally and/or state listed endangered or threatened, State Species of Special Concern (SSC), or otherwise special status wildlife species documented to occur within the Project site. Of the 17, 16 were considered absent from the Project site due to the absence of a suitable habitat. The analysis of the California Natural Diversity Database (CNDDB) search and field survey resulted in one species, least Bell's vireo (*Vireo bellii pusillus,* LBVI) with a moderate potential to occur directly adjacent to the Project site (500 feet). While the Project site itself lacks riparian habitat required by this species for nesting, high quality habitat occurs within the drainage feature located south of the site. In addition, LBVI has been recorded within a half a mile of the Project site in a drainage located directly west of the site. LBVI has a high potential to occur directly adjacent to the Project site, within 500 feet of the site, since high quality riparian habitat directly adjacent to the Project footprint is occupied habitat for the state and federally listed LBVI. Although a majority of the habitat that is occupied or potentially occupied by LBVI will be avoided by the Proposed Project, and habitat that represents long-term conservation value for LBVI will not be impacted by the Proposed Project, the following mitigation measures will be implemented to ensure the nesting/breeding activities of this species are not disrupted and no impact to habitat that represents long-term conservation value for LBVI occurs as a result of the Proposed Project

MM BIO-1: Nesting Bird Surveys - Construction activities shall take place outside this species nesting season (April 1 to August 31). If construction activities occur during the nesting season, a pre-construction survey shall be conducted prior to initiation of ground-disturbing activities. If a least Bell's vireo or active least Bell's vireo nest is observed within 500 feet of the Project site, California Department of Fish and Wildlife (CDFW) shall be notified immediately, and a 500-foot avoidance buffer should be placed around the territory to avoid take. No work may occur within the avoidance buffer. The LBVI and/or nest shall be monitored by a qualified biologist throughout construction activities occurring to

determine if the 500-foot buffer is suitable, or if a larger buffer is required to protect the vireo. Additional protection and/or avoidance measures may be required by CDFW.

MM BIO-2 Least Bell's Vireo Avoidance -

- The Project impact footprint, including any construction buffer, shall be staked and fenced (e.g., with orange snow fencing, silt fencing or a material that is clearly visible) and the boundary shall be confirmed by a qualified biological monitor prior to ground disturbance. The construction site manager shall ensure that the fencing is maintained for the duration of construction and that any required repairs are completed in a timely manner.

- Equipment operators and construction crews will be informed of the importance of the construction limits by the biological monitor prior to any ground disturbance.

- Construction activities within 500 feet of the nearest extent of adjacent riparian habitat will be avoided from April 1 to August 31.

- If construction cannot be avoided from April 1 to August 31, a preconstruction survey shall be conducted by a qualified biologist. If nesting LBVI are observed, a 500-foot avoidance buffer shall be implemented and a biological monitor should be present throughout work activities to ensure the individual is not impacted by work activities.

- For any vegetation clearing or work within 100 feet of riparian habitat, a biologist will monitor to ensure encroachment into the riparian habitat area does not occur.

- Active construction areas will be watered regularly (at least once every two hours) to control dust and thus minimize impacts on vegetation within and adjacent to the riparian habitat.

- Construction personnel will strictly limit their activities, vehicles, equipment, and construction materials to the limits of disturbance and designated staging areas and routes of travel approved by the biological monitor.

- All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances will occur only in designated areas within the limits of disturbance and at least 200 feet from jurisdictional aquatic features. These designated areas will be clearly marked and located in such a manner as to contain runoff and will be approved by the biological monitor.

- To avoid attracting predators, the Project site will be kept clear of trash and debris. All food related trash items will be enclosed in sealed containers and regularly removed from the site.

Based on the habitat condition of the Proposed Project site, and with implementation of MM BIO-1 and MM BIO-2, impacts would be less than significant.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant Impact. A critical habitat is defined as areas of land, water, and air space containing the physical and biological features essential for the survival and recovery of endangered and threatened species. A designated critical habitat includes sites for breeding and rearing, movement or migration, feeding, roosting, cover, and shelter. Designated critical habitats require special management and protection of existing resources, including water quality and quantity, host animals and plants, food availability, pollinators, sunlight, and specific soil types. It delineates all suitable habitat, occupied or not, that is essential to the survival and recovery of the species. According to the U.S. Fish and Wildlife Service's (USFWS) Critical Habitat WebGIS map, the Project site does not fall within a designated critical habitat. However, critical habitat for LBVI occurs approximately 2.15 miles west of the Project site.

While the Project site lacks riparian habitat, there is a high-quality habitat occurring outside of the Project site within the drainage feature located directly adjacent to the south of the southern end of the central portion of the Project site. The criteria for high quality habitat is that both a historical record exists of the species within the Survey Area or its immediate vicinity (approximately 1 mile), and the habitat requirements and environmental conditions associated with the species occur within the Survey Area.

There are two areas inundated with water that were observed within the northeast and northwest corners of the Project site. No hydrological features (i.e., ordinary high water mark [OHWM], channelization, flow patterns) were observed in this area. Both areas are fed solely by nuisance water from the sprinklers located along the adjacent hillsides for ornamental vegetation within the residential community. Only one drainage feature was observed during the survey, located outside (south) of the Project. No impacts are anticipated to occur to the drainage feature.

The Project is not located within a designated critical habitat and lacks significant riparian areas outside of the potential habitat for the LBVI. With implementation of MM BIO-1 and MM BIO-2, impacts would be less than significant.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. Prior to performing the field survey, a database review of the USFWS' National Wetlands Inventory (NWI) and National Hydrography Database (NHD) blueline drainages was referenced. A general assessment of waters potentially regulated by the U.S. Army Corps of Engineers (USACE), California RWQCB, and CDFW was conducted for the Survey Area. Pursuant to Section 404 of the Clean Water Act, USACE regulates the discharge of dredged and/or fill material into waters of the United States. The State of California regulates discharge of material into waters of the State pursuant to Section 401 of the Clean Water Act and the California Porter-Cologne Water Quality Control Act (California Water Code, Division 7, §13000 et seq.). Pursuant to Division 2, Chapter 6, Sections 1600-1602 of the California Department of Fish and Game (CDFG) Code, CDFW regulates all diversions,

obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake which supports fish or wildlife. A desktop assessment was conducted of available data prior to the biological reconnaissance survey in the field.

No jurisdictional features such as drainages or swales were observed within the Proposed Project site during the survey. A large NWI/NHD mapped blue-line feature occurs directly south/southwest of the site outside of the Proposed Project boundary. The feature was historically mapped by the NHD as a riverine system flowing through the Proposed Project site. However, it appears that the historical flow path was altered during the development of the residential neighborhood surrounding the site. The feature now flows north through a cement-lined culvert located south and outside of the Proposed Project boundary, goes subsurface under the site, and continues under Soquel Canyon Parkway in a northeast direction. The drainage facilitates flow during storm events from the hills to the south within Chino Hills State Park.

There are no jurisdictional features such as drainages or swales observed within the Project site during the survey. One small depressional area was observed within the middle portion of the site near the northern boundary. The depressional feature is likely the result of human disturbance and manipulation of the area. Based on historical imagery of the area, the depression appears to have been excavated in 2014, and the site appears to be maintained on an annual basis. Based on a lack of hydrological connectivity to a water feature in the area and the lack of hydric soils, this area is not classified as a wetland. Additionally, two areas inundated with water were observed within the northeast and northwest corners of the Project site. No hydrological features were observed in this area and no impact to waters of the United States or waters of the state are anticipated to occur as a result of the Proposed Project. No impact would occur.

d) *Would the project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less Than Significant Impact with Mitigation Incorporated. As discussed in part b), the Proposed Project is not located within a designated critical habitat. While the Project site lacks significant habitat for plant and wildlife species, there exists a habitat within the drainage feature directly adjacent to the southern end of the central portion of the Project site where there is a moderate potential for the LBVI. As such, the Project shall implement MM BIO-1 and MM BIO-2 to mitigate potential impacts to the species.

Additionally, the Project shall require compliance with the Migratory Bird Treaty Act (MBTA) which prohibits the take of protected migratory bird species without authorization by the USFWS. Therefore, the Project shall implement the measure below.

MM BIO-3: To the extent practicable, construction of the Proposed Project shall take place outside the nesting season (February 1 to August 31) to the greatest extent practicable. If construction cannot take place outside of the nesting season, a pre-construction nesting bird survey shall be conducted approximately 3 days prior to ground-disturbing activities by a qualified biologist retained by the Applicant. If nests are found during surveys, they shall be flagged and a 250-foot buffer to a 500-foot buffer (for raptors) shall be fenced around the nests. The buffer area shall be kept in place until the young have fledged and leave the nest. To the maximum extent practicable, a minimum buffer zone around

occupied nests should be determined by a qualified biologist to avoid impacts to the active nest. The buffer should be maintained during physical ground-disturbing activities. Once nesting has ceased, the buffer may be removed. With these mitigation measures incorporated, impacts would be less than significant.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City of Chino Hills Tree Preservation Ordinance defines tree regulations regarding cases where trees should not be removed. The four native tree species - California Sycamore, California Live Oak, California Black Walnut, and Coastal Scrub Oak - may not be removed, except in specific cases, such as when a tree is located in the area of a planned addition to the home or presents a safety hazard. The property owner must contact the Community Development Department to secure the proper permit to remove a protected tree. A Tree and Plant Removal Application is required when it has been deemed necessary to replace, relocate, or remove native trees or heritage trees (Chino Hills 2013).

The results of the survey and desktop review did not indicate the presence of any protected trees per the City's ordinance. While there are trees located sporadically around the Project site, these are not considered protected. No impact would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project site is not located within a Habitat Conservation Plan (HCP), Natural Conservancy Conservation Plan (NCCP), or other approved habitat conservation plan. Nearby areas that have adopted Habitat Conservation Plans include the Apple Valley Multispecies Habitat Conservation Plan (MSHCP)/NCCP, the Upper Santa Ana River Wash HCP in the cities of Redlands and Highland, and the Western Riverside MSHCP. However, the Proposed Project site is located outside the boundaries of these plans. No impact would occur.

4.5 CULTURAL RESOURCES

5.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
(c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

4.5.1 Impact Analysis

Chambers Group conducted a cultural resources assessment and survey for the Proposed Project. The assessment included a cultural resources records search, literature review, and survey results for the

Project site and surrounding half-mile radius study area. The purpose of the study was to gather and analyze information needed to assess the potential for impacts to cultural resources within the Project site. Detailed discussion of the review and survey results can be found in the Cultural Resources Survey and Study Letter Report in Appendix C.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. There are historically important areas in the City, including Boys Republic, the Tres Hermanos Ranch, the Sleepy Hollow Resort area of Carbon Canyon, the Los Serranos Country Club (which was the historic American period of the Gird Adobe), and the Laband Equestrian Overlay Zone in the English Road area due to its local importance of horse properties during the development of the City (City of Chino Hills 2015). A records search review and archival research uncovered that there are no previously recorded resources, or any other listed or potentially significant properties are located within the Proposed Project site or within its half-mile boundary. The nearest historical resource is Los Serranos Country Club which is located approximately 1 mile northeast of the Proposed Project site. Because the Proposed Project does not contain any historical resources, nor is it located adjacent to the listed historical properties, no impact would occur.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation Incorporated. A records search review and archival research uncovered that there are no previously recorded resources, or any other listed or potentially significant properties are located within the Proposed Project site or within its half-mile boundary. Chambers Group conducted a pedestrian survey of the Proposed Project site on March 2, 2023. The visual inspection of the surface revealed no evidence of prehistoric, historic, or paleontological resources within the Proposed Project site. The ground surface visibility in the remainder of the northern and eastern area of the Proposed Project site was roughly 97 to 100 percent and showed evidence of prior clearing and/or staging use activity, which is also observed in the historic aerial imagery. A flood control easement currently bisects the eastern side of the Proposed Project site with an underground flood control channel constructed just south of the Proposed Project site. Just south of the currently gated rock aggregate-lined entranceway, there is a depression that appears to be associated with the flood control easement. The eastern and northeastern areas of the Proposed Project site display evidence of previous disturbance related to previous vegetation clearing and off-highway-vehicle (OHV) traffic.

While there is no evidence of resources observed during the field survey, there may be undiscovered resources found during construction. Therefore, the Proposed Project will implement CUL-1 through CUL-3 to address any unanticipated discoveries. Impacts would be less than significant.

MM CUL-1 The CVFD shall retain the services of a Qualified Archaeologist, meeting the Secretary of the Interior Standards, or County requirements, whichever is the greater. The Qualified Archaeologist shall remain on-call throughout the Project. Upon approval or request by the CVFD, a cultural resources mitigation plan (CRMP) outlining procedures for cultural resources monitoring, mitigation, treatment, and data recovery of any unanticipated discovery shall be prepared for the Project and submitted to the CVFD for review and approval. The development and implementation of the CRMP shall include consultations

with the CVFD as well as a requirement that the curation of any significant cultural resources recovered under any scenario shall be through an appropriate repository agreed upon by the CVFD. If the CVFD accepts ownership, the curation location may be revised.

MM CUL-2 In the event of the discovery of previously unidentified and/or potential cultural resources, the District, and/or its Contractor, shall immediately cease all work activities within an area of not less than 50 feet of the discovery. The District or its Contractor shall immediately contact the District and the District-retained on-call Qualified Archaeologist. Except in the case of cultural items that fall within the scope of the California Health and Safety Code 7050.5, CEQA Section 15064.5, or California PRC Section 5097.98, the discovery of any cultural resource within the Project site shall not be grounds for a project-wide "stop work" notice or otherwise interfere with the Project's continuation except as set forth in this mitigation measure. Additionally, all consulting Native American Tribal groups that requested notification of any unanticipated discovery of cultural resources on the Project shall be notified appropriately. In the event of an unanticipated discovery of cultural resources during construction, the District-retained Qualified Archaeologist shall be contacted to evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If a CRMP is prepared for the Project, the protocols for mitigation or treatment of cultural resources will be implemented. If the Qualified Archaeologist determines that the discovery constitutes a significant resource under CEQA and it cannot be avoided, the District shall implement an archaeological data recovery program.

MM-CUL-3 If cultural resources are encountered during the Project, the Qualified Archaeologist shall prepare a report summarizing any and all prehistoric or historic archaeological finds as well as providing follow-up reports of any finds to the SCCIC, as required.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. While there are no designated cemeteries in the Project site, and no evidence of resources to be discovered, ground disturbing activities could result in unanticipated discoveries. In the event that human remains are discovered during ground-disturbing activities, then the Proposed Project would be subject to California Health and Safety Code 7050.5, CEQA Section 15064.5, and California PRC Section 5097.98. If human remains are found during ground-disturbing activities, State of California Health, and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the County Coroner shall notify the NAHC, which shall notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access to the site and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials (National Park Service 1983).

4.6 ENERGY

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

4.6.1 Impact Analysis

LDN Consultants prepared an Energy Usage Assessment for the Project to evaluate the energy efficiency of the construction activities expected, as well as the operational uses for the Project. The results of the study are provided below and in Appendix D.

a) Would the project Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact.

Construction Impacts

Energy usage for construction equipment is best estimated using total horsepower hours and an assumed thermal efficiency of 30%. Project construction dates were estimated using CalEEMod and follow assumptions identified in both the Project Air Quality and Greenhouse Gas (GHG) analysis and the CalEEMod output is provided in Appendix D. The Proposed Project would consume roughly 91,890 gallons of diesel during construction. It should be noted that fuel consumption would increase if diesel construction equipment are poorly maintained. Based on this, the Project shall properly maintain all equipment per manufacture recommendations.

Construction energy from workers, vendors and haulage are based on the estimated vehicle miles traveled (VMT) for the total construction duration which is 372,452 miles for the Project. In California, the average fuel intensity for on-road vehicles is 0.0615 gal/mile (University of California, Irvine, 2005). Based on this, the vehicular trips would consume roughly 22,906 gallons during construction. On-road vehicles are regulated by state and federal regulations and vehicular fleet efficiencies are improving each year with technological improvements. Therefore, worker trips would not be considered wasteful.

Operational Impacts

Based on the air quality modeling of the Project, the Project would on average consume 191,955 kBTU of natural Gas and 64,312.5 kWH of electricity each year. Under this analysis, reductions from T24 (2019) were accounted for which would improve the efficiency of the project in terms of energy consumption. It's expected that the requirement for Title 24 (2022) would further reduce requirements on energy usage from the proposed buildings. Based on this, energy use associated with project operation would not result in wasteful, inefficient, or an unnecessary use of energy.

b) Would the project Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The applicable energy plan for the Proposed Project is the City of Chino Hills General Plan Conservation Element (2015). The Proposed Project would be consistent with the policy below:

> **Policy CN-3.1:** Endorse green building design in new and existing construction.

The Project would be consistent with **Policy CN-3.1** as it will be designed to meet the most current Title 24 Part 11 CalGreen standards that require new non-residential buildings to maximize resource efficiency and reduce waste.

The State of California has implemented a number of energy reducing policies largely geared to reducing Greenhouse gasses (GHGs). The most notable is Assembly Bill (AB) 32, Senate Bill (SB) 32, and Executive Order (EO) S-3-05. In addition, the state has implemented the latest 2022 scoping plan update which are geared to reduce GHG emissions by reducing energy consumption, increasing energy efficiency and increasing the usage of renewable sources. The state's plan is designed with forward emphasis on developing a sector-by-sector roadmap for California to achieve carbon neutrality by 2045. This planning would include institutional developments such as the Proposed Project. The state has also taken a strong step to increasing building efficiencies under Title 24, par 6 of California's Code of Regulations.

The Project would be required, at a minimum, to comply with the latest version of Title 24 standards at the time the Project seeks building permits. At the time this report was written, the 2022 standards were applicable and went into effect on January 1, 2023. The 2022 standards continue to improve upon the 2019 standards for residential and nonresidential buildings. It should be noted that the State updates these regulations every three years. Thus, based on the year the Project is constructed, buildings will need to comply with the most recently adopted standards.

In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CALGreen and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The CALGreen standards were last updated in 2022 which includes modifications to current codes and will be a requirement to the Project. Mandatory requirements include many updated Electric Vehicle Charging requirements which would be a requirement for this Project (California Title 24, Part 11, 2022). These measures will help reduce demand for energy in the future.

Based on the projected traffic volumes by the Project Traffic Study, the Proposed Project would generate as much as 87 average daily traffic (ADT) (LL&G 2023). The 87 trips are exceptionally low considering what could be allowed under the Institutional/Public Facility. A portion of the Project (roughly 1.5 acres) is zoned Institutional/Public Facility and would allow a Floor Area Ratio (FAR) of 0.5 to 1 or ½ square foot per square foot (City of Chino Hills, 2015). Given this, the Project site could construct as much as a 32,670 SF building. Energy efficiency for vehicles is mandated by State specific

policies geared to reduce GHG emissions using zero-emission vehicles. These policies include Executive Order B-16-12, which supports and facilitates development of zero energy vehicles, as well as California Senate Bill 350, which establishes a statewide policy for widespread electrification of the transportation sector. This effort would shift the demand from gasoline sources to electrical sources which would largely be electrical with the bulk of that energy coming from renewable sources.

Based on this, the long-term energy demand during operations of the Project would not result in a wasteful or inefficient use of energy. In 2011 under SP 1078, the state established that utility providers need to offer electricity generated from of a certain percentage from completely renewable sources and was denoted as the renewable portfolio Standard (RPS). Under SB 100 utility providers in California are required to achieve a 50 percent RPS by December 31, 2026, and a 60 percent RPS by December 31, 2030. SB 100 also established a new statewide policy goal that calls for eligible renewable energy resources and zero-carbon resources to supply 100 percent of electricity retail sales and 100 percent of electricity procured to serve all state agencies by December 31, 2045.

As RPS increases and as electric vehicle operations become more standardized, energy consumption from non-renewable sources will decrease. Given this, a less than significant impact under CEQA with respect to Energy Waste is expected and the Project would not result in a wasteful or inefficient use of energy. Furthermore, the project would not conflict with or obstruct the state or local plans for renewable energy or energy efficiency.

4.7 GEOLOGY AND SOILS

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☒	☐
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

4.7.1 Impact Analysis

A Geotechnical Exploration Report was prepared for the Proposed Project by Leighton Consulting Inc. in July 2022. The report evaluated the geologic hazards and geotechnical conditions of the Proposed Project site (Appendix E).

a) i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The Proposed Project site is in Southern California, which is a seismically active area. As such, many areas in Southern California could be subject to some seismic activity. Within the Project area, there are no currently known active surface faults that traverse or trend toward this site, and the Project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone, or a fault zone delineated by the County or City. The closest known active or potentially active faults are the Chino fault located approximately 0.6 miles east of the site, and the Whittier fault located approximately 5.2 miles southwest of the Project site. The known regional active or potentially active faults that could produce the most significant ground shaking at the site include the Chino, Whittier, and Yorba Linda faults. The Proposed Project will be designed and constructed to comply with the California Building Code's standards to protect life safety and prevent collapse and will implement the appropriate seismic design parameters as defined by the California Geological Survey. Because the Project site is not located within the Alquist-Priolo Earthquake Fault Zone, impacts would be less than significant.

ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. A principal seismic hazard that could impact the Project site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults throughout southern California. An evaluation of historical seismicity from significant past earthquakes related to the site was performed. According to the Geotechnical Exploration Report, the site has been exposed to relatively significant seismic events; however, this site does not appear to have experienced more severe seismicity than compared to much of southern California in general.

Based on the geotechnical investigation, the Proposed Project is feasible from a geotechnical standpoint. Construction and design of the Proposed Project will comply with the California Building Code, California Geological Survey, and recommendations provided in the Geotechnical Exploration Report. These recommendations consist of parameters for earthwork, foundations, concrete, lime treatment, pavement design, retaining walls, trench excavation, and temporary shoring. Impacts related to ground shaking would be less than significant.

iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of soil strength due to a buildup of excess pore-water pressure during strong and long-duration ground shaking. Liquefaction is associated primarily with loose (low density), saturated, relatively uniform fine-to medium-grained, clean cohesionless soils. As shaking action of an earthquake progresses, soil granules are rearranged, and the soil densifies within a short period. This rapid densification of soil results in a buildup of pore-water pressure. When the pore-water pressure approaches the total overburden pressure, soil shear strength reduces abruptly and temporarily behaves similar to a fluid.

The State of California and the County of San Bernardino has not prepared a map delineating zones of liquefaction potential for the quadrangle that contains the Project site. Perched groundwater was encountered in one of the drilled borings at a depth of 41 feet below ground surface (bgs) at the approximate bedrock contact depth, and groundwater depths at and near this site have been historically 100 feet deep beneath the site or more. In addition, encountered fine-grained undocumented artificial fill soils onsite were generally very stiff to hard, and relatively shallow bedrock was encountered in deeper borings. Based on the absence of shallow groundwater and the dense nature of the onsite soils and generally shallow bedrock, liquefaction is unlikely to occur at the site. Impacts would be less than significant.

iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The State of California and the County of San Bernardino has not prepared a map delineating zones of landslide potential for the quadrangle that contains the site. However, the site and vicinity are gently sloping. The potential for seismically induced landslide activity is considered negligible for this site due to the lack of significant slopes. Impacts would be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Topsoil is the top layer of soil that usually holds high concentrations of organic matter, which are typically found in fields and other vegetated areas. Loss of topsoil or any type of soil erosion occurs when dirt is left exposed to physical factors such as strong winds, rain, and flowing water. The Project site, while considered suitable for grazing, does not contain any existing soils for agricultural operations nor does it contain heavy vegetation. Any topsoil that may have been historically onsite is likely to have eroded over the decades. Therefore, the Proposed Project would not result in loss of topsoil.

The vacant lot is currently subjected to winds and rain. Once construction of the Proposed Project begins, the site will be excavated and graded, thereby disturbing the existing dirt/soils which will be subject to erosion. As part of Rule 403 of AQMD to address fugitive dust, implementation of these dust control methods would minimize any potential soil erosion. Other general construction methods that would be implemented include the use of barrier covers, silt fences, buffers, or fiber logs. Best management practices (BMPs) for erosion control are required under National Pollution Discharge Elimination System (NPDES) regulations pursuant to the federal Clean Water Act. NPDES requirements for construction projects disturbing 1 acre or more in area are set forth in the San Bernardino County MS4 permit issued by the State Water Resources Control Board (SWRCB; State Water Board Order No. R8-2010-0036/NPDES No. CAS618036) (RWQCB 2010). Once the Project site has been constructed, all dirt areas would be covered in concrete, asphalt, or landscaping. With implementation of general construction methods and with the Project site being covered, impacts would be less than significant.

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

Less Than Significant Impact. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The State of California and the County of San Bernardino has not prepared a map delineating zones of landslide potential for the quadrangle that contains the site. The potential for seismically induced landslide activity is considered negligible for this site due to the lack of significant slopes. Lateral spreading is unlikely to occur at the site due to the lack of liquefaction potential and lack of significant topographic relief at and around this site. Because the Project site is absent of any shallow groundwater, aquifer-systems or underground mining, subsidence is unlikely to occur. While the Project site and vicinity are gently sloping, these are not significant slopes that could result in land instability. Impacts therefore are less than significant.

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

Less Than Significant Impact. Expansive soils/clays are prone to expansion and contraction due to a direct variation in water content/volume. This expansion and contraction, also called “shrink-swell,” can damage structures that are not appropriately engineered for this activity. The Proposed Project site is anticipated to exhibit a medium to high expansion potential. As such, the Proposed Project shall be constructed on stiffened foundations. This may include a post-tension foundation system designed in accordance with the California Building Code bearing solely on a zone of newly excavated and recompacted fill soils derived from onsite soils, overlying solely undisturbed clays. Additionally, the

Proposed Project will include construction and design parameters provided in Appendix E. Compliance with building and design standards would result in a less than significant impact.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less than Significant Impact. The Proposed Project will utilize existing utilities that are available on site including an existing sewer system. As such, the Proposed Project will not utilize septic tanks for its operations. Therefore, the impacts would be less than significant.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated. On November 27, 2022, Chambers Group received the results of the paleontological records search from the Natural History Museum of Los Angeles (NHMLA). The results show that no fossil localities lie directly within the Project site, but there are recorded fossil localities from the same sedimentary deposit that underlays the Project site. Detailed results are provided in Appendix C.

Potential fossil-bearing units are present in the Project site, either at the surface or in the subsurface, as stated in the record search results. Based on the records search results, which covered only the records of the NHMLA, the paleontological sensitivity of the Project site could be considered moderate due to the previously recorded and known fossil localities in the same sedimentary deposits as mapped in the Project site and within the study area, which included a half-mile search radius of the Project site. The Proposed Project will incorporate the mitigation measures below to reduce impacts to paleontological resources to less than significant.

MM PAL-1 Prior to issuance of a grading permit, the CVFD shall be required to obtain the services of a Qualified Project Paleontologist to remain on call for the duration of the proposed ground-disturbing construction activity. The paleontologist selected must be approved by the District. Upon approval or request by the CVFD, a paleontological mitigation plan (PMP) outlining procedures for paleontological data recovery shall be prepared for the Project and submitted to the CVFD for review and approval. The development and implementation of the PMP shall include consultations with the CVFD's Engineering Geologist as well as a requirement that the curation of all specimens recovered under any scenario shall be through an appropriate repository agreed upon by the CVFD. If the CVFD accepts ownership, the curation location may be revised. The PMP shall include developing a multilevel ranking system, or Potential Fossil Yield Classification (PFYC), as a tool to demonstrate the potential yield of fossils within a given stratigraphic unit. The PMP shall outline the monitoring and salvage protocols to address paleontological resources encountered during Project-related ground-disturbing activities, as well as the appropriate recording, collection, and processing protocols to appropriately address any resources discovered.

MM-PAL-2 At the completion of all ground-disturbing activities, the Project Paleontologist shall prepare a final paleontological mitigation report summarizing all monitoring efforts and observations, as performed in line with the PMP, and all paleontological resources encountered, if any, as well as providing follow-up reports of any specific discovery, if necessary.

4.8 GREENHOUSE GAS EMISSIONS

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

4.8.1 Impact Analysis

LDN Consultants prepared Greenhouse Gas (GHG) Assessment for the Proposed Project to identify potential greenhouse gas impacts. The result of the study is provided below and in Appendix F.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. GHG emissions from the Proposed Project were calculated using the California Emissions Estimator Model® (CalEEMod) 2020.4.0 emissions model, which was developed by BREEZE Software for SCAQMD. Based on the construction analysis, the Proposed Project will produce a total of 448.29 metric tons (MT) of Carbon Dioxide Equivalent (CO2e) during the construction period. More specifically, the Proposed Project would produce roughly 416 MT GHG in 2024 and 32 MT GHG in 2025. SCAQMD has a 3,000 MT per year screening threshold which establishes a point at which a project's GHG contributions would be cumulatively significant. Since the Project would produce a maximum of 416.37 MT during the worst-case construction year, a less than significant GHG construction impact would be expected.

Table 4.8-1: Expected Annual Construction Emissions Summary MT/Year

Year	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT)
2024	0	410 .81	410.81	0.08	0.01	416.37
2025	0	31.67	31.67	0.01	0	31.93
Total						**448.29**

Expected Construction emissions are based upon CalEEMod modeling assumptions in Table 4.1 of Appendix F. .

In terms of operational emissions, the Project was found to produce 202.93 MT CO2e. According to SCAQMD, the Proposed Project would be categorized as Tier III since emissions do not exceed the 3,000 MT CO2e per year screening threshold. The Project's emissions of 202.93 MT CO2e are roughly 93% lower than what SCAQMD generally considers significant. of 7% of the total emissions generally considered significant by SCAQMD. Given this, the Project generated GHG emissions would be less than significant under CEQA.

Table 4.8-2: Expected Operational Emissions Summary MT/Year

	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT)
Area	0	0	0	0	0	0
Energy	0	37.47	37.47	0	0	37.67
Mobile	0	91.78	91.78	0.01	0	93.27
Waste	21.70	0	21.70	1.28	0	53.75
Water	1.18	13.10	14.28	0.12	0	18.24
Total						**202.93**

Expected Construction emissions are based upon CalEEMod modeling assumptions in Table 4.1 of Appendix F.

b) *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant Impact. The City of Chino Hills does not have an approved Climate Action Plan; however, applicable policies that are applicable to this Project include Executive Order S-3-05, AB 32, the CARB Climate Change Scoping Plan, EO B-30-15, SB 32 and AB 197, EO B-55-18, Title 24 Part 6, Title 24 Part 11, Title 20, AB 1493, EO S-1-07, SB 375, AB 1236, SB 350, SB 1078, SB X1 2, SB 350, SB 100EO B-29-15, AB 939 and AB 341, as outlined in Section 3.0 of Appendix F. Each of these policies provide guidance for reducing GHG emissions and outlining energy efficiency and water efficiency standards. For areas within SCAQMD, Tier 3 screening standards and Tier 4 Performance standards are the baseline for significance thresholds. Under this methodology, Tier 3 screening values are established at 3,000 MT/year CO2e for residential/commercial uses and 10,000 MT/year CO2e for industrial projects. Tier 4 performance standards establish a 2020 plan use threshold of 6.6 MT/Year CO2e per SPU (Service Population Unit) and 4.8 MT/Year CO2e for project level analysis. These thresholds were developed as requirements to AB 32 and address potential cumulative impacts that a project's GHG emissions may have on Global Climate Change.

In regard to the applicable Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS), Connect SoCal is the 2020-2040 RTCP/SCS which was prepared by the Southern California Association of Governments (SCAG). As stated in the RTP/SCS, "Connect SoCal builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern." As noted in SCAG's Connect SoCal, "As part of the state's mandate to reduce per-capita GHG emissions from automobiles and light trucks, Connect SoCal presents strategies and tools that are consistent with local jurisdictions' land use policies and incorporate best practices for achieving the state-mandated reductions in GHG emissions at the regional level through reduced per-capita vehicle miles traveled (VMT)." The provision of a fire station in closer proximity to service centers including residential, school, and commercial uses will overall decrease VMT by shortening driving distances and response times. Other goals and strategies relevant to the Proposed Project include goals related to electrification, low emission technologies, and use of renewable energy. The Proposed Project would install solar PV panels on the carport roofs which would provide a renewable source of power and would also include spaces for clean vehicle parking.

It was determined that the worst case GHG emissions would be 416.37 MT during construction and 202.93 MT during operations which would not exceed screening thresholds applicable to this Project. It should also be noted that these calculated emissions are based on snapshot years during the construction periods and the first operational year in 2025. These periods would have the worst-case emissions. These calculated emissions would theoretically drop each year moving forward beyond 2025 as the state begins to integrate a combination of emerging technologies, modifies existing regulations, introduces new regulations, creates new state incentive programs, and promotes local jurisdictions to also follow these footsteps as indicated in the 2022 Scoping plan.

As indicated in Appendix F, the Project will also be required to implement design and regulatory requirements to increase energy efficiency, reduce water consumption and increase reliance on renewable energy sources. These guidelines are established in California's Building Code under Title 24. Specific requirements as it relates to energy-efficiency and green building policies are identified within Parts 6 and -11 of Title 24. Title 24 is typically updated every three years and the current code applicable for this Project and the proposed construction dates is the 2022 version of Title 24. Requirements of these building requirements would include adding solar and electric vehicle charging which would be included in this Project.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. In addition, the Proposed Project would install solar PV panels on the carport roofs which would provide a renewable source of power and the proposed fire station would be designed to comply with the most current state and City energy efficiency requirements that includes Building Energy Efficiency Standards and California Green Building Standards. Therefore, the Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. This would include SCAG RTP/SCS assumptions and the States goals outlined in CARBs 2022 Scoping Plan.

4.9 HAZARDS AND HAZARDOUS MATERIALS

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

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

4.9.1 Impact Analysis

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The Proposed Project does not involve routine transport of large quantities of hazardous materials like other industrial facilities. As noted by the Department of Toxic Substances (DTSC) and Code of Federal Regulations, generators producing hazardous waste exceeding 220 pounds would be considered to be significant quantities. Small quantities of potentially hazardous substances (e.g., petroleum and other chemicals used to operate and maintain equipment, fertilizers, pesticides, etc.) may be utilized and stored on-site. However, none of these materials will be stored at the Project facilities in quantities to be considered a significant hazard.

Construction of the Proposed Project would result in the generation, transport and use of various waste materials that would require recycling and/or disposal. Some of the waste generated could be classified as hazardous wastes/hazardous materials. Hazardous materials typically consist of chemicals that may be toxic, corrosive, flammable, reactive, an irritant, or strong sensitizer. During construction, the Proposed Project will use potentially hazardous materials from petroleum-based fuels, lubricants, cleaning products and other similar materials. The quantities of the used chemicals that will be present at the Project site would be limited and temporary.

During ongoing operations of the fire station, potentially hazardous materials such as grease, oils, cleaning products, fuel and other similar materials will involve routine use, handling, and disposal. However, the listed materials above will not create a significant hazard to the public or the environment because the handling, storage, and disposal of these materials during construction and operations shall be done in compliance with the manufacturer's standards for storage and spill procedures, and with existing regulations such as the California Health and Safety Code, Hazardous Materials Transportation Act, and Resource Conservation and Recovery Act. Impacts would be less than significant.

b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact. According to the DTSC databases, the Project site is not located within 1,000 feet of any listed site in the Geotracker (SWRCB 2022) and Envirostor database (DTSC 2022). The Proposed Project will not result in the accidental release of hazardous materials to the environment.

As discussed in part a), the Proposed Project will utilize potentially hazardous chemicals during construction and operations. While hazardous materials will be present on-site, the quantities will be limited, and the materials will be handled and stored according to the manufacturer's guidelines and be disposed according to local, state, and federal guidelines. Impacts would be less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. The nearest school to the Proposed Project is Michael G Wickman Elementary School, 16250 Pinehurst Dr., Chino Hills, CA 91709. It is located approximately 0.15 mile to the northeast. During construction, the Proposed Project will be fenced, preventing any accidental trespassing. Because construction and operational activities include the use of potentially hazardous materials, the handling, storage, and disposal of these materials will be done in compliance with the manufacturer's standards for storage and spill procedures, and with existing regulations such as the California Health and Safety Code, Hazardous Materials Transportation Act, and Resource Conservation and Recovery Act. Impacts would be less than significant.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Less than Significant Impact. As discussed above, the Proposed Project is not located within 1000 feet of any listed site in the DTSC databases nor is the Project site, or any location in its immediate vicinity, listed on the Hazardous Waste and Substances Sites List (Cal EPA 2023). Because the Project site is not located within or adjacent to a hazardous materials site, neither its construction or operation would result in a significant hazard to the public or environment. Impacts would be less than significant.

e) *For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. The Project site is not located within 2 miles of a public airport or public use airport. The nearest airport to the Project is Chino Airport (CNO), which is approximately 4.7 miles northeast from the Project site (Google Earth 2023). The Project site is located outside of Chino Airports sphere of influence and therefore would not be a significant contributor to noise. No impact would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Chino Hills has prepared and adopted a Hazard Mitigation Plan (Chino Hills 2020). The intent and purpose of the plan is to reduce and/or eliminate loss of life and property and to demonstrate reducing or eliminating risks in the City based on regionally specific disasters.

The Proposed Project would involve the construction of a fire station at the corner of Soquel Canyon Parkway and Pipeline Avenue. The construction may result in temporary traffic delays with the presence of construction equipment in the area which could affect the utilization of Soquel Canyon Parkway, and Pipeline Avenue. However, this would be a temporary occurrence and would not require long-term road closures that would impact emergency responders. During operations, the Proposed Project is to provide a training center for the City's fire department with a future fire station. The addition of the fire station would provide additional emergency response services to the area. Furthermore, the Proposed Project will be a benefit to the community as it is providing additional emergency services to the area and will provide training facilities to local fire fighters and other safety personnel. Impacts would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant. The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program provides a Fire Hazards Severity Zone Viewer (FHSZ) to provide a visual reference to locate fire hazards areas in California. The maps were developed utilizing science and field-tested models that assign a hazard score based on factors that influence fire likelihood and behavior. Factors include but are not limited to fire history, existing and potential fuel (natural vegetation), predicted flame length, embers, terrain, and typical fire weather in the area. The Proposed Project site is not located within a very high fire hazard severity zone of state or local responsibility (Non-VHFHSZ) (CAL FIRE 2022). The nearest fire hazard zone within the City is located toward the east, toward Carbon Canyon Road, approximately 4 miles. Impacts would be less than significant, and the construction of a new fire station would, in fact, alleviate wildfire impacts by providing additional resources to the area.

4.10 HYDROLOGY AND WATER QUALITY

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site;	☐	☐	☒	☐
	iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
	iv) Impede or redirect flood flows?	☐	☐	☒	☐
(d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
(e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

4.10.1 Environmental Setting

A Preliminary Hydrology Report and a Preliminary Water Quality Management Plan were prepared by Civtec in 2023 for the Proposed Project (Appendix G). The Preliminary Hydrology Report notes that the existing site slopes from the southwest to the northeast and has no existing inlets or underground storm drain system. The existing site has no trees on its main pad and is mostly dirt with some rock and light vegetation. The existing site drains through surface sheet flow and has no onsite drainage devices.

The Proposed site will drain via sheet flow and gutter flow into proposed catch basins. The catch basins will route the water to two proposed bioinfiltration areas that will treat the water per NPDES requirements. The treated water will then connect to the existing storm drain that outlets into the existing detention basin south of the Project site.

4.10.2 Impact Analysis

a) Would the project violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. Impacts related to water quality would be categorized under short-term construction related impacts and long-term operational impacts. Construction related activities have the potential to degrade surface and groundwater quality by exposing soils to surface runoff from debris and other materials, including runoff from various construction equipment. Pollutants of concern during typical construction activities include sediments, dry and wet solid wastes, petroleum products, solvents, cleaning agents and other similar chemicals. During ground disturbing activities, excavated soil would be exposed thereby creating a potential for soil erosion. During a storm event or water spill, these pollutants and soils could be spilled, leaked, or transported as runoff into drainages or downstream waters, and potentially into receiving waters.

The Project proposes to disturb greater than one acre. As indicated in the City's NDPES guidance, The Proposed Project is required to comply with the NPDES standards to ensure that pollutants are not discharged in the storm drain system. The Proposed Project will include a Water Quality Management Plan (WQMP) to incorporate water quality treatment features and low impact development (LID) design, source control, and treatment. A Stormwater Water Pollution Prevention Plan (SWPPP), Erosion Control and Grading Plan, and construction and post-construction BMPs will be implemented to ensure that the Project does not violate water quality standards or waste discharge requirements.

Furthermore, construction of the Project site would implement surface drainage designs noted in the Geotechnical Exploration Report (Appendix E) which provides drainage parameters, will be included to ensure that runoff would be contained to the site.

Therefore, mandatory compliance with the WQMP BMPs would result in less than significant impacts by complying with the discharge requirements during short-term construction and long-term operational activities.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less than Significant Impact. During construction, the Proposed Project would not require excavation to a depth that would encounter groundwater and thereby affect the rate of recharge or involve the extraction of groundwater. The Proposed Project's construction-related activities are not expected to have a significant impact on groundwater supplies, because these activities would be short term and will not require intensive activities of water use outside of site watering for erosion control or for site cleaning.

Furthermore, as discussed above, the Project would comply with the requirements of the City's WQMP and NPDES permits and would implement BMPs and other water quality features on the Project site.

During Project operations, the facilities will tie into existing water services at the Project site. During construction, the Proposed Project would not require excavation to a depth that would encounter groundwater and thereby affect the rate of recharge or involve the extraction of groundwater. The Proposed Project's construction-related activities are not expected to have a significant impact on groundwater supplies, because these activities would be short term and will not require intensive activities of water use outside of site watering for erosion control or for site cleaning.

Furthermore, as discussed above, the Project would comply with the requirements of the City's WQMP and NPDES permits and would implement BMPs and other water quality features on the Project site.

During Project operations, the facilities will tie in to existing water services at the Project site. The Proposed Project will utilize water for training, on-site residence, office, and maintenance purposes. The water will be reused on-site and will not require dewatering or require groundwater extraction. While the Proposed Project will increase the amount of impervious surfaces at the Project site, its construction and operations do not involve groundwater extraction, nor would it affect any groundwater management plans. In addition, the inclusion of the bioretention feature onsite would

ensure that groundwater recharge would not be significantly impacted. The Project site is currently vacant and undeveloped and has not been used as a groundwater extraction site. Impacts would be less than significant.

c) i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site;*

Less than Significant Impact. Drainage patterns are typically formed by the streams, rivers, lakes, or other bodies of water. Over time, the system is formed via a network of channels and tributaries that are determined by the type of geologic features of a particular landscape. The Project site has no natural drainage courses, rivers, or streams directly onsite. A drainage feature is located to the south of the central portion of the Project site; however, this drainage feature will not be impacted. A Preliminary Water Quality Management Plan (WQMP) was prepared for the Proposed Project, which outlines specific BMPs that will be implemented in order minimize impacts during construction and operation of the Proposed Project, as well as outlining Low Impact Development (LID) BMPs. Specific BMPs include sweeping and vacuuming parking lots, restriction of certain activities onsite, maintaining catch basins, landscaping of disturbed slopes, and installing a bioretention feature as part of the Project. With implementation of these BMPs, impacts regarding substantial erosion or siltation on- or off-site would be less than significant.

ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*

Less than Significant Impact. As noted above in c) i), no streams, rivers, or drainage features are located on the Project site. A Preliminary Hydrology Report (Civtec 2023b) was prepared for the Project, and notes that For the 25-year storm event, the additive runoff total for the existing condition is 10.60 cfs and the additive runoff from the proposed condition is 11.64 cfs. There is an expected increase in runoff due to the proposed improvements of 1.04 cfs or an increase of 9.8%. However, the existing storm drain pipe the Project is proposed to connect to shows a flow of 269.90 cfs and is currently well under capacity (Appendix G). Due to the addition of water quality BMPs being proposed (bioinfiltration basins) and the relatively minor increase in flows, any potential flooding impacts will be minimized. Therefore, with BMPs, impacts regarding surface runoff leading to flooding on- or off-site will be less than significant.

iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources or polluted runoff; or

Less than Significant Impact. As noted above in c) iI), a Preliminary Hydrology Report (Civtec 2023b) was prepared for the Project, and notes that the Proposed Project improvements will increase the overall runoff due to the proposed impervious surfaces being constructed. The existing storm drain pipe the Project is proposed to connect to shows a flow of 269.90 cfs. Due to the addition of water quality BMPs being proposed (bioinfiltration basins) and the relatively minor increase in flows, any negative impact on the capacity of existing or planned stormwater drainage systems will be minimized. Therefore, with BMPs, impacts will be less than significant.

iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Less than Significant Impact. As noted above in c) i), the Project site has no natural drainage courses, rivers, or streams. The construction activities have potential to degrade water quality through exposure of surface runoff to exposed soils, dust, and other site debris. However, as discussed, the Project will implement an Erosion Control and Grading Plan, SWPPP and WQMP in compliance with the MS4 permit and City's guidelines to address site erosion and runoff during construction and operations and implement stormwater management. Impacts would be less than significant.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project site is not in a coastal area and is not located nearby any rivers, streams, or other large body of water. According to the Federal Emergency Management Agency (FEMA), the Project site is not located within a special flood hazard area. According to the Flood Insurance Rate Map (Map 06071C9330H), the Project is located in Zone X, which is an area determined to be outside the 0.2% annual chance flood plain (FEMA 2008, 2023). Therefore, the Proposed Project would not release pollutants due to inundation from a flood. No impact would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Proposed Project will not result in the obstruction or conflict with a groundwater management plan as there are no proposed activities that require groundwater extraction. While the Proposed Project would introduce additional impervious surfaces to the Project site, it would not interfere with any recharge plans as the stormwater would be directed into the storm drains. Therefore, impacts to any water quality or groundwater management plan would be less than significant.

4.11 LAND USE AND PLANNING

11.	LAND USE/PLANNING Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	☐	☐	☐	☒
(b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

4.11.1 Impact Analysis

a) Would the project physically divide an established community?

No Impact. The Proposed Project includes the construction of Fire Station 68 and the ERF. The Project site is located on currently vacant land zoned for PD-41-163 and is adjacent to residential and institutional land uses (City 2015c). While the eastern, western, and northern boundaries of the Proposed Project site are adjacent to residential properties and near an elementary school, Proposed Project activities would not prevent resident access to the nearby roadways, transit facilities, or any other public service and utility, either during constriction or operation of the facilities. No impact would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The Proposed Project site is surrounded by residential, institutional, and recreational land uses. As discussed above, the Project site is currently zoned for PD-41-163 and has a general plan land use designation of Institutional/Public Facility and OS-2. The Proposed Project includes a General Plan Amendment to change the Open Space development to Public Facility. The change in zoning/land use would not cause any environmental impacts, as the Proposed Project will not be removing critical habitat or space that is currently used for recreation within an open space area. With implementation of mitigation measures noted throughout this document, impacts regarding the development of the site and change in land use would be reduced to a less than significant level. The surrounding area to the east is also zoned within PD-41-163 with the single-family residential areas designated as Low Density Residential and OS-2. The Mark Wickham Elementary School to the northeast is under Planned District PD-43-161 and is designated as Institutional/Public Facility. Other portions of the surrounding areas are zoned as OS-1 with R-S to the west, and OS-2 with R-S to the north (City 2015c). Given surrounding land use and zoning, the Proposed Project would be consistent with the General Plan and would result in a cohesive land use pattern once the General Plan Amendment is processed. Additionally, the Project proposes to operate a fire station which is permitted for use under the land use designation of Institutional/Public Facility. As noted in the Zoning Code Section 16.20.010 (City 2023), "the Planned Development (PD) district is established to allow flexible development plans to be prepared. Such plans are intended to promote integrated, cohesive, mixed-use neighborhoods and to incorporate urban design considerations into the planning process." The application for the General Plan Amendment will be considered in conjunction with the Planned Development Review. Regarding the applicable RTP/SCS, Connect SoCal is the 2020-2040 RTCP/SCS which was prepared by SCAG. As stated in the RTP/SCS, "Connect SoCal builds upon and expands land

use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern." As noted in SCAG's Connect SoCal, "As part of the state's mandate to reduce per-capita GHG emissions from automobiles and light trucks, Connect SoCal presents strategies and tools that are consistent with local jurisdictions' land use policies and incorporate best practices for achieving the state-mandated reductions in GHG emissions at the regional level through reduced per-capita vehicle miles traveled (VMT)." The provision of a fire station in closer proximity to service centers including residential, school, and commercial uses will overall decrease VMT by shortening driving distances and response times. Other goals and strategies relevant to the Proposed Project include goals related to electrification, low emission technologies, and use of renewable energy. The Proposed Project would install solar PV panels on the carport roofs which would provide a renewable source of power and would also include spaces for clean vehicle parking. Therefore, Impacts would be less than significant.

4.12 MINERAL RESOURCES

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

4.12.1 Impact Analysis

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to the California Division of Mines and Geology, no significant mineral deposits are known to exist in the City. Immediately outside the City limits in the extreme southeast corner, Mines and Geology has classified sand and gravel resources along the Santa Ana River wash as "MRZ-2," defined as "areas where adequate information indicates that significant mineral deposits are present ... or where it is judged that a high likelihood for their presence exists." Much of this area is within Chino Hills State Park. Minor oil production continues in the Chino-Soquel Oil Field and the Mahala Oil Field. The existing oilfields within the City are within undeveloped lands designated "Agriculture/ Ranches." Oil exploration, drilling, and production are conditionally permitted uses under the Agriculture/Ranches zoning designation (DOC 2022b).

The Proposed Project site is not identified as being within a significant mineral resource zone in the California Department of Conservation's Mineral Land Classification Map; nor would the Proposed Project involve any mining activities (DOC 1986). In addition, the Proposed Project will not include any oil exploration or drilling. No impact would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The Project proposes to develop 3.74 acres of land which would not result in the loss of a locally significant resource. As noted above, no significant mineral deposits are known to exist in the City (City of Chino Hills 2015). In addition, no mineral resource extraction would occur as part of the Proposed Project. No impact would occur.

4.13 NOISE

13.	NOISE Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
(b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
(c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

4.13.1 Impact Analysis

LDN Consultants prepared a Noise Assessment for the Proposed Project to determine noise impacts for the Proposed Project. The result of the study is provided below and in Appendix H. The ambient measurements were conducted on July 10, 2023, between 11:00 am – 11:15 am. Measurements were taken on site to establish a baseline of the vehicle noise from Soquel Canyon Road. The measurements were free of obstruction and had a direct line of sight to the roadways. The overall sound level was found to be 57.8 decibels on A-weighted scale (dBA).

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. Construction of the Proposed Project will require noise generating equipment such as loaders, pick-up trucks, backhoes, and water truck for dust suppression, crane, asphalt paver, and excavators. Project materials will be staged within the existing vacant parcels currently managed by the City. All portions of the Project including the fire station, ERF, and site improvements would be constructed on-site.

Construction of the ERF will include a 5-bay apparatus room and offices area with support spaces. Construction of the fire station entails a 3-bay double deep apparatus room, 600 foot additional bay, individual dormitories, kitchen, dining room, day room, physical training room, and other support spaces.

The Proposed Project is expected to break ground in early 2024 and be completed by early 2025. Construction activities will take place between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays, in accordance with the City's Noise Ordinance.

The construction will consist of grading, building construction, and paving. The building construction activities will consist of trenching, paving, and building construction. Noise would typically occur during this phase due to the operation of backhoes, and front-end loaders as well as air compressors and hand-held power tools. The nearest sensitive receivers are the single-family homes located adjacent to the Project to the west and east. Noise monitoring was conducted as part of a Noise Control Plan during the construction at a larger construction site to determine the noise levels from the associated equipment. A list of the anticipated noise levels for each phase of construction is shown in Table 4.12-1.

Due to site constraints, the construction equipment would not be running continuously and would be moving to other portions of the Proposed Project site. Utilizing a duty-cycle of 30 minutes for any given hour that the equipment would be operating at a single location would reduce the noise levels a minimum of 3 decibel (dBA) hourly.

Table 4.13-1: Construction Phases and Noise Levels

Construction Phase	Source Level @ 50' (dBA)	Distance from Property Line (Feet)	Noise Reduction from distance (dBA)	Noise Reduction from Duty Cycle (dBA)	Resultant Noise Level (dBA)
Site Grading	75.7	60	-1.6	-3.0	71.1
Building Construction	68.2	60	-1.6	-3.0	63.6
Architectural Coating	62.3	60	-1.6	-3.0	57.7
Paving Equipment	71.6	60	-1.6	-3.0	67.0

Grading of the Proposed Project site will consist of approximately 14,307 cubic yards (CY) of exported soil. Community noise level changes greater than 3 dBA are often identified as audible and considered potentially significant, while changes less than 1 dBA will not be discernible to residents. In the range of 1 to 3 dBA, residents who are very sensitive to noise may perceive a slight change. There is no scientific evidence available to support the use of 3 dBA as the significance threshold. Community noise exposures are typically over a long time period rather than the immediate comparison made in a laboratory situation. Therefore, the level at which changes in community noise levels become discernible is likely greater than 1 dBA and 3 dBA appears to be appropriate for most people. For the purposes for this analysis a direct and cumulative roadway noise impacts would be considered significant if the project increases noise levels for a noise sensitive land use by 3 dBA Community Noise Equivalent Level (CNEL) and if the project increases noise levels above an unacceptable noise level per the City's General Plan in the area adjacent to the roadway segment.

Typically, it requires a project to double (or add 100%) to the traffic volumes to result in a 3 dBA CNEL which is considered a potential impact. Based on a current traffic volume of over 5,000 ADT or more on the roadways along the site and along the anticipated haul route, the additional trucks would add 0.8 dBA to the overall noise level. This is well below a 3 dBA increase that is considered a potential impact. No noise impacts are anticipated at the residential uses that are located along the roadway and the trucks will be short term during the initial construction.

For operational impacts, noise sources such as the roof mounted mechanical ventilation system (HVAC), emergency generator, and fire apparatuses, are the primary sources of stationary noise. Properties directly surrounding the project site to the east and west are all designated as single-family residential under the City General Plan. Therefore, the City Ordinance limits of 60 dBA hourly noise standard during the daytime hours between 7 a.m. and 10 p.m., a 45 dBA standard during the nighttime hours between 10 p.m. and 7 a.m. would apply at the residential property lines.

Air Conditioning Units

Typically, HVAC units run for approximately 20 minutes each operating cycle to provide the necessary heating or cooling. It is anticipated that the HVAC units will operate twice in any given hour or run for 40 minutes in any given hour. Noise levels drop 3 decibels each time the duration of the source is reduced in half. Therefore, hourly HVAC noise level over a 40-minute period would be reduced approximately 2 decibels to 63.9 dBA based on operational time. To predict the property line noise level, a reference noise level of 63.9 dBA at 6-feet was used to represent the HVAC units. The fire station building could have as many as three (3) temperature control units (HVAC) and the ERF building could have as many as two (2) units. No reductions from any parapet walls were incorporated into the modeling. Utilizing a 6 dBA decrease per doubling of distance, noise levels at the nearest residential property line as described above were calculated for the HVAC. The HVAC units are located a minimum of 200 feet from the nearest residential property lines. The noise level reductions due to distance and the building for the nearest property line is provided in Table 4.13-2 below.

Table 4.13-2: Project HVAC Noise Levels (Western Residential Property Line)

Building	Distance to Nearest Observer Location (Feet)	Hourly Reference Noise Level (dBA)	Noise Source Reference Distance (feet)	Noise Reduction Due to Distance (dBA)	Noise Level at Property Line (dBA)	Quantity	Property Line Cumulative Noise Level (dBA)*
Fire Station	200	63.9	6.0	-30.5	33.4	3	38.2
ERF	485	63.9	6.0	-38.2	25.7	2	28.8
Cumulative Noise Level (dBA)							**38.7**

*Complies with nighttime Noise Standard of 45 dBA

Based on the distance to the property line to the west, noise associated with the operation of the HVAC units are expected to be 39.0 dBA or lower, which is below the 45 dBA nighttime threshold for residential uses. The noise levels from the proposed HVAC would be considered less than significant at the residential property lines to the east and west and are in compliance with the City of Chino Hills Municipal Code Section 16.48.020.

Emergency Generator

The fire station is proposed with an emergency generator onsite for any loss of power and would be located approximately 290-feet from the residential property line to the west. The generator size would be comparable to a Cat C9 with a rating of 180 kW to 300 kW. Depending on the size and enclosure ratings, the generator could produce noise levels up to 89 dBA at a distance of 3.3 feet. The manufacturer's specifications and noise levels are provided in Attachment A. As part of routine maintenance, the back-up emergency generator would be tested frequently Monday through Friday, for a duration of less than 30 minutes. Based on the unshielded reference noise levels and operation time, the expected noise level at the nearest residential property line would be reduced to approximately 47.1 dBA which is above the City's nighttime threshold of 45 dBA but under the City's daytime threshold of 60 dBA. It is advised that the generator testing be conducted between the hours of 8:00 a.m. and 4:00 p.m. As per the Chino Hills Municipal Code, emergency equipment are exempt from the quantitative noise limits contained in the code. Therefore, in an emergency, generator usage is exempt from the noise level limits identified above.

Fire Apparatuses

Noise generating activities associated with the operation of the proposed fire station would include the sounds of vehicle engines, as emergency vehicles leave and return to the station and the testing of engines and equipment during the morning and weekly testing routines. The primary noise source associated with the normal daily activity at the fire station is the noise generated by the fire apparatus responding to emergencies as they exit and return to the station. Most emergency responses occur during the daytime hours when people are up and active although, of course, an emergency call can occur at any time during the day or night. Each call would include the sound of the trucks exiting the station during emergencies and returning to the station after responding to the call. Emergency calls at night could result in sleep disturbance at nearby residences. On a daily basis, the crews check equipment within the apparatus bay or behind the fire station, including the self-contained breathing apparatus, the fire pump on the engine itself, and the sirens and horn on apparatus. Additionally, ancillary equipment is checked behind the station on a weekly basis including the pump on the fire engine, sirens and horn on apparatus, self-contained breathing apparatus, chain saw, circular saw, extrication power unit similar to a small generator, generator on truck to power 100' aerial truck, and generator for the fire station. Noise measurements conducted at similar fire stations during the morning equipment checkout and weekly maintenance of equipment indicate that maximum noise levels at a distance of 50 feet from the activity can reach 80 to 85 dBA. However, testing of equipment would be limited to short bursts to verify proper operation. Based on a reduced duty cycle of approximately 2 minutes, noise levels from the testing of equipment would be reduced up to 15 dBA. Therefore, noise levels as high as 58.5 dBA are expected at the nearest existing residences located immediately west of the project site and approximately 180 feet from the fire station. Noise from weekly maintenance would have the potential to elevate daytime traffic noise levels at residences to the west of the site along Soquel Canyon Road for short periods of time. Noise levels would exceed existing ambient noise levels at the nearest residences while operational. However, the operational time is not anticipated to substantially increase the community noise equivalent level. It is recommended that testing of equipment be conducted during the late morning to early afternoon hours to limit the disruption to the neighboring community.

Additionally, the testing of emergency equipment is considered a part of the emergency services. The City of Chino Hills Municipal Code also specifically exempts noise generated by warning devices

necessary for the protection of public safety (e.g., police, fire, and ambulance sirens). Therefore, these Project's operational noise levels are exempt from the property line noise thresholds of Section 16.48.020.

Offsite Transportation Noise

A significant off-site traffic noise impact would occur if the project resulted in or created a significant increase in the existing ambient noise levels. Studies have shown that the average human ear can barely perceive a change in sound level of 3 dBA. A change of at least 5 dBA is considered a readily perceivable change in a normal environment. A 10 dBA increase is subjectively heard as a doubling in loudness and would cause a community response. Based on these concepts of noise level increase and perception, if noise levels were to result in greater than a 3 dBA increase, then the impact would be considered significant. To determine if direct or cumulative off-site noise level increases associated with the development of the Proposed Project would create noise impacts. The traffic volumes for the existing conditions were compared with the traffic volume increase of existing plus the Proposed Project. According to the Project traffic study, the project is estimated to only generate 87 daily trips with a peak hour volume of 9 trips (Linscott, Law & Greenspan Engineers 2023, Appendix I). The existing average daily traffic (ADT) volumes on the area roadways are more than several thousand ADT. Typically, it requires a project to double (or add 100%) the traffic volumes to have a direct impact of 3 dBA CNEL or be a major contributor to the cumulative traffic volumes. The Project will add less than a 3% increase to the exiting roadway volumes and no direct or cumulative impacts are anticipated.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant Impact. The construction activities for the Proposed Project are anticipated to include site preparation and grading of approximately 3.68 acres, building construction of the proposed training center and fire station; paving of onsite driveways, paved training area, and parking lots; and application of architectural coatings. Vibration impacts from construction activities associated with the Proposed Project would typically be created from the operation of heavy off-road equipment.

The nearest vibration-sensitive uses are the existing single-family homes to the west located 200 feet or more from the center of the proposed construction. Table 4.13-3 lists the average vibration levels that would be experienced at the nearest vibration sensitive land uses from the temporary construction activities. The Federal Transit Administration (FTA) has determined vibration levels that would cause annoyance to a substantial number of people and potential damage to building structures. The FTA criterion for infrequent vibration induced annoyance is 80 Vibration Velocity (VdB) for residential uses. For the purpose of this section of the municipal code, the perception threshold shall be presumed to be more than 0.05 inch per second root mean square (RMS) vertical velocity. Construction activities would generate levels of vibration that would not exceed the FTA or City criteria for nuisance for nearby residential uses. Therefore, vibration impacts would be less than significant.

Table 4.13-3: Vibration Levels from Construction Activities (Residential Receptors)

Equipment	Approximate Velocity Level at 25 feet (VdB)	Approximate RMS Velocity at 25 feet (in/sec)	Approximate Velocity Level at 200 feet (VdB)	Approximate RMS Velocity Level at 200 feet (in/sec)
Large Dozer	87	0.089	59.9	0.0039
Backhoe Ram	87	0.089	59.9	0.0039
Jackhammer	79	0.035	51.9	0.0015
Loaded Trucks	86	0.076	58.9	0.0034
Criteria			80	**0.05**
Significant Impact:			**No**	**No**

*PPV at Distance D = PPVref x (25/D)

No blasting or rock crushing is anticipated during the grading operations. Therefore, no impulsive noise sources are expected, and the Project will comply with Section 16.48.030 of the City Noise Ordinance.

Once operational, the Proposed Project would not include activities resulting in strong vibrations. According to the Transportation and Construction Vibration Guidance Manual, in most cases, only heavy trucks, not automobiles, are the source of perceptible vibration (Caltrans 2020). Any vibrations from the Project site will come from fire trucks and vehicles entering and exiting the facility. Given that vehicles, including the fire trucks, would not create vibration levels exceeding that of construction equipment such as bulldozers, or utilize equipment such as pile drivers, impacts would be less than significant**.**

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public us airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The Proposed Project would not expose people residing or working in the surrounding area to excessive noise levels from aircraft. Chino Airport is the closest airport to the Proposed Project location and is located approximately seven miles northeast of the Project site. The Project site is located outside of the Chino Airport sphere of influence and therefore would not be a significant contributor to noise (Ontario International Airport 2018). No impacts would occur.

4.14 POPULATION AND HOUSING

14.	POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
(b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

4.14.1 Impact Analysis

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Proposed Project does not provide permanent housing or include operations that could result in unplanned growth such as extension of roadways or expansion of existing infrastructure. Although the fire station includes dormitory facilities, these are for temporary use to account for the nature of fire-fighting operations and would not result in significant population growth in the surrounding area. No impacts would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Proposed Project would not result in the displacement of a substantial number of people or housing and would not necessitate the construction of replacement housing. The Project site is currently vacant, open land, and does not include any residential units. No impacts would occur.

4.15 PUBLIC SERVICES

15.	PUBLIC SERVICES	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire Protection?	☐	☐	☒	☐
	ii) Police Protection?	☐	☐	☒	☐
	iii) Schools?	☐	☐	☒	☐

15.	PUBLIC SERVICES	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	iv) Parks?	☐	☐	☒	☐
	v) Other public facilities?	☐	☐	☐	☒

4.15.1 Impact Analysis

a) i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Less than Significant Impact. The Proposed Project includes the construction of Fire Station 68, an ERF, and associated parking. Impacts associated with the provision of this new fire station facility are analyzed throughout this document. Development of the Proposed Project would not necessitate the expansion of services as it would not result in permanent population growth. In addition, the Proposed Project will be located approximately 2.4 miles from Chino Valley Fire District Station 62 and is therefore intended to expand this public service and improve emergency response times and service ratios. While there may be temporary travel delays during construction with the presence of construction vehicles and equipment traveling along the roadway, these would occur during construction and is not expected to create long term and significant delay for fire protection in the area. Impacts would be less than significant.

ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Less than Significant Impact. The Proposed Project would maintain the service standards related to police protection. The Proposed Project site is located approximately 4.1 miles southeast from the Chino Hills Police Station (Google maps 2023). The Proposed Project would not result in population growth requiring the expansion of existing services or the creation of new services. In addition, there would be no demand for increased police protection throughout the area. The area is currently being serviced by the Chino Hills Police Station and would continue to receive the same services as nearby land uses. While there may be temporary travel delays during construction with the presence of construction vehicles and equipment traveling along the roadway, these would occur during construction and are not expected to create long term and significant delay for police protection in the area. Impacts would be less than significant.

iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Less than Significant Impact. As discussed above, the Proposed Project would involve the expansion of fire services within the community and would improve emergency response times and service ratios. The Proposed Project site is located approximately 676 feet southwest of Michael G. Wickman Elementary School. Despite its proximity, the development of the Proposed Project would not induce population growth requiring the creation of new services. Additionally, The Proposed Project would not increase the demand for schools in the City. While there may be temporary travel delays during construction with the presence of construction vehicles and equipment traveling along the roadway, these would occur during construction and are not expected to create long term and significant delays to those accessing the school campus. Impacts would be less than significant.

iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less than Significant Impact. The Proposed Project would not induce population growth requiring the extension of existing or creation of new park services. The Proposed Project would not increase the demand for parks. Rincon Park and Chino Hills State Park are located near the Project site; however, the existing site is not used for recreation or park purposes. While there may be temporary travel delays during construction with the presence of construction vehicles and equipment traveling along the roadway, these would occur during construction and is not expected to create long term and significant delay in access to these parks. Impacts would be less than significant.

v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

No Impact. The Proposed Project would not induce growth requiring the extension of existing or creation of new services. While the Chino Valley Fire District would have a new fire station, its construction would not result in the demand for expansion or addition of new service areas. The Proposed Project would not increase the demand for other public facilities. In fact, the Proposed Project would provide additional fire protection service to the neighborhood. No impacts would occur.

4.16 RECREATION

16.	RECREATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

4.16.1 Impact Analysis

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The Proposed Project does not include features or activities that would contribute to the increased use of the surrounding neighborhoods, regional parks, or other recreational facilities and would not cause substantial deterioration of existing public facilities. The Proposed Project would not induce population growth as it would only provide temporary housing for firefighters working overnight or on-call. No impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The Proposed Project does not involve the addition of a substantial number of new jobs that may induce increased population and increased demands on recreational resources. No impacts will occur.

4.17 TRANSPORTATION

17.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
(c)	Substantially increase hazards due to a geometric design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

17.	**TRANSPORTATION. Would the project:**	**Potentially Significant Impact**	**Less than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
(d)	Result in inadequate emergency access?	☐	☐	☒	☐

Linscott, Law & Greenspan, Engineers (LLG) prepared a Focused Traffic Impact Assessment for the Proposed Project (Appendix I). The Focused Traffic Impact Assessment for the Proposed Project will satisfy the traffic impact requirements of the City and focuses on the intersection of Pipeline Avenue at Soquel Canyon Parkway and the eastern Proposed Project driveway at Soquel Canyon Parkway. The results of the study are provided below and in Appendix I.

4.17.1 Impact Analysis

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?

Less Than Significant Impact. The City of Chino Hills General Plan Circulation Element supports the City's vision to provide well-planned transportation and utility systems that support the general pattern of development. The quality of vehicular traffic flow is measured in terms of Levels of Service (LOS). The LOS measures the volume of traffic against the capacity of the roadway, known as a volume to capacity (V/C) ratio. Six LOS measures are defined by the letter designations A through F. LOS A represents the best operating conditions, and LOS F the worst. The City seeks to maintain a LOS of D or better on its roadways. For future development projects, traffic increases that cause the LOS at an affected intersection to change from LOS D to LOS E or LOS F are considered significant. Although LOS is not considered a transportation impact under CEQA, the discussion of LOS below is included as a General Plan consistency evaluation.

The Proposed Project will not adversely impact the intersection of Pipeline Avenue at Soquel Canyon Parkway when compared to the LOS standards and significant impact criteria specified in this report. The intersection of Pipeline Avenue at Soquel Canyon Parkway is forecast to continue to operate at an acceptable level of service during the AM and PM peak hours under Existing plus Project traffic conditions and under Year 2048 plus Project traffic conditions. The intersection capacity analysis shows that the Pipeline Avenue and Soquel Canyon Parkway intersection will operate at LOS C and B when taking into consideration existing traffic and project induced traffic. Soquel Canyon Road includes sidewalks for pedestrian travel, as well as bicycle lanes in both western and eastern directions. The Proposed Project would not impact either the sideways or bike lanes, other than temporarily during construction, during which a traffic control plan would be implemented in order to provide proper detours or warnings, as necessary. Public transit in the City is provided through OmniRide Chino as well as Omnitrans Bus Route 88. OmniRide offers a reservation-based, on-demand, shared transit service providing local service to Chino and Chino Hills, while Bus Route 88 provides a specific bus route, serving the areas of Chino Hills, Chino, and Montclair (City 2023). Bus Route 88 does not travel in the vicinity of the Project site, so would not be impacted by construction or operation of the Proposed Project. Since OmniRide travels throughout the City, there is the potential for this service to travel along roads adjacent to the Project site. The Proposed Project would not impact roadways except during construction, during which a traffic control plan would be implemented to provide proper detours or warnings, as necessary. Impacts would be less than significant.

b) Would the project Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. The Proposed Project is forecasted to generate 87 daily trips, with nine trips (six inbound, three outbound) produced in the AM peak hour and nine trips (three inbound, six outbound) produced in the PM peak hour on a "typical" weekday. Based on the City's guidelines, the Proposed Project satisfies Screening Criterion #1: Small Projects and Screening Criterion #2: Local-Serving Commercial and Public Facilities, and Affordable Housing. Therefore, the Proposed Project could be screened from a full VMT analysis and presumed to have a less than significant impact on VMT per the City VMT Guidelines Implementation Policy (Chino Hills 2022). Impact would be less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Proposed Project does not propose any hazardous design features such as sharp curves or dangerous intersections. The site design will include driveways, parking, and emergency routes, all of which would be consistent and appropriate with surrounding site designs. Impacts would be less than significant.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. Access to the Proposed Project site will be provided via two proposed driveways located along Soquel Canyon Parkway. The western driveway would be designated as emergency access only. The Proposed Project would not result in inadequate emergency access; therefore, impacts would be less than significant.

4.18 TRIBAL CULTURAL RESOURCES

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

4.18.1 Background

On March 3, 2023, based on the list of tribes that had previously requested consultation with the District, AB 52 letters were sent out on District letterhead to the Gabrieleno Band of Mission Indians-Kizh Nation and the Soboba Band of Luiseño Indians.

In addition, based on the list providing by the NACH, separate SB 18 letters were sent on March 3, 2023 to the Agua Caliente Band of Cahuilla Indians, the Augustine Band of Cahuilla Mission Indians, the Cabazon Band of Mission Indians, the Cahuilla Band of Indians, the Gabrieleno Band of Mission Indians – Kizh Nation, the Gabrieleno/Tongva San Gabriel Band of Mission Indians, the Gabrielino Tongva Indians of California Tribal Council, the Gabrielino/Tongva Nation, the Gabrielino-Tongva Tribe, the Juaneño Band of Mission Indians Acjachemen Nation - 84A, the Juaneño Band of Mission Indians Acjachemen Nation - Belardes, the Los Coyotes Band of Cahuilla and Cupeño Indians, the Morongo Band of Mission Indians, the Pala Band of Mission Indians, the Pechanga Band of Luiseño Indians, the Quechan Tribe of the Fort Yuma Reservation, the Ramona Band of Cahuilla, the Rincon Band of Luiseño Indians, the Santa Rosa Band of Cahuilla Indians, the Serrano Nation of Mission Indians, the Soboba Band of Luiseno Indians, the Torres–Martinez Desert Cahuilla Indians, and the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians).

On March 6, 2023, the Gabrieleno Band of Mission Indians – Kizh Nation responded and requested formal consultation for both AB 52 and SB 18. A formal consultation phone call was conducted on June 1, 2023. Suggested TCR mitigation measures were provided to the District by the Gabrieleno Band of Mission Indians – Kizh Nation on June 22, 2023, and these have been incorporated below. With the acceptance of the suggested TCR mitigation measures, consultation was deemed concluded. No other tribes requested consultation under AB 52 or SB 18.

4.18.2 Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less Than Significant Impact. See discussion in section 4.5. On November 18, 2022, Chambers Group requested that the NAHC conduct a search of its Sacred Lands File (SLF) to determine if Tribal Cultural Resources (TCRs) important to Native Americans have been recorded in the Project site and surrounding half-mile radius. Additional consultation with the tribes indicated in the NAHC SLF letter would be required to determine the nature of any existing resources located during ground-disturbing activities. Public Resources Code (PRC) Section 21074 defines a resource as a TCR if it meets either of the following criteria:

1. Listed or eligible for listing in the California Register of Historic Resources (CRHR), or in a local register of historical resources as defined in PRC Section 5020.1(k)

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1 (in applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe)

On December 15, 2022, Chambers Group received a response from the NAHC stating that the search of its SLF was negative for the presence of Native American cultural resources within the Proposed Project site and the half-mile radius record search study area. Therefore, impacts would be less than significant.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant with Mitigation Incorporated. Based on information provided by the Gabrieleno Band of Mission Indians – Kizh Nation, including information discussed during the June 1, 2023 consultation call, the District recognizes that potential subsurface tribal cultural resources may be present near or within the Project site. Due to the amount of excavation and grading involved in the Proposed Project, the following mitigation measures will be implemented to reduce impacts to less than significant.

MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

MM TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

MM TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

4.19 UTILITIES AND SERVICE SYSTEMS

19.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
(c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
(d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(e)	Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(f)	Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes?	☐	☐	☒	☐

4.19.1 Impact Analysis

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or expansion of which could cause significant environmental effects?

Less than Significant Impact. The following utilities are available to the Proposed Project and future developments to the area:

- Water/Sewer: City of Chino Hills Utilities Division
- Stormwater: City of Chino Hills Utilities Division
- Electricity: Southern California Edison (SCE)
- Natural Gas: Southern California Gas Company (SoCalGas)
- Telephone/Internet: Spectrum

Electricity, natural gas, and telecommunication facilities will be available to the Project due to its proximity to existing development in the area. The Proposed Project would not require expansion of new utilities. Impacts would be less than significant.

Construction activities will result in the use of water for dust control during ground disturbing activities. Such activities would be temporary and limited and therefore, would not consume large

amounts of water. Operations of the Proposed Project will require water use for general onsite maintenance, dormitory facilities, landscaping, and training purposes. The Proposed Project will tie into existing water lines available to the site by Chino Hills Utilities Division. Since the surrounding area is developed with residential, institutional, and recreational land uses, the nearest water mainline would likely be located along Soquel Canyon Parkway. Therefore, impacts to water would be less than significant.

The Carbon Canyon Water Recycling Facility (CCWRF) provided by the Inland Empire Utilities Agency will treat the wastewater produced by the Proposed Project. The wastewater facility is capable of treating 11.4 million gallons of wastewater per day and will serve the areas of Chino, Chino Hills, Montclair, and Upland. The Proposed Project is estimated to generate approximately 105 gallons of wastewater per day for both the new fire station building and new apparatus storage building. The CCWRF has a treatment capacity of 11.4 million gallons per day and the plan current treats an average influent wastewater flow of approximately 7 million gallons per day (IEUA 2023). Therefore, with a remaining capacity of over 4 million gallons per day, the Proposed Project would not generate enough wastewater to have a significant impact on treatment capacity. Impact would be less than significant.

The Proposed Project will implement an Erosion Control and Grading Plan and WQMP to manage construction activities which would maintain the hydrology of the Project site. During operations, the Project would result in the increase of impermeable surfaces that would result in an increase in stormwater runoff. The Project would be required to adhere to the MS4 Permit requirements which state that a project must infiltrate, harvest and use, evapotranspire, or bio-treat the runoff from a 2-year, 24-hour storm event. In compliance with the Municipal Separate Storm Sewer System (MS4) Permit, the Project would include a retention basin with an underground infiltration system to capture and infiltrate stormwater runoff from a 24-hour storm event. Therefore, impacts to stormwater would be less than significant.

b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal dry and multiple dry years?*

Less than Significant Impact. Construction activities would require temporary water use for dust control and site maintenance. During Project operations, the Proposed Project will require water use for general onsite maintenance, dormitory facilities, landscaping, and training purposes.

The City receives domestic water from a variety of sources. Approximately 60% of the City's water is distributed through a 42" water transmission line of approximately 7 miles. This transmission line provides water from the Water Facilities Authority (WFA) and Monte Vista Water District (MVWD). WFA obtains its water from the state water project through Metropolitan Water District of Southern California (Met). MVWD provides the City with both WFA water, ground water from its own wells, and groundwater from a Chino Hills owned well. The City also receives water from Chino Basin Desalter Authority (CDA). This treated well water is provided under a "take or pay" agreement with the CDA. The CDA extracts and treats brackish groundwater and annually provides 4,200 acre feet of potable water for domestic use in the City. Currently, the City owns 11 wells (City of Chino Hills 2015b).

The MVWD provides retail and wholesale water supply services to a population of over 100,000 within a 30 square mile area, including the communities of Montclair, Chino Hills (by contract), portions of the City of Chino, and the unincorporated area which extends between the cities of Pomona, Chino Hills, Chino, and Ontario. The City of Chino Hills owns 12.72 MGD of capacity (a 15.7 percent share) in

the WFA treatment plant (City of Chino Hills 2015b). Since the Proposed Project would utilize approximately 3,580 gallons of water per day, impacts to water capacity and distribution would be less than significant.

c) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant. See discussion above. CCWRF is located in the City of Chino and has been in operation since 1992. The design hydraulic domestic sewage (wastewater) treatment capacity is 11.4 million gallons per day. The plant serves areas of Chino, Chino Hills, Montclair, and Upland. The plant treats the liquid portion of an average influent wastewater flow of approximately 7 million gallons per day (Inland Empire Utilities Agency [IEUA] 2023). The Proposed Project is estimated to generate 1080 gallons per day which would be from general onsite uses, maintenance, and dormitory uses. The City and IEUA would have the capacity to serve the Proposed Project. Impacts would be less than significant.

d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less than Significant Impact. No solid waste facilities are currently located within the City limits of Chino Hills. Solid waste from the City is hauled to material recovery facilities in Anaheim, with the remaining waste taken to the Brea Olinda Landfill located at 1942 North Valencia Avenue in Brea. Brea Olinda is owned and operated by the County of Orange Integrated Waste Management Department (IWMD). Currently the landfill is scheduled to terminate importation of any out-of-county waste within the next 5years and is expected to reach capacity by 2030 (City of Chino Hills 2015). In addition, the Frank R. Bowerman Landfill is a Class III, municipal solid waste landfill is another potential destination for solid waste produced by the Proposed Project. It is permitted for 11,500 tons per day (TPD) maximum with an 8,500 TPD annual average. The landfill has enough projected capacity to serve residents and businesses until approximately 2053 (OC Waste and Recycling 2023).

Under the California Waste Management Act (California Public Resources Code Section 40000 et seq.), the City is required to prepare, adopt, and implement source reduction and recycling elements to reach reduction goals set forth therein, and is required to make substantial reductions in the volume of waste materials going to landfill by diverting fifty percent (50%) of materials from the landfill annually. Debris from construction and demolition projects represents a significant portion of the volume of solid waste that is being diverted to landfill, much of which is suitable for recycling.

The Proposed Project shall prepare and submit a Waste Reduction and Recycling Plan. The plan must identify all project materials to be recycled, reused, diverted, or disposed of in a landfill, including all of the following (Ord. No. 240, § 1, 3-22-2011):

1. The estimated volume or weight of the project construction and demolition debris to be generated, listed by each type of material;

2. Volume or weight of the construction and demolition debris to be reused, salvaged or recycled listed by each type of material;

3. The estimated volume or weight of construction and demolition debris that will be disposed of in a landfill, listed by each type of material;

4. The facilities or service providers to be used by the applicant; and

5. The estimated date on which demolition or construction is to commence.

Submittal of the Waste Reduction and Recycling Plan will ensure that only the necessary waste types will be redirected to the appropriate facilities for recycling and disposal. Impacts would be less than significant.

e) Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The Proposed Project would generate construction and operation-related waste. The Proposed Project will comply with federal, state, and local regulations related to solid waste including the preparation of a Construction Waste management Plan (CWMP) to outline how recoverable materials will be diverted. The final CWMP shall be completed after the completion of the Proposed Project and be submitted to the City prior to final inspection. The Proposed Project would help to further Implement Policy CN-5.1: Meet the City's solid waste disposal needs, while maximizing opportunities for waste reduction and recycling, impacts to waste management would be less than significant.

f) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. As noted in impact e), above, the Proposed Project will comply with federal, state, and local regulations related to solid waste including the preparation of a CWMP to outline how recoverable materials will be diverted. Since the Proposed Project would help to further Implement *Policy CN-5.1: Meet the City's solid waste disposal needs*, while maximizing opportunities for waste reduction and recycling, impacts to waste management would be less than significant.

4.20 WILDFIRE

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

20.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

4.20.1 Impact Analysis

a) Would the project impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Proposed Project site is not located within a very high fire hazard severity zone of state or local responsibility (CAL FIRE 2022). In addition, the Proposed Project would not interfere with an evacuation or emergency plan and would help to improve service ratios within the fire protection districts. No impacts would occur.

b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As discussed above, the Proposed Project site is not located within a very high fire hazard severity zone of state or local responsibility (CAL FIRE 2022). In addition, the Project site is in an underdeveloped area that is not within or adjacent to an open space identified as a very high fire hazard severity zone. No impact would occur.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As noted in section a), the Proposed Project is not located in an area deemed as a risk to wildfire. The Proposed Project would not develop infrastructure that would exacerbate fire risk. No impact would occur.

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

No Impact. The Proposed Project site is not in an area prone to wildfire or near any water bodies that could cause slope instability or drainage changes. Additionally, the site and vicinity are gently sloping and would therefore not pose a risk of downstream flooding. No impact would occur.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

21.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	☐	☐	☒	☐
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

4.21.1 Impact Analysis

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant Impact with Mitigation Incorporated. Based on the literature review and biological reconnaissance survey, it was identified that the Proposed Project is not located within a critical habitat. However, the research and survey did identify that least Bell's vireo (LBVI) has a high potential to occur directly adjacent to the Project site, within 500 feet of the site. In addition, the Proposed Project could have impacts on migratory birds if construction were to occur during the nesting season. Therefore, the Proposed Project would implement BIO-1, BIO-2 to address impacts to these species.

Based on the results of the records search and survey of the Project site, there were no records showing that the Proposed Project contains evidence of paleontological resources, sacred lands, new, or previously recoded cultural resources. Given that the Project site is undeveloped, there remains potential that the current Project's ground disturbing activity could impact intact native soil formations or intact geologic units known to be fossil bearing in the region. Therefore, the Project would implement mitigation measures CUL-1, through CUL-3, and PAL-1 - PAL-2 to result in less than significant impacts.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)

Less than Significant Impact. Based on the list of cumulative projects provided by the City of Chino Hills, the following future projects have been listed which would occur within the vicinity of the Project site.

- Country Club Villas – on Pomona Rincon Road between Wallace Avenue and Los Serranos Road
- Vila Borba -west and east of Butterfield Ranch Road near Pine Avenue
- The Reserve at Chino Hills
- The Commons – south of Chino Hills Parkway east of Ramona Avenue and North of SR-71
- Stonefield Developments – northwest of Carbon Canyon Road and east of Fairway Drive
- Morning Field Estates and Loving Savior Master Plan Addendum – south of Morningfield Drive, west of Peyton Drive, north of Chino Hills Parkway, adjacent to San Bernardino County flood channel
- Coptic Orthodox Church – east side of Peyton Drive, north of the Chino Creek Drainage Channel, and south of the Chino Valley Community Church property
- Buddhist Temple of Chino Hills – northwest of Chino Hills Parkway and Rustic Drive
- Paradise Ranch – Canyon Hills Road, northwest of Hillcrest Development
- Rancho Cielito – north of Los Serranos Boulevard, south of Lakeview Drive, and east of Pipeline Avenue
- Go Store – southeast of Monte Vista and Chino Hills Parkway
- Biz Park (formerly Heritage Professional Center) – Pomona Rincon Road, south of The Rincon
- Western Hills Residences – Fairway Drive and Carbon Canyon Road
- Shady View – terminus of Shady View Drive
- Goltec – Yorba Avenue, adjacent to Los Serranos Golf Course Clubhouse parking lot
- Prime Carwash – Chino Hills Parkway and Ramona Avenue
- Commercial Building – Pomona Rincon Road

- Costco Expansion – Peyton Drive within Crossroads Marketplace
- Canyon Estates – terminus of Soquel Canyon Parkway

Currently there have been no assigned construction schedules for these projects and, as such, any assessment of potential impacts would be speculative in nature. Therefore, although some projects are in proximity to the Proposed Project site, they are not expected to impact the Proposed Project either directly or indirectly. Additionally, the Proposed Project would not result in cumulative net increase of criteria pollutants. Impacts would be less than significant.

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant Impact with Mitigation Incorporated. Environmental effects that may cause substantial adverse effects on humans typically result from impacts to air quality and GHG, noise, hazardous materials, ground shaking, hazardous design features regarding transportation and roadway designs and wildfire. The analysis of this document indicates that impacts would be less than significant to the environmental areas mentioned above in compliance with existing buildings standards and, therefore, would not cause substantial adverse impacts to human beings.

SECTION 5.0 – REFERENCES

The following is a list of references used in the preparation of this document.

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