

CEQA Guidelines Section 15183 Consistency Review

**VESTING TENTATIVE TRACT MAP (VTTM) No. 20845 (PL25-0121)
SPECIFIC PLAN AMENDMENT (PL25-0119)
SITE APPROVAL (PL25-0120)**

Lead Agency:



City of Chino
13220 Central Avenue
Chino, CA 91710
Contact: Chris Cortez
909-334-3525

CEQA Consultant:



T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
Contact: David Ornelas

March 2026

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
1.0 PROJECT INFORMATION	1-1
2.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT	2-1
2.1 General Plan Update and General Plan Update Final Program EIR.....	2-1
2.2 CEQA Guidelines Section 15183	2-2
3.0 PROJECT DESCRIPTION	3-1
3.1 Design and Architecture	3-1
3.2 Circulation and Parking.....	3-2
3.3 Landscaping, Outdoor Amenities, Walls/Fences/Monuments, and Lighting	3-2
3.3.1 Landscaping	3-2
3.3.2 Outdoor Amenities.....	3-2
3.3.3 Walls/Fences/Monuments.....	3-2
3.3.4 Lighting	3-3
3.4 Public Street Improvements	3-3
3.5 Utility Infrastructure	3-3
3.5.1 Water and Sewer Improvements	3-3
3.5.2 Stormwater Drainage Improvements	3-3
3.5.3 Dry Utilities	3-4
3.6 Project Construction Characteristics	3-4
4.0 CONSISTENCY DETERMINATION	4-1
5.0 CEQA GUIDELINES SECTION 15183 CONSISTENCY REVIEW	5-1
5.1 Aesthetics.....	5-1
5.1.1 Applicable GPU EIR MMs and GPU Policies	5-1
5.1.2 Environmental Review	5-1
5.2 Agriculture and Forestry Resources.....	5-4
5.2.1 Applicable GPU EIR MMs and GPU Policies	5-4
5.2.2 Environmental Review	5-4
5.3 Air Quality	5-6
5.3.1 Applicable GPU EIR MMs and GPU Policies	5-6
5.3.2 Environmental Review	5-6
5.4 Biological Resources	5-12
5.4.1 Applicable GPU EIR MMs and GPU Policies	5-12
5.4.2 Environmental Review	5-12

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
5.5 Cultural and Tribal Cultural Resources	5-16
5.5.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-16
5.5.2 <i>Environmental Review</i>	5-17
5.6 Energy	5-20
5.6.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-20
5.6.2 <i>Environmental Review</i>	5-20
5.7 Geology/Soils	5-21
5.7.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-21
5.7.2 <i>Environmental Review</i>	5-22
5.8 Greenhouse Gas Emissions	5-26
5.8.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-26
5.8.2 <i>Environmental Review</i>	5-26
5.9 Hazards and Hazardous Materials	5-28
5.9.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-29
5.9.2 <i>Environmental Review</i>	5-29
5.10 Hydrology/Water Quality.....	5-34
5.10.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-34
5.10.2 <i>Environmental Review</i>	5-34
5.11 Land Use/Planning	5-39
5.11.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-39
5.11.2 <i>Environmental Review</i>	5-39
5.12 Mineral Resources	5-41
5.12.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-41
5.12.2 <i>Environmental Review</i>	5-41
5.13 Noise	5-42
5.13.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-42
5.13.2 <i>Environmental Review</i>	5-42
5.14 Population and Housing.....	5-45
5.14.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-45
5.14.2 <i>Environmental Review</i>	5-45
5.15 Public Services and Recreation	5-46
5.15.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-46

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
5.15.2 <i>Environmental Review</i>	5-46
5.16 Transportation	5-48
5.16.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-48
5.16.2 <i>Environmental Review</i>	5-48
5.17 Utilities and Service Systems	5-52
5.17.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-52
5.17.2 <i>Environmental Review</i>	5-52
5.18 Wildfire	5-56
5.18.1 <i>Applicable GPU EIR MMs and GPU Policies</i>	5-56
5.18.2 <i>Environmental Review</i>	5-56
6.0 REFERENCES	6-1

LIST OF FIGURES

<u>Figure Name and Number</u>	<u>Page</u>
Figure 1-1 Regional Map	1-3
Figure 1-2 Vicinity Map	1-4
Figure 1-3 Site Photos	1-5
Figure 1-4 Aerial Photograph	1-6
Figure 3-1 Site Plan	3-6
Figure 3-2 Vesting Tentative Tract Map No. 20845	3-7
Figure 3-3 Conceptual Floor Plans	3-8
Figure 3-4 Conceptual Architecture Elevations	3-11
Figure 3-5 Conceptual Pedestrian Circulation	3-12
Figure 3-6 Conceptual Parking Plan	3-13
Figure 3-7 Conceptual Landscape Plan	3-14
Figure 3-8 Conceptual Wall and Fence Plan	3-15
Figure 3-9 Proposed Utility Plan	3-16
Figure 3-10 Proposed Drainage Plan.....	3-17
Figure 3-11 Conceptual Grading Plan	3-18

LIST OF TABLES

<u>Table Name and Number</u>	<u>Page</u>
Table 3-1 Development Summary	3-1
Table 3-2 Project Construction Schedule.....	3-4
Table 3-3 Project Construction Equipment Fleet	3-5
Table 5-1 Project Construction Emissions Summary	5-8
Table 5-2 Project Operational Emissions Summary.....	5-8
Table 5-3 Project Localized Construction Impacts.....	5-10
Table 5-4 Summary of Construction Cancer and Non-Cancer Risks	5-11
Table 5-5 Project GHG Emissions.....	5-27

LIST OF TECHNICAL APPENDICES

<u>Appendix</u>	<u>Document/Reference Title</u>
A	MMRP Applicability Matrix
B	Air Quality and Greenhouse Gas Assessment
C	Construction Health Risk Assessment
D	Biological Resources Report
E	Cultural Resources Study
F	Energy Analysis
G	Geotechnical Evaluation
H	Paleontological Assessment
I	Phase I Environmental Site Assessment
J	Phase II Investigation
K	Limited Asbestos Survey
L	Preliminary Water Quality Management Plan
M	Drainage Study
N	Noise Impact Analysis
O	Traffic Analysis
P	VMT Evaluation

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

<u>Acronym</u>	<u>Definition</u>
AQ	Air Quality
AQMP	Air Quality Management Plan
BMP	Best Management Practice
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CVUSD	Chino Valley Unified School District
c.y.	cubic yards
dba	A-weighted Decibels
dba L_{eq}	decibels equivalent sound level
DIF	Development Impact Fee
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
ECSP	East Chino Specific Plan
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
e.g.	“exempli gratia” meaning “for example”
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GPU	General Plan and Focused Growth Plan
HRA	Health Risk Assessment
IEUA	Inland Empire Utilities Agency
i.e.	“is est” meaning “that is”
LOS	Level of Service

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

<u>Acronym</u>	<u>Definition</u>
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
NAHC	Native American Heritage Commission
NPDES	National Pollution Discharge Elimination System
O ₃	Ozone
PM ₁₀	Particulate Matter (10 microns in diameter)
PM _{2.5}	Particulate Matter (2.5 microns in diameter)
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCH	State Clearinghouse
SOC	Statement of Overriding Considerations
s.f.	square feet
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan

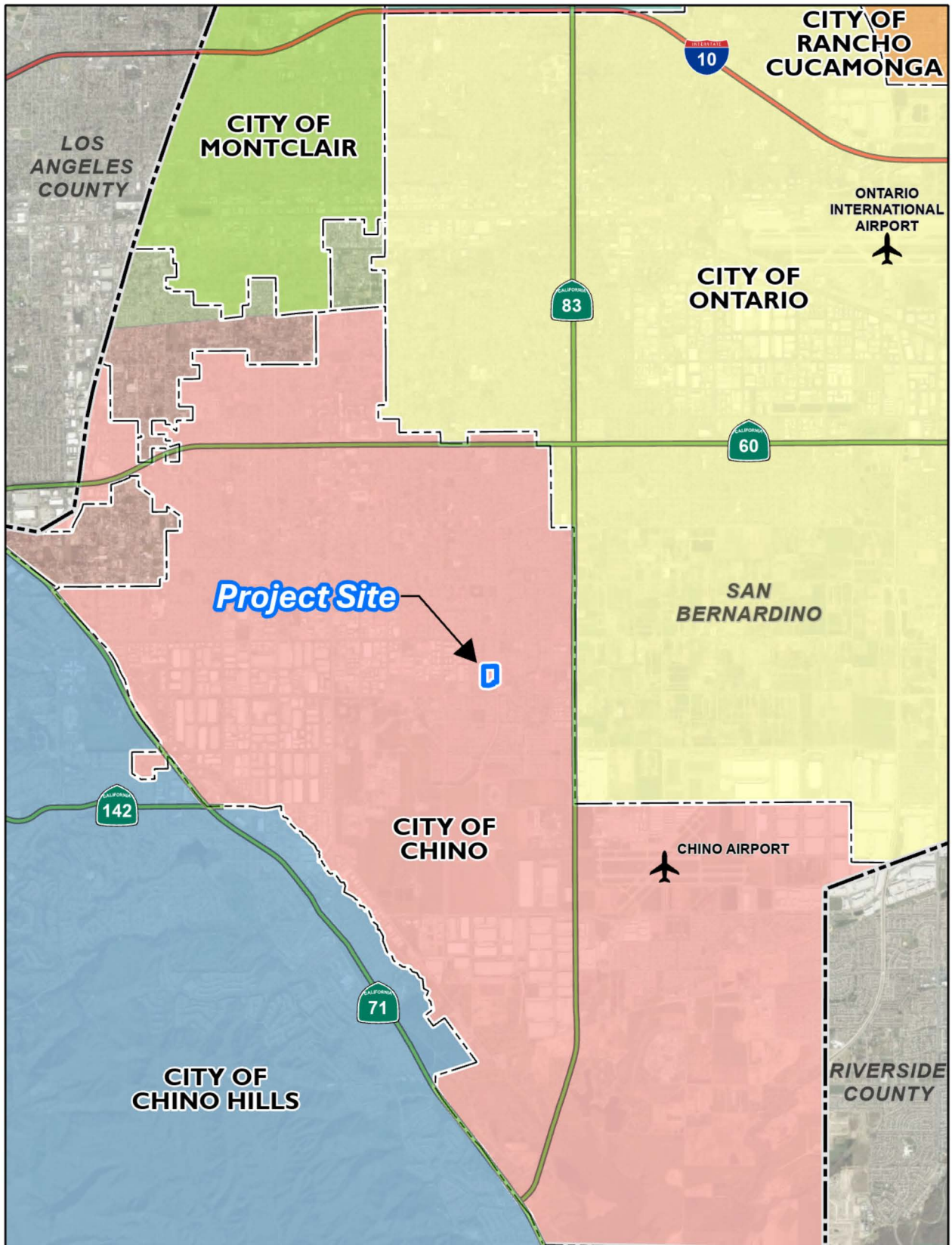
1.0 PROJECT INFORMATION

1. Project Title: Vesting Tentative Tract Map (VTTM) No. 20845 Project
2. Lead Agency Name and Address: City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710
3. Project Location: The Project Site comprises APNs 1021-241-02, 1021-241-03 and a portion of 1021-251-01, which occupy 12.42 gross acres in the City of Chino, San Bernardino County, California. The Project Site is associated with the addresses 13918 and 14022 Cypress Avenue and is bordered by existing residential uses to the north, Cypress Avenue to the east, agricultural uses within an SCE easement to the south, and Amsterdam Avenue and residential uses to the west. The Project Site is in the northern portion of the City of Chino, east of the City of Chino Hills and west of the City of Ontario. The Project Site's location is illustrated on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*.
4. Lead Agency Contact Person: Chris Cortez, Assistant Planner- (909) 334-3525
5. Project Sponsor's Name and Address: PLC Communities, 888 San Clemente Drive, Suite 200, Newport Beach, CA 92660
6. General Plan Designation: RD 4.5 (4.5 du/ac)
7. Zoning Designation: RD 4.5, within the East Chino Specific Plan (ECSP)
8. Project Description: PLC Communities is requesting the following approvals from the City of Chino:
 - **Vesting Tentative Tract Map (VTTM) No. 20845 (PL25-0121)** to create 62 lots (56 numbered lots and 6 lettered lots) for development of the proposed uses.
 - **Site Approval (PL25-0120)** to redevelop the Project Site with 55 single-family residential units, the extension of Amsterdam Avenue, and associated site improvements.
 - **Specific Plan Amendment (PL25-0119)** to modify development standards within the East Chino Specific Plan modernize the development standards applicable to the subject property to reflect the demands and expectations of new housing in the Chino market and to be consistent with current Chino Development Code requirements. The Specific Plan Amendment would not change the land use designation or maximum allowable density for the subject property.
9. Surrounding Land Uses and Setting: The Project Site is currently developed with agricultural uses and associated buildings/structures and is split into two properties owned by two separate property owners. The northern portion is associated with 13918 Cypress Avenue (APN 1021-241-02) and occupies approximately 4.8 acres, and the southern portion is associated with 14022 Cypress Avenue (APN 1021-241-03 and a portion of APN 1021-251-01) which occupies approximately 7.6 acres. The northern portion of the Project Site is currently developed with agricultural uses, one single-family home, and several accessory shed structures. The southern portion of the Project Site is currently developed with agricultural uses, a greenhouse/barn structure, and a modular building. The Project Site largely consists of agricultural cultivation and dirt roads/paths. A combination of chain link fencing

and concrete block wall are installed along the perimeter of the Project Site. The existing conditions of the Project Site are shown on Figure 1-3, *Site Photos*.

The properties surrounding the Project Site are occupied by residential and agricultural uses, in accordance with the land plan established by the City of Chino General Plan. Existing land uses surrounding the Project Site are illustrated on Figure 1-4, *Aerial Photograph*, and include the following:

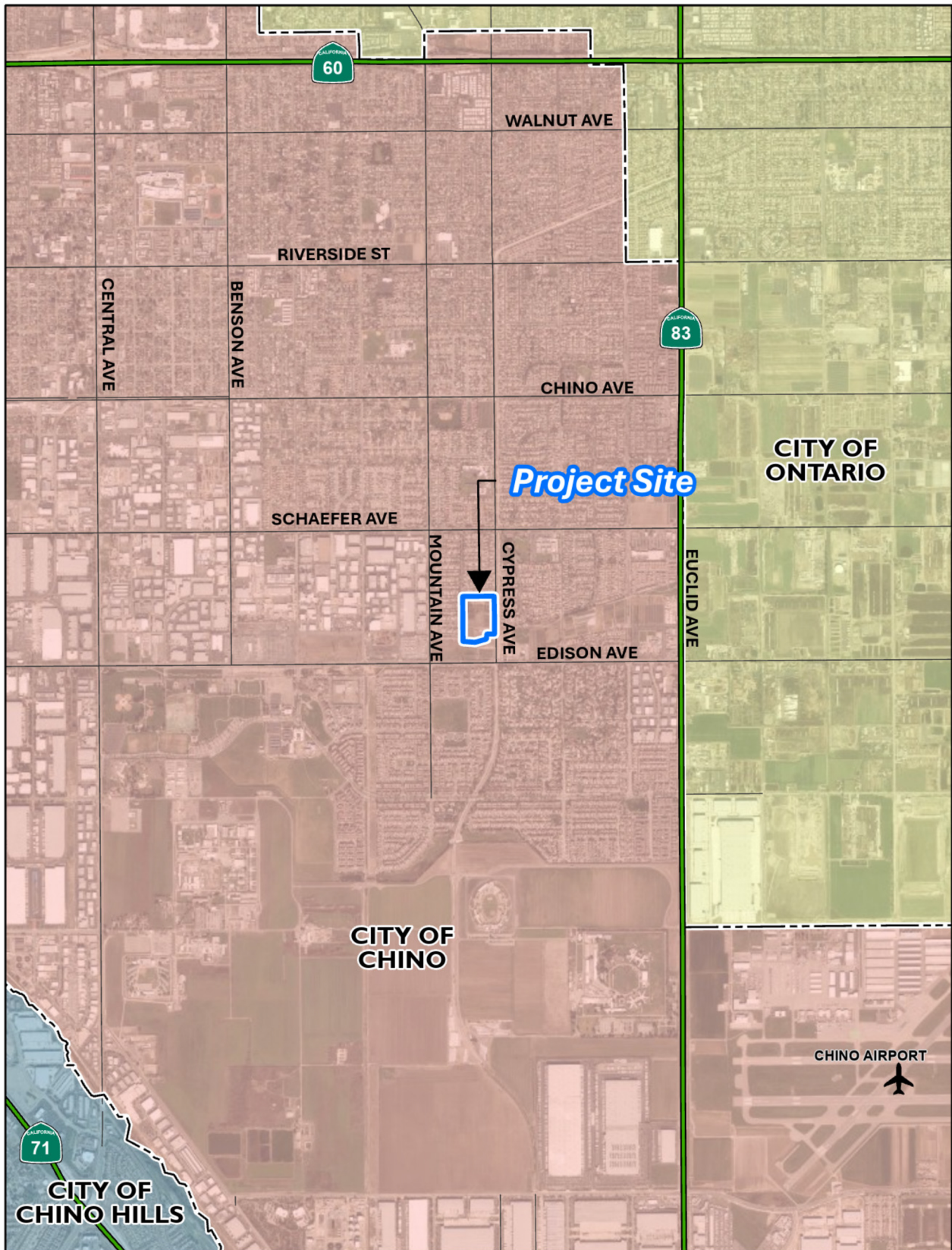
- **North:** Single-family residential uses abut the Project Site to the north. On the north side of the residential units is Pepperdine Street, with additional residential uses to the north of Pepperdine Street.
 - **South:** Directly south of the Project Site is the remainder of APN 1021-251-01, which contains a Southern California Edison (SCE) easement which is also developed with agricultural uses and an associated single-family home. On the south side of the SCE easement is Edison Avenue.
 - **West:** Amsterdam Avenue and single-family residential uses abut the Project Site to the west. To the west of Amsterdam Avenue are additional single-family residential uses and associated internal roads.
 - **East:** Cypress Avenue abuts the Project Site to the east. Farther east is a flood control channel, with residential land uses and the continuation of the SCE easement abutting the channel to the east.
10. Other public agencies whose approval is required: No discretionary approvals from other public agencies are required. Ministerial approvals from the Regional Water Quality Control Board (e.g., issuance of Construction Activity General Construction Permit and National Pollutant Discharge Elimination System [NPDES] Permit) would be required.
11. General Plan EIR Information: *Final Program Environmental Impact Report for the Chino 2045 General Plan Update (State Clearinghouse No. 2024090833)* (GPU EIR), certified by the City of Chino City Council on September 2, 2025.
12. Is the project consistent with the density established by a community plan, zoning action, or general plan? Yes. The Project involves residential infill development consistent with the density established by the General Plan Update, the Chino Zoning Ordinance, and the ECSP. The RD 4.5 Residential land use category applied to the Project Site has a maximum density of 4.5 dwelling units per acre (du/ac). The proposed Project involves a single-family residential development adding 55 dwelling units on 12.4 acres (approximately 4.44 du/ac) and therefore is consistent with the applicable development density requirements.



Source(s): Esri, San Bernardino County (2026)

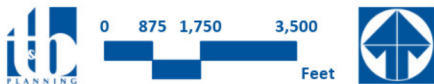
Figure 1-1





Source(s): Esri, San Bernardino County (2026)

Figure 1-2





Site Photo 1: West of the Project site, along Amsterdam Ave, looking northeast.



Site Photo 2: West of the Project site, along Amsterdam Ave, looking east.



Site Photo 3: Northwest of the Project site, along Amsterdam Ave, looking southeast.



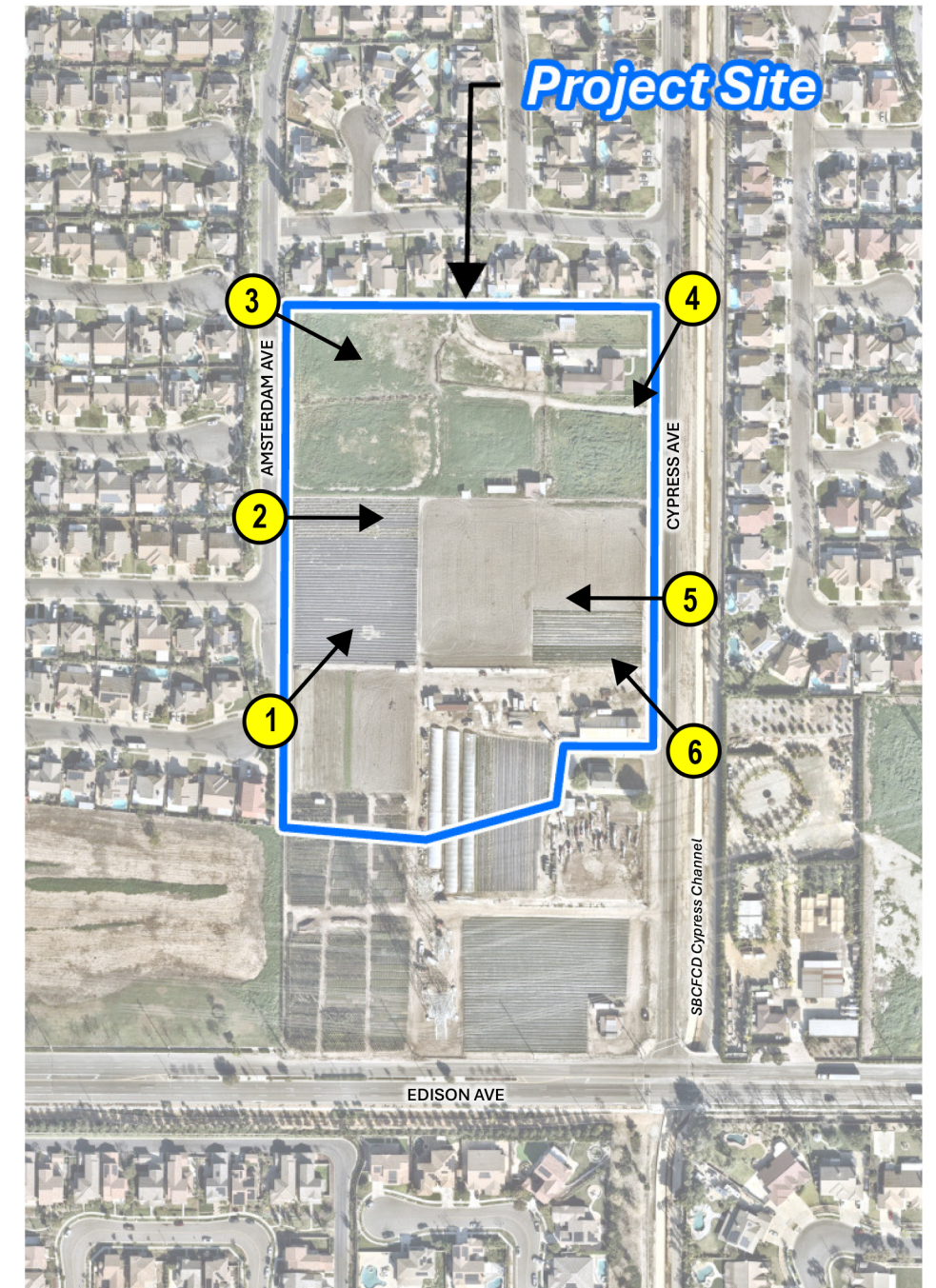
Site Photo 4: Northeast of the Project site, along Cypress Ave, looking southwest.



Site Photo 5: East of the Project site, along Cypress Ave, looking west.



Site Photo 6: East of the Project site, along Cypress Ave, looking northwest.



Source(s): Esri, Nearmap Imagery (January 2026), San Bernardino County (2026)

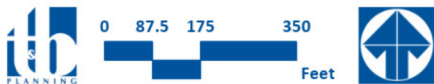


Figure 1-3



Source(s): Esri, Nearmap Imagery (January 2026), San Bernardino County (2026)

Figure 1-4



2.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT

2.1 GENERAL PLAN UPDATE AND GENERAL PLAN UPDATE FINAL PROGRAM EIR

On September 2, 2025, the Chino City Council approved updates to its General Plan (hereinafter, “GPU”). The GPU is a complete revision to the previously adopted General Plan and comprises the principal policy document for guiding future conservation and development in the City of Chino. The GPU identifies concepts for long-term planning through 2045 and provides overall direction for day-to-day actions of the City, its elected officials, and staff. The GPU includes regulations in the form of goals, objectives, policies, and actions that are designed to implement the community’s vision for the future of Chino. The policies and actions are intended to be used by the City to guide everyday decision-making and to ensure progress toward the attainment of the goals outlined in the plan.

In conjunction with its approval of the GPU, the Chino City Council also certified the Final EIR (State Clearinghouse [SCH] No. 2024090833; hereinafter, “GPU EIR”) that was prepared to evaluate the potential environmental effects associated with implementation of the GPU. The GPU EIR was prepared as a Program EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168. As identified in GPU EIR Section 1.1, Type of EIR:

As described in Section 15168 of the CEQA Guidelines, program level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. The project that is the subject of this PEIR consists of a comprehensive update to the City’s Adopted General Plan, which would consist of a long-term plan that would be implemented as a policy document guiding future development activities and City action. The project also includes several targeted zoning map amendments to better align zoning with as built uses and market potential for the respective sites. The purpose of this PEIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of the project. This PEIR also considers the availability of mitigation measures as required by Section 15126.4 of the State CEQA Guidelines to minimize the project’s significant impacts and evaluates reasonable alternatives to the project that may reduce or avoid one or more significant environmental effects as required by Section 15126.6 of the CEQA Guidelines.

Additionally, as noted in GPU EIR Section 1.6.1, PEIR Intended Use:

[The PEIR] is intended to be used by the City, as Lead Agency, in evaluating the project and to ensure compliance with applicable regulations and mitigation framework included in this PEIR. As a PEIR, this document is intended to be used by the City when acting on subsequent applications for consideration of future development within the City.

In conjunction with certifying the GPU EIR, the City Council adopted findings of fact as required by CEQA and adopted a Statement of Overriding Considerations (SOC). The City also adopted a Mitigation Monitoring and Reporting Program (MMRP) (referred to herein as the “GPU EIR MMRP”). Projects implementing the GPU, such as the proposed Project, are required to comply with applicable GPU policies and Mitigation Measures (MMs) included in the GPU EIR MMRP. Therefore, all relevant GPU policies and MMs from the GPU EIR MMRP are incorporated into the proposed Project and would be implemented during its construction and operation, as further discussed in this document. The applicability of GPU

policies and GPU EIR MMs is presented in the matrix included in Appendix A of this document, and applicable GPU policies and MMs are listed in the introduction to the analysis for each topical issue in Section 5.0, CEQA Guidelines Section 15183 Consistency Review, of this document.

The Project involves residential infill development consistent with the density established by the GPU, the Chino Zoning Ordinance, and the ECSP. The RD 4.5 Residential land use category applied to the Project Site has a maximum density of 4.5 dwelling units per acre (du/ac). The proposed Project involves a single-family residential development adding 55 dwelling units on 12.4 acres (approximately 4.44 du/ac) and therefore is consistent with the applicable development density requirements. Therefore, the Project is within the scope of development contemplated by the GPU and evaluated in the GPU EIR and, pursuant to CEQA Guidelines Section 15183, environmental review for the proposed Project is limited to consideration of site-specific issues that may be peculiar to the Project or its location.

2.2 CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183 provides an exemption for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. Specifically, as set forth in CEQA Guidelines Section 15183(d), the 15183 exemption applies to projects that meet the following conditions:

- (1) The project is consistent with:*
 - (A) A community plan adopted as part of a general plan,*
 - (B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or*
 - (C) A general plan of a local agency, and*
- (2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.*

CEQA Guidelines Sections 15183(a) through 15183(c) and 15183(f) presented below describe the limitations on environmental review and the examination of environmental effects for projects that qualify for an exemption pursuant to CEQA Guidelines Section 15183. Further, as set forth in CEQA Guidelines Section 15183(e) below, the 15183 exemption applies when all feasible mitigation measures identified in the applicable certified EIR are implemented by the public agency with jurisdiction to require them. These sections state:

- (a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.*
- (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:*
 - (1) Are peculiar to the project or the parcel on which the project would be located,*

- (2) *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,*
 - (3) *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or*
 - (4) *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*
- (c) *If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.*
- (e) *This section shall limit the analysis of only those significant environmental effects for which:*
 - (1) *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and*
 - (2) *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*
- (f) *An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance...*

As demonstrated throughout this document, the proposed Project described in Section 3.0 qualifies for an exemption from CEQA (under CEQA Guidelines Section 15183) as a project consistent with a general plan or zoning under CEQA Guidelines Section 15183. The proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. This document provides the limited examination of environmental effects for the proposed Project pursuant to CEQA Guidelines Section 15183(b), evaluating whether there are impacts that are peculiar to the proposed Project or the Project Site, impacts not analyzed as significant effects in the GPU EIR, potentially significant off-site or cumulative impacts not discussed in the GPU EIR, or previously identified significant effects which, as a result of substantial new information which was not known at the time the GPU EIR was certified, are determined to have a more severe adverse impact than discussed in the GPU EIR. Because the proposed Project would not result in more severe adverse impacts than discussed in the GPU EIR, no further CEQA documentation is required.

3.0 PROJECT DESCRIPTION

The Project evaluated by this document consists of an Amendment to the East Chino Specific Plan (Specific Plan Amendment), Site Approval, and Vesting Tentative Tract Map. The application materials for the Project are herein incorporated by reference pursuant to CEQA Guidelines Section 15150, and copies are available for review at the City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710. The individual components of the Project are discussed below.

The proposed Specific Plan Amendment would modify development standards within the East Chino Specific Plan related to the orientation of homes along Amsterdam Avenue (Loop Street) and would adjust the minimum setback for homes with a swing-in garage. The Specific Plan Amendment would not change the land use designation or maximum allowable density for the subject property. The intent of the Specific Plan Amendment is to modernize the development standards applicable to the subject property to reflect the demands and expectations of new housing in the Chino market and to be consistent with current Chino Development Code requirements.

The proposed Site Approval and Vesting Tentative Tract Map provides a plan to redevelop the Project Site with 55 single-family residential units, the extension of Amsterdam Avenue, and associated site improvements. The Site Approval application materials include a conceptual site plan, conceptual architecture design, conceptual civil engineering design plans (e.g., grading and utilities plans), and a conceptual landscaping plan, which are all described below and on the following pages. See Figure 3-1 for the conceptual site plan.

As shown on Figure 3-2, proposed VTTM No. 20845 would subdivide the Project Site to establish 55 single-family residential lots (Lots 1 through 55), 1 lot for open space and underground detention basin (Lot 56), 4 public streets (Streets A through D), and 2 private open space lots (Lots E and F). Streets A through C would be designated for the new internal roadway, and Street D would be the Amsterdam Avenue extension. Lots E and F would be dedicated open space, with Lot E including the southern entry monument and a portion of the pedestrian paseo and Lot F including the northern entry monument.

3.1 DESIGN AND ARCHITECTURE

As shown in Table 3-1, *Development Summary*, the Project proposes one- and two-story floor plans for residential units ranging from three- to five bedroom layouts. Conceptual floor plans are provided in Figure 3-3a through Figure 3-3c. The maximum building height would be 30 feet, 3 inches above grade; this is consistent with the maximum allowable height of 35 feet and maximum of 2.5 stories for RD 4.5 zones within the ECSP.

Table 3-1 Development Summary

Plan	Stories	Square Feet	Bedroom / Bathroom	Maximum Height
Plan 1	1	2,568	3 / 2.5	21'8"
Plan 2	2	3,498	4 / 3.5 (+1 bonus room)	28'9"
Plan 3	2	3,612	5 / 4.5 (+1 office/loft)	30'3"

Each of the proposed residential units would follow one of four architectural elevation styles: Farmhouse, Italian, Ranch, and Spanish. The exterior color palette for the proposed units would include shades of white, gray, and beige for the base and accent stucco; shades of white, brown, and gray for accents; and

shades of brown, blue, green, and black for front doors and shutters. Decorative building elements include stone and floral ceramic tiles. The conceptual architecture design for the residential units is illustrated in Figure 3-4, *Conceptual Architecture Elevations*.

3.2 CIRCULATION AND PARKING

As shown on the conceptual site plan provided in Figure 3-1, vehicular access to the Project Site would be provided via Amsterdam Avenue (including the extension), Cypress Avenue, and a new internal roadway which would be accessed at two points via the Amsterdam Avenue extension. All residential units would have driveways onto either Amsterdam Avenue or the new internal roadway.

Pedestrian circulation, as shown in Figure 3-5, would be provided via sidewalks along Amsterdam Avenue, Cypress Avenue, and curb ramps would be provided at the following intersections: Amsterdam Avenue and Dalton Street; Amsterdam Avenue at both intersections with the new internal roadway; and Amsterdam Avenue and Cypress Avenue.

The parking plan provided in Figure 3-6 shows that each residence would be provided with a two-car garage and would have a driveway with capacity for two to three vehicles. An additional 68 on-street parking spaces for residents and visitors would be provided along the Amsterdam Avenue extension and the new internal public streets.

3.3 LANDSCAPING, OUTDOOR AMENITIES, WALLS/FENCES/MONUMENTS, AND LIGHTING

3.3.1 Landscaping

All existing trees and other vegetation on the Project Site would be removed and replaced with the specified plant material in the conceptual landscape plan shown in Figure 3-7, *Conceptual Landscape Plan*. The proposed landscaping plan provides a mixture of low and medium water use ornamental plants and features trees, shrubs, groundcovers and vines. Landscaping would be provided along sidewalks within the Project Site, as well as along the pedestrian paseo and within the passive park described below. Street trees would also be provided along the west side of Cypress Avenue, from the northeastern corner of the Project Site to the northwestern corner of the Cypress Avenue/Edison Avenue intersection.

3.3.2 Outdoor Amenities

As shown in Figure 3-7, there would be an approximately 0.2-acre passive park in the southwestern corner of the Project Site accessible via Amsterdam Avenue. The Project would also extend the existing pedestrian paseo along Amsterdam Avenue, which would continue along the Amsterdam Avenue extension and connect to Cypress Avenue. The extension would include a community walking path with landscaped areas on either side of the path.

3.3.3 Walls/Fences/Monuments

As shown in Figure 3-8, *Conceptual Wall and Fence Plan*, a 6-foot-high block wall with block pilasters at the corners would be constructed along the eastern Project boundary on Cypress Avenue, at the Cypress Avenue entry, along a portion of the new internal road, along portions of the Amsterdam Avenue extension, separating the passive park from residential lots, and surrounding the four southern-most lots. Additionally, side and rear yard vinyl fencing measuring 5 feet, 5 inches would be installed. A vinyl side yard gate would also be installed for every residence.

At the Cypress Avenue entrance to the Project Site, which would serve as the main entrance, a neighborhood entry monument would be installed on the north and south corner. This would consist of a 3.5-foot-high, three rail redwood fence, which would be painted white, and placed in front of the 6-foot-high block wall with block pilasters mentioned above.

3.3.4 Lighting

Proposed exterior site lighting would be installed for safety, security, and ambiance, including lighting for pedestrian walkways and architectural elements. Outdoor lighting would consist of wall-mounted light fixtures on the exterior of each residential unit, as well as pole-mounted light fixtures along the pedestrian paseo and sidewalks within the Project Site.

3.4 PUBLIC STREET IMPROVEMENTS

As part of Project construction, the Project Applicant would make the following improvements to the west side of Cypress Avenue from the northeastern corner of the Project Site southerly to northwestern corner of the Cypress Avenue/Edison Avenue intersection:

- 1) installation of a 5-foot-wide landscape parkway;
- 2) installation of a 5-foot-wide sidewalk to the right of the landscape parkway;
- 3) installation of a curb and gutter;
- 4) construction of new pavement section from gutter to street centerline;
- 5) installation of a 10-foot driveway approach for the existing residence at 14022 Cypress Avenue;
- 6) installation of a 16-foot driveway approach for the SCE easement;
- 7) installation of five street lights per City of Chino standards;
- 8) removal of six utility poles; and
- 9) undergrounding of existing overhead power and phone lines.

In addition, as part of the Project, the Project Applicant would extend the 5-foot sidewalk on the east side of Amsterdam Avenue from the northwest corner of the Project Site northerly to Pepperdine Street.

3.5 UTILITY INFRASTRUCTURE

3.5.1 Water and Sewer Improvements

The Project provides for connections to the existing domestic water mains within Cypress Avenue and Amsterdam Avenue to domestic water and fire services for the proposed Project. Sewer service to the Project would be provided from a connection to an existing sewer main beneath Amsterdam Avenue. All proposed water and sewer improvements and connections installed as part of the Project are required to be designed and constructed in accordance with applicable City of Chino standards. Figure 3-9, *Proposed Utility Plan*, illustrates the proposed water and sewer service plan for the Project.

3.5.2 Stormwater Drainage Improvements

The proposed on-site storm drain system would connect to an existing public storm drain beneath Amsterdam Avenue via a proposed detention basin and modular wetland system in the southwestern corner the Project Site. The Project's storm drain system consists of a network of catch basins, underground storm drain pipes, one lateral chambers basin (proposed beneath the passive park), one

drywell, and three underground modular wetland units (to be located in the southwestern portion of the Project Site).

Most of the on-site runoff would be directed to the storm drain system; however, a portion of runoff will discharge directly to Amsterdam Avenue. Runoff would be primarily conveyed via gutters to catch basins and the modular wetland system before discharge. The proposed stormwater drainage plan for the Project is illustrated on Figure 3-10, *Proposed Drainage Plan*.

3.5.3 Dry Utilities

As mentioned above, as part of Project construction, five new streetlights would be installed along Cypress Avenue per City of Chino standards. The Project also involves the undergrounding of overhead telephone and electrical lines and the relocation of the associated electrical structures.

The Project Site is within the service areas of the following utility purveyors: Southern California Edison Company (SCE; electricity), Southern California Gas Company (SCG; natural gas), and Spectrum (telecommunications). The Project includes installation of on-site utility infrastructure that would connect to the existing facilities within or adjacent to the Project Site.

3.6 PROJECT CONSTRUCTION CHARACTERISTICS

For purposes of analysis in this document, Project construction activities are expected to begin in June 2026 and end in November 2027. The estimated construction schedule used for purposes of analysis in this document is presented in Table 3-2, *Project Construction Schedule*. Project construction would begin with demolition and site preparation, then mass-grading and installation of underground infrastructure. Next, fine grading would occur, surface materials would be placed, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Table 3-2 Project Construction Schedule

Construction Activity	Start Date	End Date	Working Days
Demolition	06/01/2026	06/29/2026	20
Site Preparation	06/30/2026	07/14/2026	10
Grading	07/15/2026	08/26/2026	30
Building Construction	08/27/2026	10/21/2027	300
Paving	10/22/2027	11/19/2027	20
Architectural Coating	04/25/2027	11/19/2027	150

Source: (Urban Crossroads, 2026a, p. 14)

The Project's proposed construction activities would result in physical disturbance to the entire Project Site. Other than the roadway and utility improvements described earlier in this section, no off-site physical impacts are anticipated as part of the Project.

Construction workers would travel to the Project Site by passenger vehicle, and materials deliveries would occur by medium- and heavy-duty trucks. Construction equipment is expected to operate on the Project Site up to eight hours per day, six days per week. For purposes of analysis in this document, the construction equipment fleet anticipated to be used during Project construction is listed in Table 3-3,

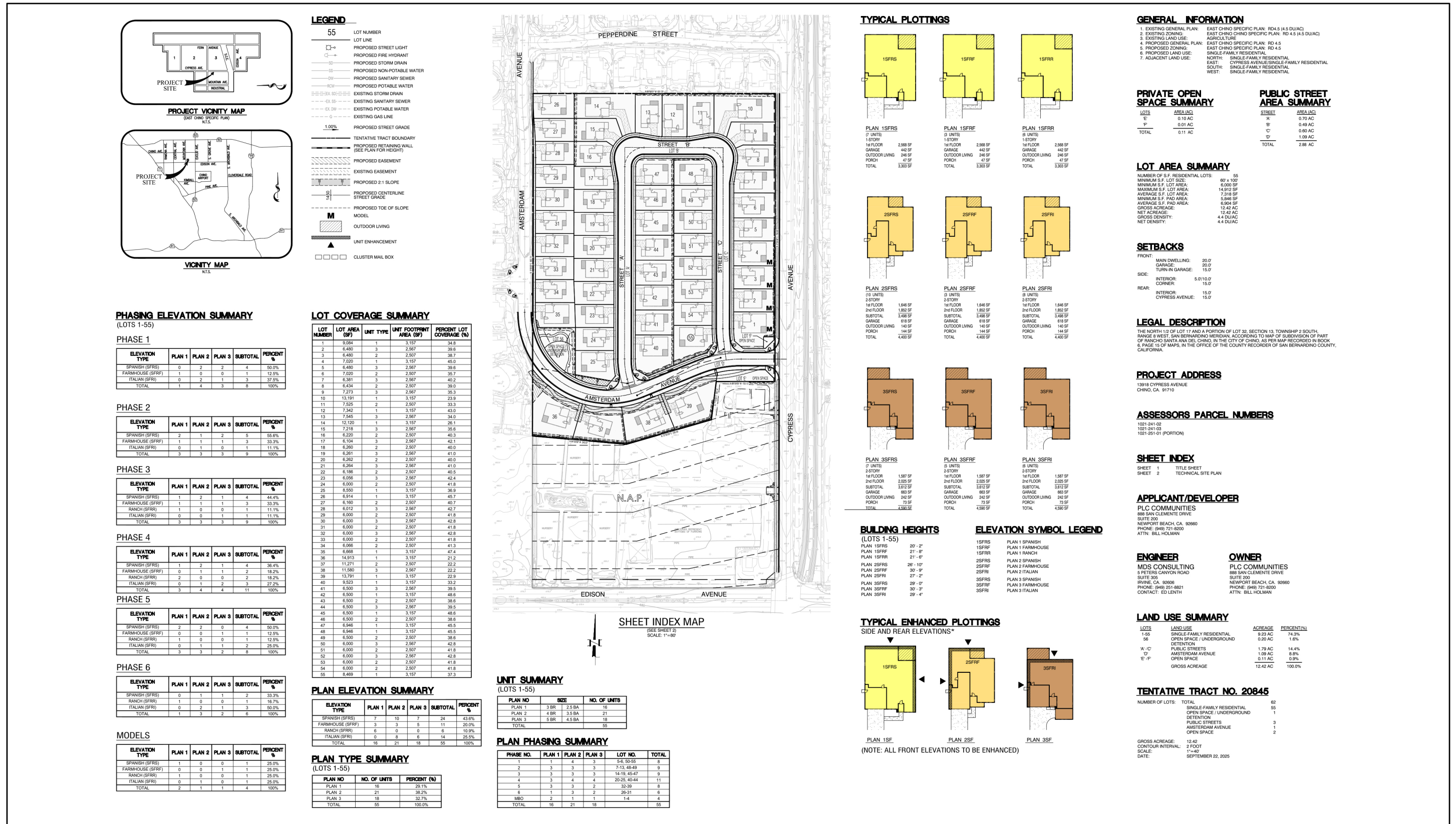
Project Construction Equipment Fleet. Chino Municipal Code Section 15.44.030 allows by right for construction activities to occur up to 13 hours per day Monday through Saturday (between 7:00 a.m. and 8:00 p.m.), with allowances outside these time periods if no residential communities would be adversely affected and only upon approval by the City’s Director of Development Services. Notwithstanding, for analysis purposes, this document assumes that construction equipment will be in operation on the Project Site a maximum of eight hours per day. As is typical on construction sites, construction equipment is not in continuous use and some pieces of equipment are used only periodically during the construction workday. Thus, eight hours of daily use for each piece of equipment is a reasonable and conservative assumption.

Table 3-3 Project Construction Equipment Fleet

Construction Activity	Equipment	Quantity	Hours (per day)
Demolition	Rubber Tired Dozers	2	8
	Excavators	3	8
	Concrete/Industrial Saws	1	8
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Graders	1	8
	Excavators	2	8
	Scrapers	2	8
	Rubber Tired Dozers	1	8
Building Construction	Crawler Tractors	2	8
	Forklifts	3	8
	Generator Sets	1	8
	Cranes	1	8
	Welders	1	8
Paving	Tractors/Loaders/Backhoes	3	8
	Pavers	2	8
	Paving Equipment	2	8
Architectural Coating	Rollers	2	8
	Air Compressors	1	8

Source: (Urban Crossroads, 2026a, p. 14)

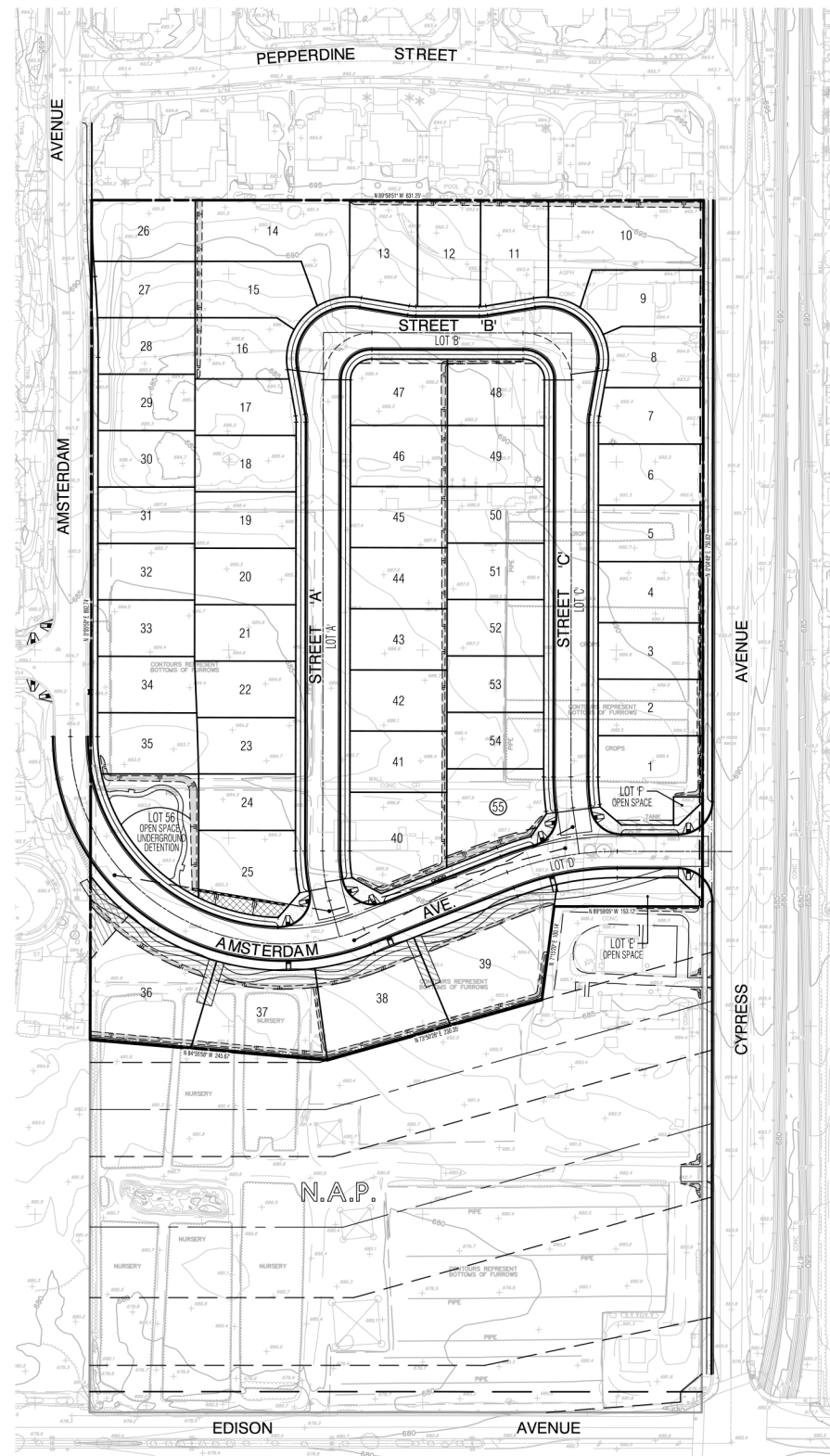
Earthwork activities associated with Project construction would result in approximately 15,324 cubic yards (c.y.) of cut and approximately 26,975 c.y. of fill, for a total of 11,651 c.y. of import. After grading, the highest point of the Project Site would be its northeast corner (approximately 693 feet above mean sea level [amsl]) and the lowest point of the property would be its southwest corner at the detention basin (approximately 682 feet amsl). The Project’s grading concept is illustrated on Figure 3-11, *Conceptual Grading Plan*.



Source(s): MDS Consulting (11-12-2025)

Figure 3-1





LEGEND

EXISTING STREET ELEVATION	---
EXISTING STORM DRAIN	---
EXISTING SEWER SYSTEM	---
EXISTING WATER SYSTEM	---
EXISTING RECYCLED WATER SYSTEM	---
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	---
PROPOSED STREET ELEVATION	---
PROPOSED STORM DRAIN SYSTEM	---
PROPOSED SEWER SYSTEM	---
PROPOSED WATER SYSTEM	---
FUTURE RECYCLED WATER SYSTEM	---
PROPOSED PAD ELEVATION	---
PROPOSED LOT NUMBER	55
PROPOSED TENTATIVE TRACT BOUNDARY	---
PROPOSED 2:1 SLOPE	---
PROPOSED CENTERLINE RADIUS	R=300
PRIVATE STREET LOTS	STREET 'A'
PROPOSED UTILITY EASEMENT	---
LIMITED USE AREA	(55)
HIGHEST NO. RESIDENTIAL LOT	55
PROPOSED BUILDING SETBACK (B.S.L.)	B.S.L.
PROPOSED 2' GRIND AND OVERLAY	---
PROPOSED SLURRY	---

UTILITIES

WATER CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA. 91710 (909) 334-3264	GAS SOUTHERN CALIFORNIA GAS COMPANY 13925 12th STREET CHINO, CA. 91710 (800) 427-2200
SEWER CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA. 91710 (909) 334-3264	ELECTRIC SOUTHERN CALIFORNIA EDISON 1851 FRANCIS STREET ONTARIO, CA. 91761 (800) 655-4555
TELEPHONE SPECTRUM 4200 CHINO HILLS PARKWAY SUITE 170 CHINO, CA. 91709 (800) 892-4357	CABLE-TV SPECTRUM 4200 CHINO HILLS PARKWAY SUITE 170 CHINO, CA. 91709 (800) 892-4357
SOLID WASTE CITY OF CHINO 13220 CENTRAL AVENUE CHINO, CA. 91710 (909) 334-3264	

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13796, MAP BOOK 221, PAGES 67-69, AND HAVING A BEARING OF N89°29'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HIGH CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

- EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
- EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
- EXISTING LAND USE: AGRICULTURE
- PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
- PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
- ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL
EAST: CYPRESS AVENUE SINGLE-FAMILY RESIDENTIAL
SOUTH: SINGLE-FAMILY RESIDENTIAL
WEST: SINGLE-FAMILY RESIDENTIAL
- PARK REQUIREMENTS TO BE MET BY PARK-IN-LIEU FEES, ELEMENTARY: RHODES HIGH SCHOOL, CHINO
- SCHOOL DISTRICT: MET BY PARK-IN-LIEU FEES, ELEMENTARY: RHODES MIDDLE SCHOOL: MAGNOLIA HIGH SCHOOL, CHINO
- PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
- MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
- ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
- THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
- THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
- PROPOSED 20-FOOT PAVED EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-38 TO BE MAINTAINED BY THE H.O.A.
- PROPOSED PUBLIC STREETS 'A'-C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
- PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
- PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
- PROPOSED PRIVATE OPEN SPACE LOTS 'E'-F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
- PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
- PROPOSED PUBLIC STREETS 'A'-C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
- TOPOGRAPHIC SURVEY WAS FLOWN AND COMPLETED BY DON READ AERIAL ON MARCH 4, 2025.
- THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
- PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8204, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 0671C9335J, REVISED MAP 8, 2004, THE PROPERTY LIES WITHIN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
- PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
- FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'
- PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
- ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
- THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845 TO BE SEALED AND ABANDONED.
- ESTIMATED EARTHWORK QUANTITIES:
ADJUSTED CUT: 15,384 CY
ADJUSTED FILL: 26,973 CY
IMPORT: 11,589 CY
- THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
- PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
E'	0.10 AC
F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
A'	0.70 AC
B'	0.49 AC
C'	0.60 AC
D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	TENTATIVE TRACT MAP

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-6200
ATTN: BILL HOLMAN

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-6200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
3 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92608
PHONE: (949) 251-5821
CONTACT: ED LENTH

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	67 x 107
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,004 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND	1
	DETENTION	3
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2

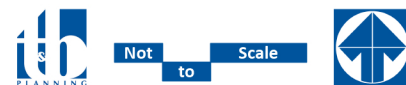
GROSS ACREAGE: 12.42
 CONTOUR INTERVAL: 2 FOOT
 SCALE: 1"=40'
 DATE: SEPTEMBER 22, 2025

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND	0.20 AC	1.6%
A'-C'	PUBLIC STREETS	1.79 AC	14.4%
D'	AMSTERDAM AVENUE	1.09 AC	8.8%
E'-F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

Source(s): MDS Consulting (01-16-2026)

Figure 3-2



PLAN I

3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	2,568 SQ. FT.
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

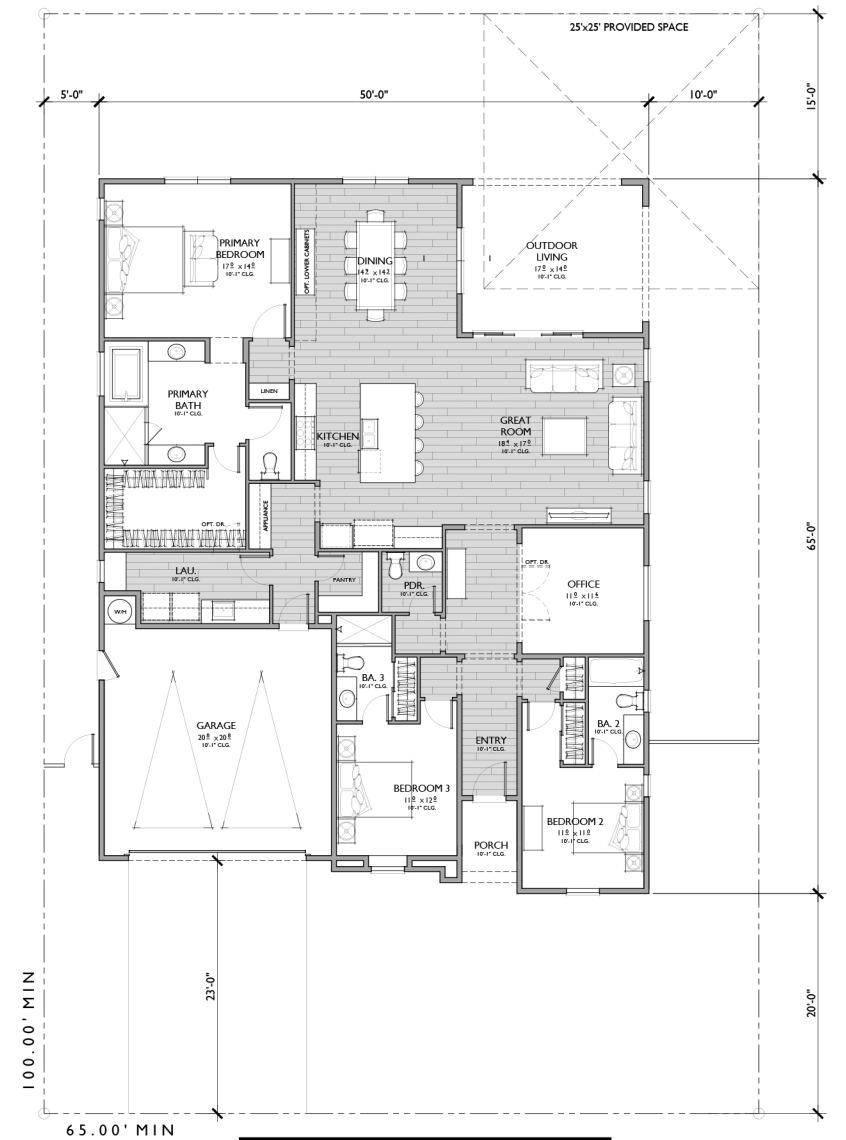
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Spanish Elevation



Farmhouse Elevation



Ranch Elevation

Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-3a



Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-3b



Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-3c



PLAN 3
ITALIAN

PLAN 1
RANCH

PLAN 2
ITALIAN

PLAN 3
FARMHOUSE

PLAN 1
SPANISH

FRONT ELEVATIONS



PLAN 1
SPANISH

PLAN 3
FARMHOUSE

PLAN 2
ITALIAN

PLAN 1
RANCH

PLAN 3
ITALIAN

ELEVATION ALONG CYPRESS AVENUE



PLAN 1
RANCH

PLAN 3
ITALIAN

PLAN 2
SPANISH

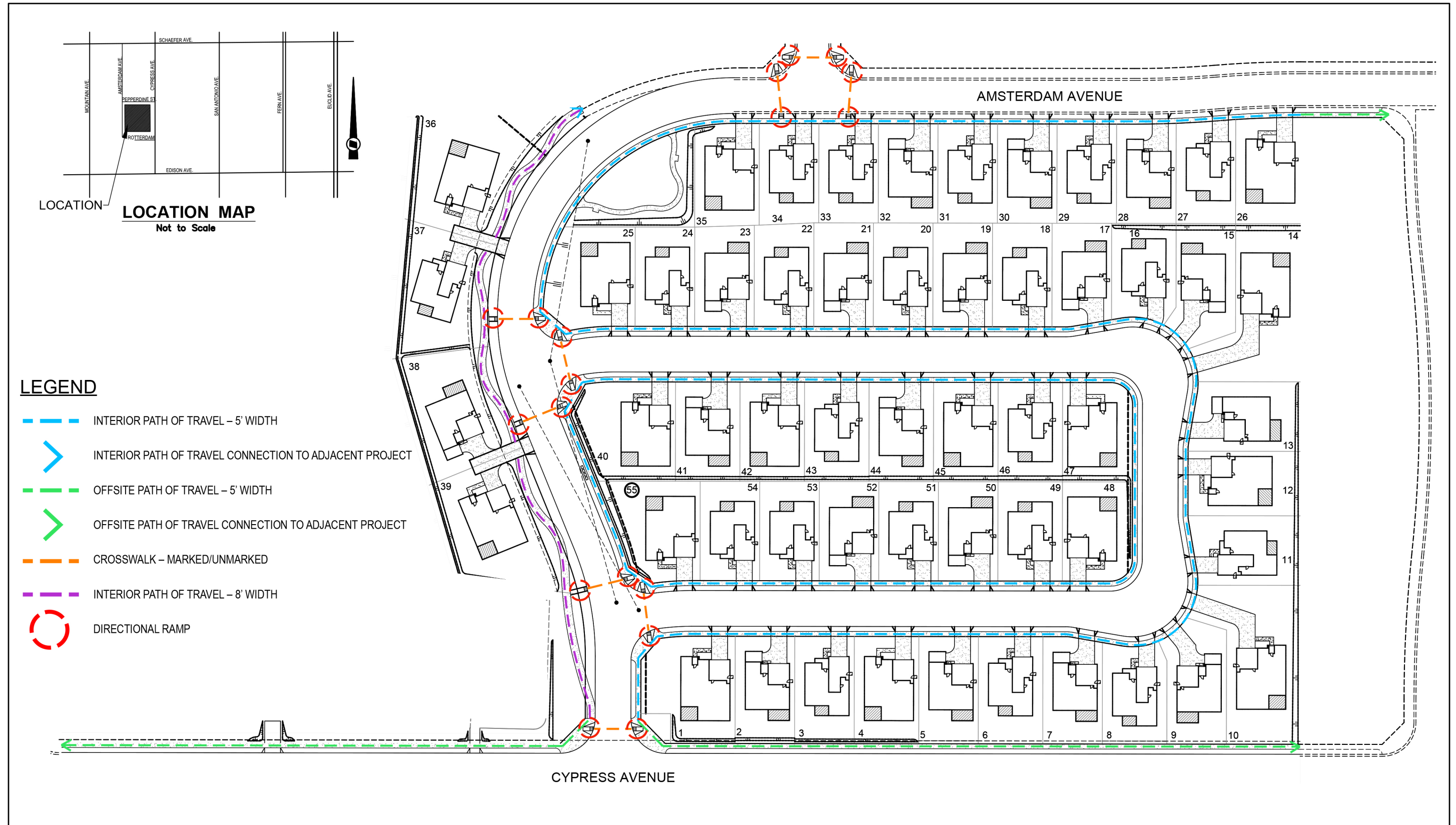
PLAN 1
SPANISH

LOT 36 TO 39 SIDE ELEVATIONS

Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-4

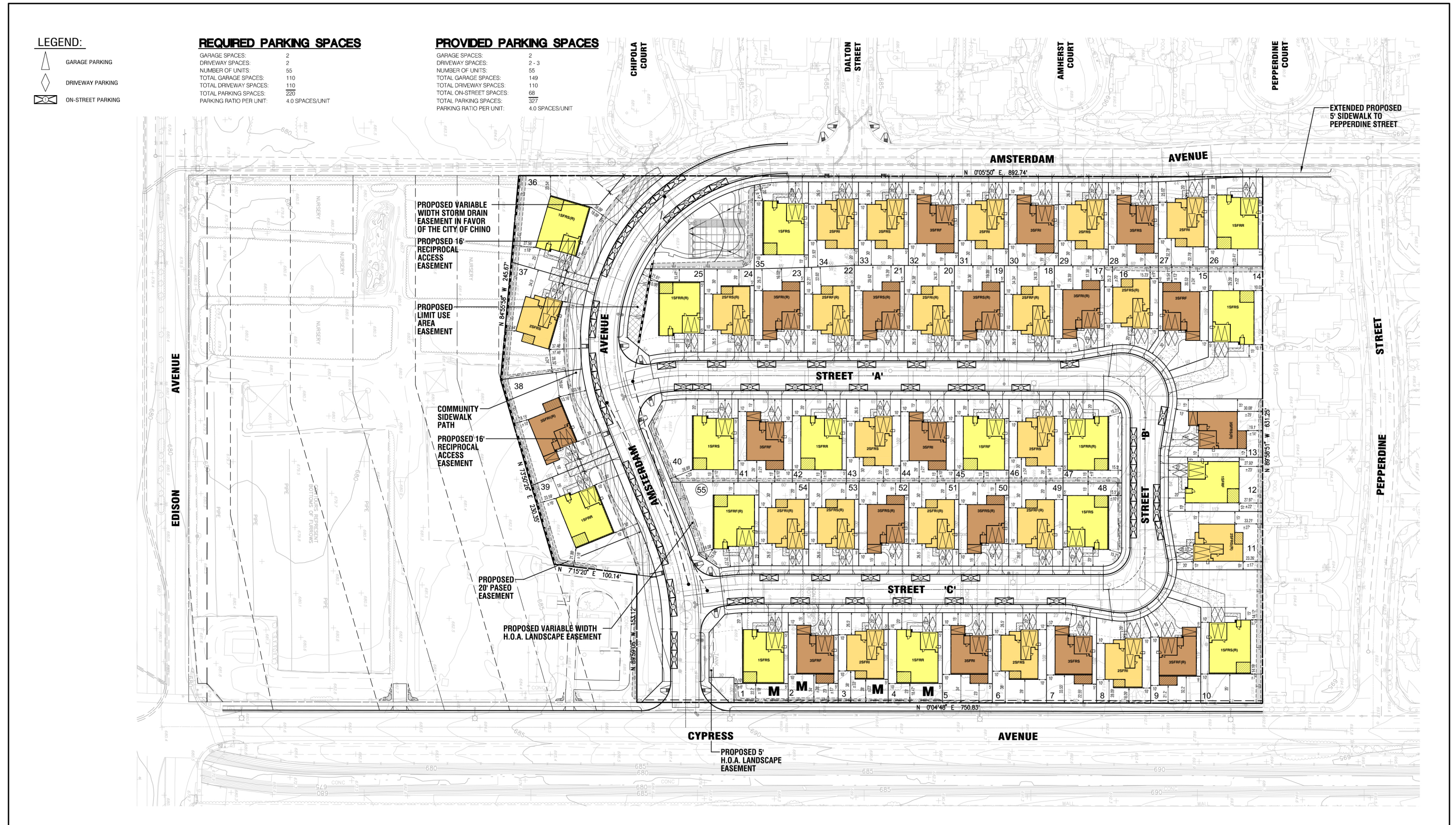




Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

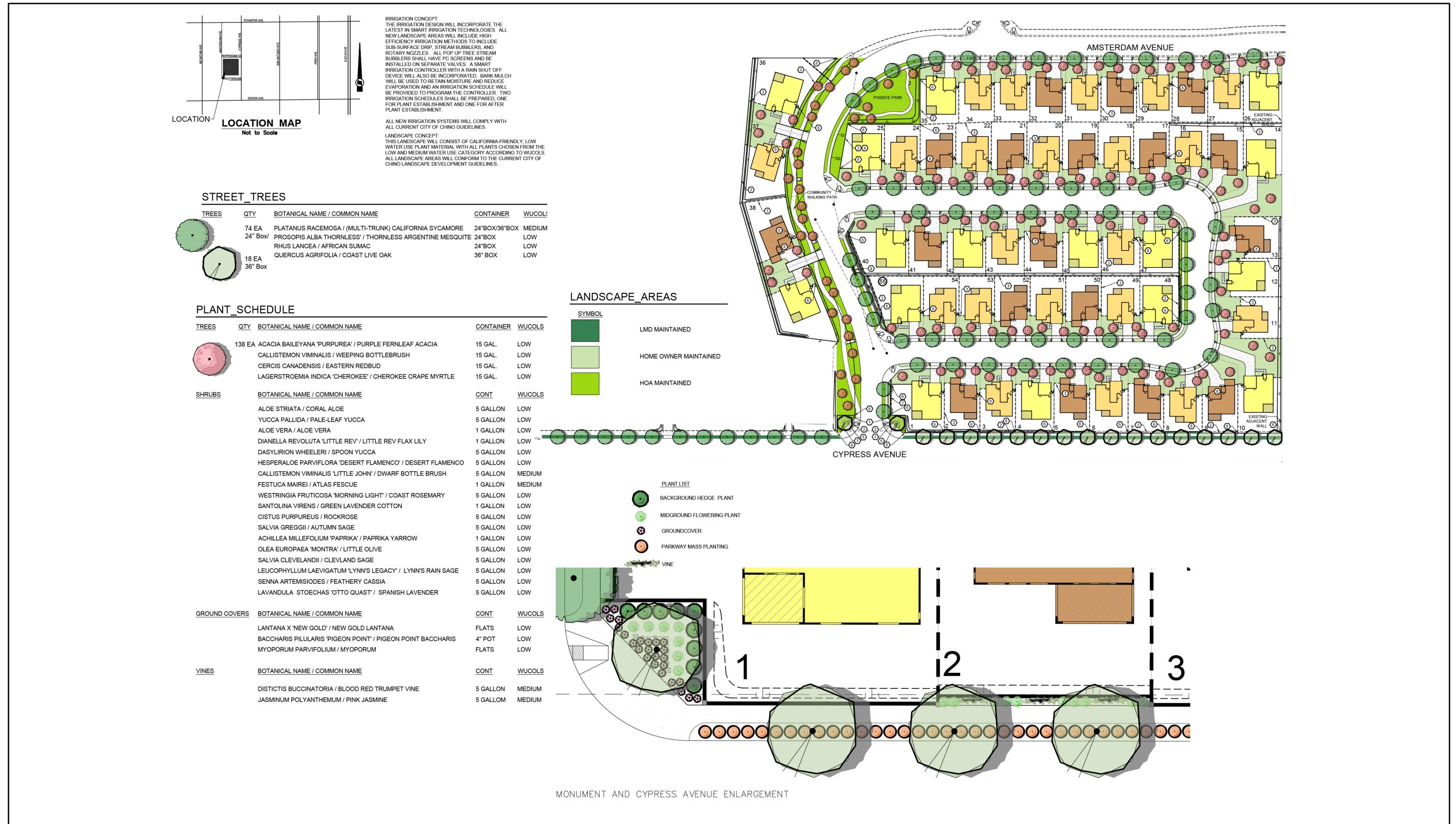
Figure 3-5





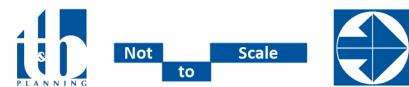
Source(s): MDS Consulting (11-12-2025)

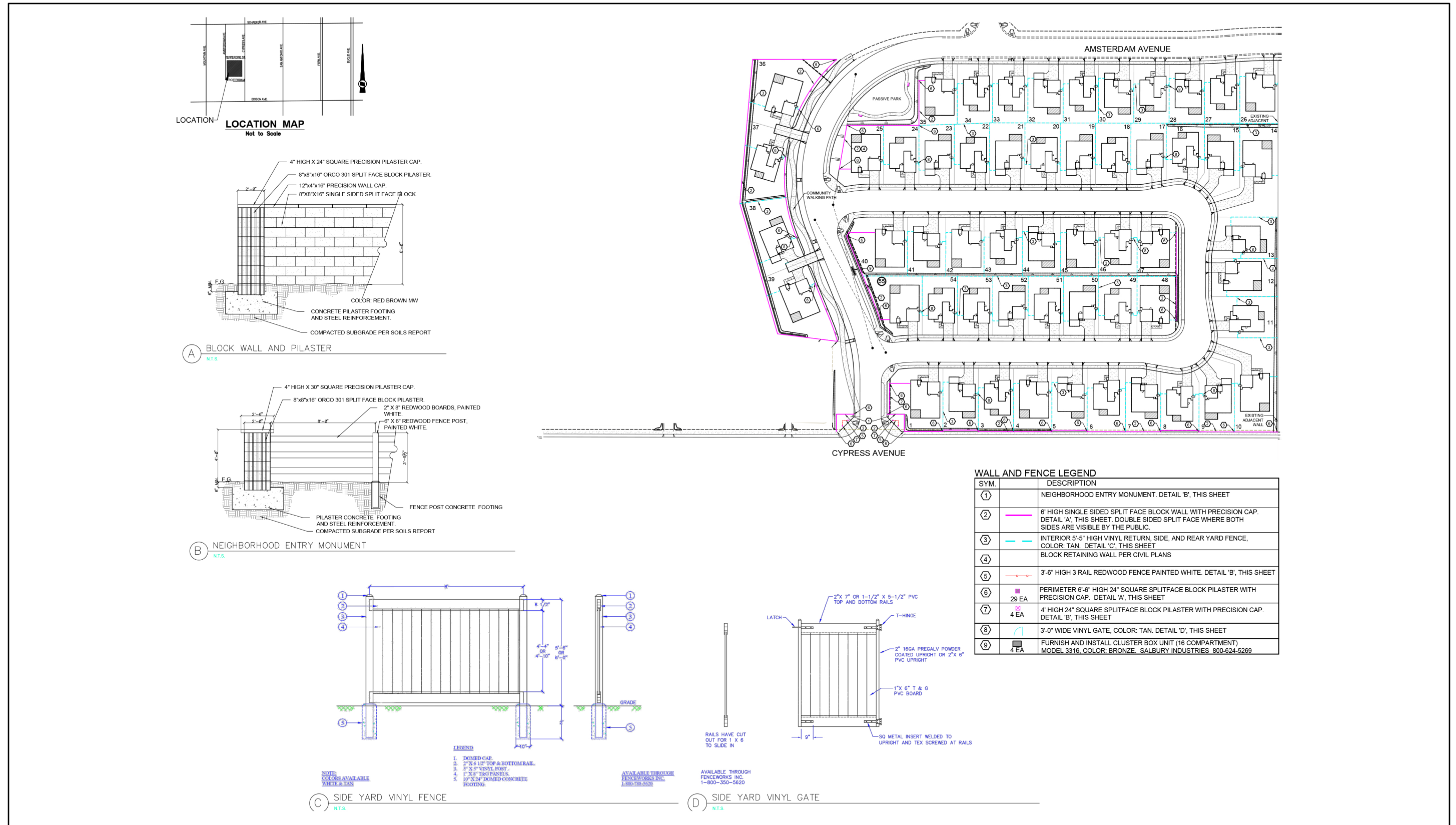
Figure 3-6



Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

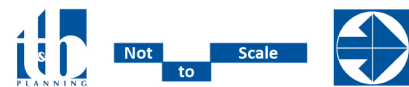
Figure 3-7

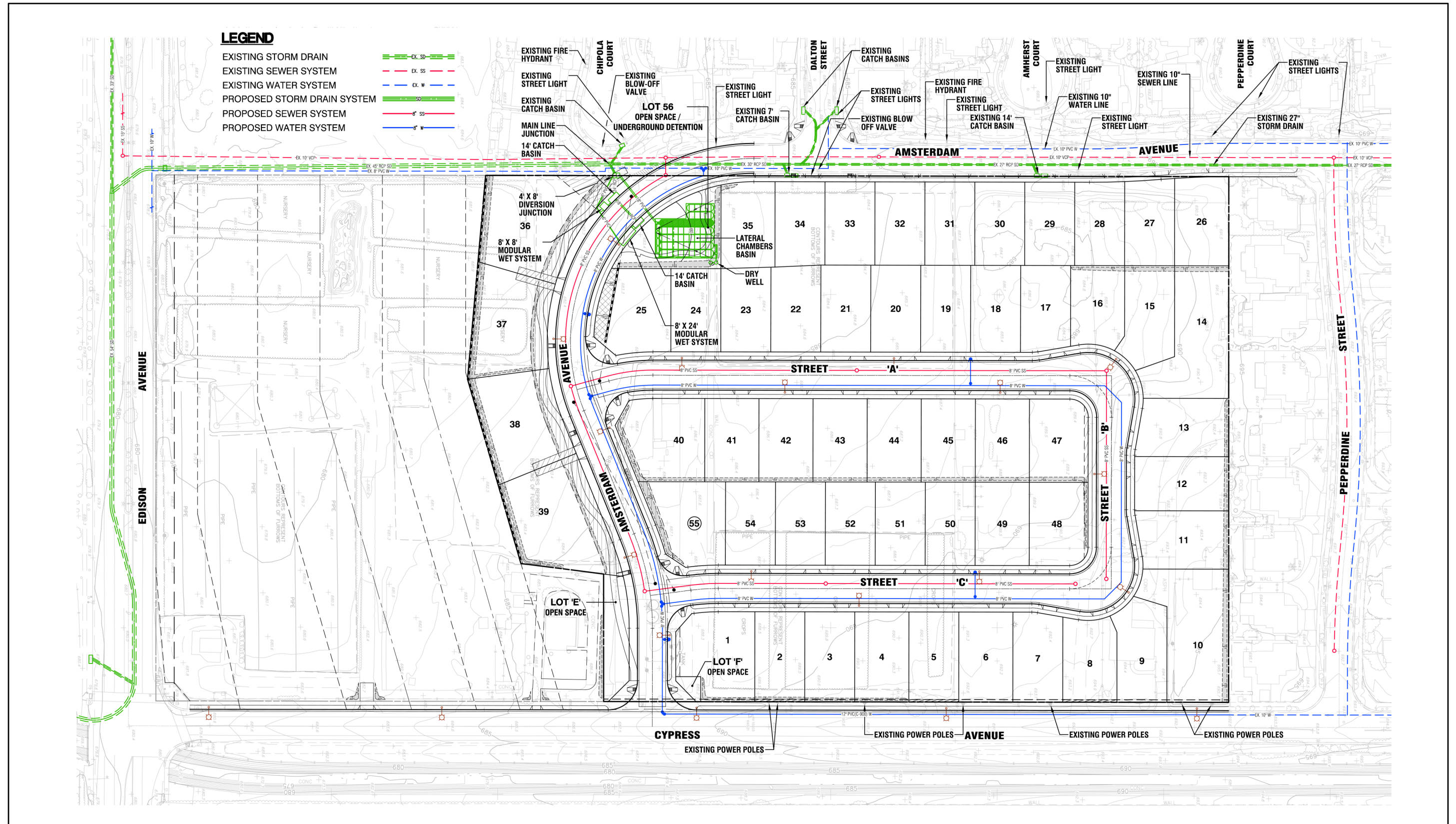




Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

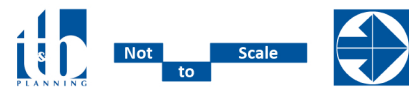
Figure 3-8

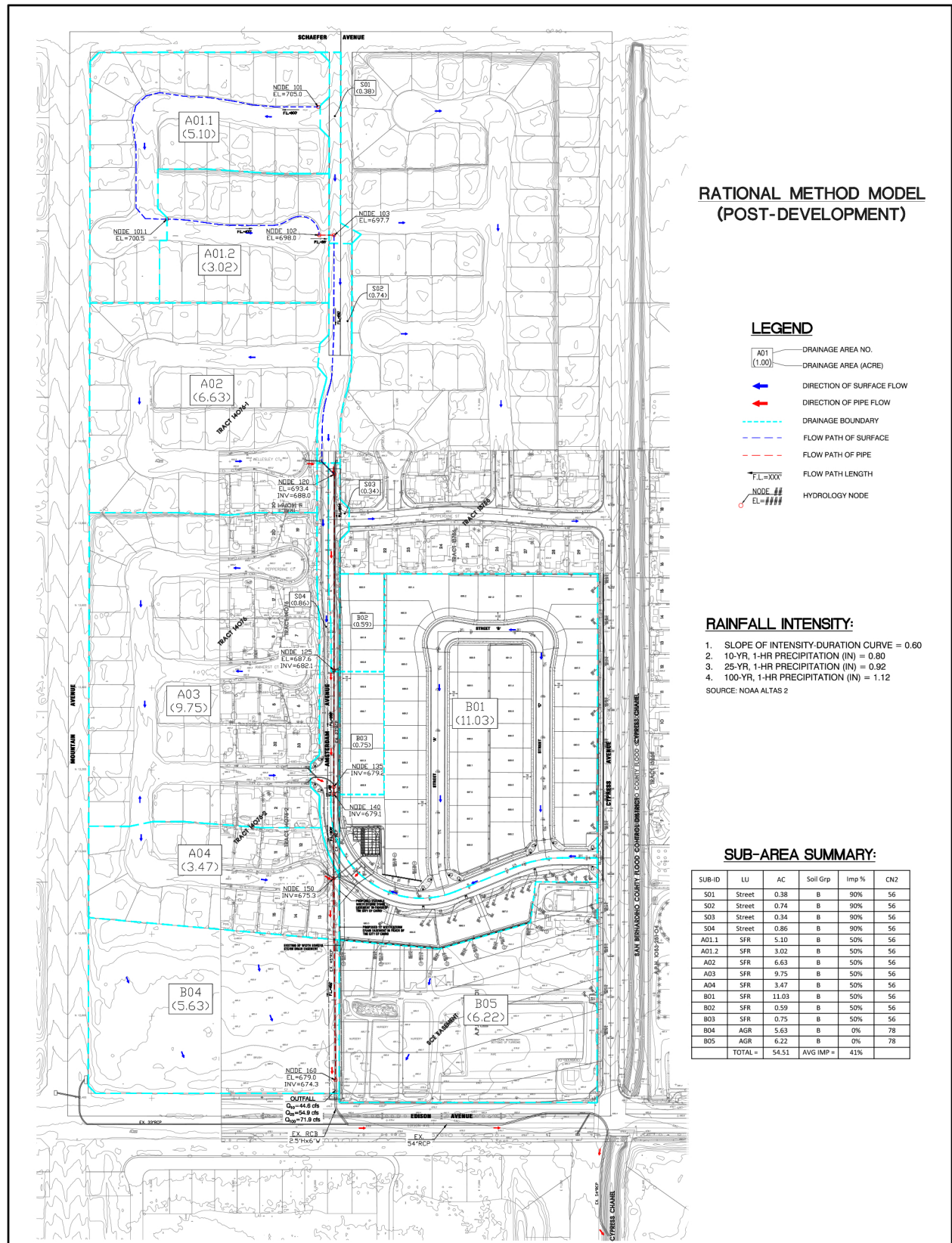




Source(s): MDS Consulting (11-12-2025)

Figure 3-9

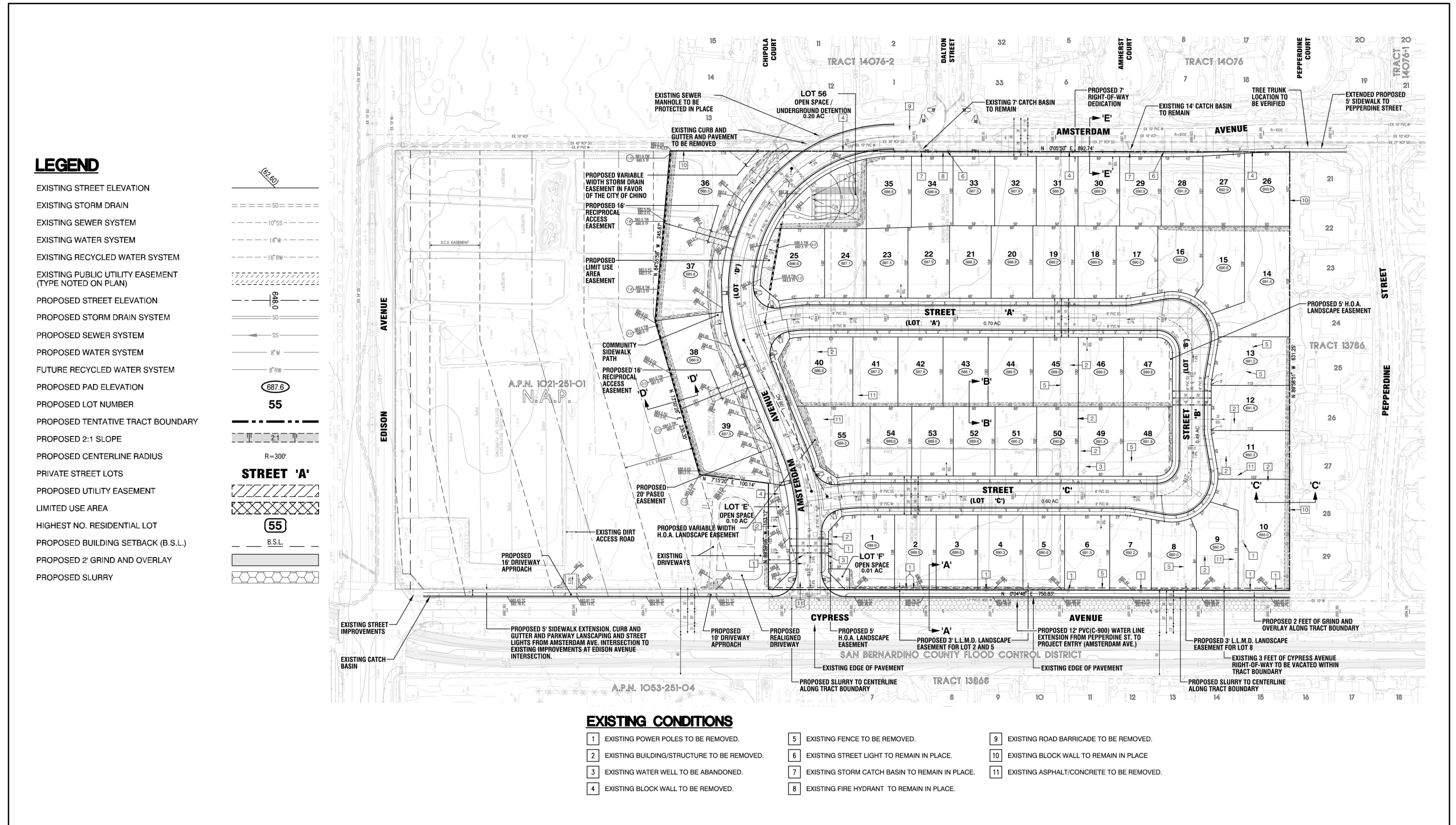




Source(s): MDS Consulting (11-12-2025)

Figure 3-10





LEGEND

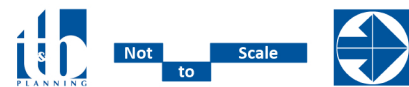
- EXISTING STREET ELEVATION (62.60)
- EXISTING STORM DRAIN SD
- EXISTING SEWER SYSTEM 10" SS
- EXISTING WATER SYSTEM 16" W
- EXISTING RECYCLED WATER SYSTEM 16" RW
- EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN) 6/8/0
- PROPOSED STREET ELEVATION 618.0
- PROPOSED STORM DRAIN SYSTEM SD
- PROPOSED SEWER SYSTEM SS
- PROPOSED WATER SYSTEM 8" W
- FUTURE RECYCLED WATER SYSTEM 8" RW
- PROPOSED PAD ELEVATION (887.6)
- PROPOSED LOT NUMBER 55
- PROPOSED TENTATIVE TRACT BOUNDARY ---
- PROPOSED 2:1 SLOPE 2:1
- PROPOSED CENTERLINE RADIUS R=300'
- PRIVATE STREET LOTS STREET 'A'
- PROPOSED UTILITY EASEMENT //
- LIMITED USE AREA X
- HIGHEST NO. RESIDENTIAL LOT (55)
- PROPOSED BUILDING SETBACK (B.S.L.) B.S.L.
- PROPOSED 2' GRIND AND OVERLAY ▬
- PROPOSED SLURRY ◻

EXISTING CONDITIONS

- | | | |
|--|--|---|
| 1 EXISTING POWER POLES TO BE REMOVED. | 5 EXISTING FENCE TO BE REMOVED. | 9 EXISTING ROAD BARRICADE TO BE REMOVED. |
| 2 EXISTING BUILDING/STRUCTURE TO BE REMOVED. | 6 EXISTING STREET LIGHT TO REMAIN IN PLACE. | 10 EXISTING BLOCK WALL TO REMAIN IN PLACE |
| 3 EXISTING WATER WELL TO BE ABANDONED. | 7 EXISTING STORM CATCH BASIN TO REMAIN IN PLACE. | 11 EXISTING ASPHALT/CONCRETE TO BE REMOVED. |
| 4 EXISTING BLOCK WALL TO BE REMOVED. | 8 EXISTING FIRE HYDRANT TO REMAIN IN PLACE. | |

Source(s): MDS Consulting (11-12-2025)

Figure 3-11



4.0 CONSISTENCY DETERMINATION

(To be completed by Lead Agency)

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

This document has been prepared for the proposed Project consistent with California Environmental Quality Act (CEQA) Guidelines Section 15183 (California Public Resources Code [PRC] 21083.3) because it is consistent with the development density and use characteristics established by the City of Chino 2045 General Plan as analyzed by the *Final Program Environmental Impact Report for the Chino 2045 General Plan Update* (State Clearinghouse No. 2024090833) (GPU EIR), and the required determinations can be made. The City of Chino finds that:

1. The proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.
2. There are no significant environmental effects that are peculiar to the project or the parcel(s) on which the project would be located.
3. There are no significant environmental effects of the project that were not analyzed as significant effects in the EIR.
4. There are no potentially significant off-site impacts or cumulative impacts which were not discussed in the EIR.
5. There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

In approving a project meeting the requirements of Section 15183 of the CEQA Guidelines, the City of Chino finds:

- The project shall implement applicable General Plan policies, Standard Conditions, and Mitigation Measures from the GPHIP PEIR MMRP (see Appendix A).
- The project requires no mitigation measures.

Signature: _____ Date: _____

Printed Name and Title: Chris Cortez, Assistant Planner

5.0 CEQA GUIDELINES SECTION 15183 CONSISTENCY REVIEW

This section includes the following information for each environmental topic included in Appendix G of the CEQA Guidelines and evaluated in the GPU EIR: (1) identification of GPU policies and GPU EIR MMs applicable to and incorporated into the proposed Project (the GPU policies and GPU EIR MMs and applicability to the proposed Project are presented in the matrix included in Appendix A of this document); (2) a summary of the GPU EIR impact conclusion for each threshold of significance; and (3) the analysis of the proposed Project in relation to the analysis conclusions presented in the GPU EIR.

5.1 AESTHETICS

5.1.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to aesthetics. The following GPU policies apply to the proposed Project and are included in the matrix provided in Appendix A: Policy LCC-5.9 and Policy LCC-8.7.

5.1.2 Environmental Review

Threshold a: *Would the Project have a substantial adverse effect on a scenic vista?*

GPU EIR Finding: The GPU EIR found that impacts to scenic vistas would be less than significant with compliance with General Plan policies, including, but not limited to, Policy LCC-8.7 (protect and improve scenic vistas, including views of the San Gabriel Mountains and the Puente-Chino Hills). Planned development would mainly occur within areas without expansive views of the San Gabriel Mountains and Puente-Chino Hills. The GPU EIR concluded there would be a less-than-significant impact on scenic vistas and no mitigation would be required.

Project Analysis: The Project Site is developed with agricultural uses and is disturbed. The Project Site largely consists of agricultural cultivation and dirt roads/paths, and features one single-family house, several accessory shed structures, a greenhouse/barn structure, and a modular building. Agricultural equipment is staged outdoors across the Project Site, and vehicles are also parked across the Site. The GPU and GP EIR do not identify any scenic vistas or scenic corridors in the City; therefore, there are no designated scenic vistas or scenic corridors in the vicinity of the Project Site. As shown in Figure 1-3, views of the Santa Ana Mountains to the south and Chino Hills to the west are mostly obstructed by existing development and landscaping in the Project area and prominent views of these features are not available from public viewing areas adjacent to the Project Site. Views of the San Gabriel Mountains to the north exist from surrounding roadways, including Cypress Avenue and Amsterdam Avenue. As the proposed development would consist of one- to two-story structures, similar to and not higher than the surrounding residential uses, these views would not be obstructed by development of the proposed Project. Additionally, implementation of the proposed Project would underground the electrical and telephone lines that current traverse the Project Site, thereby potentially improving local views of the San Gabriel Mountains along the segment of Cypress Avenue that fronts the Project Site. The Project would comply with the policies contained in the GPU related to scenic views, including but not limited to GPU Policy LCC-8.7.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway?*

GPU EIR Finding: The GPU EIR determined that there are no scenic highways in the City of Chino and that buildout of the City would not damage scenic resources. Therefore, the GPU EIR concluded that impacts would be less-than-significant and no mitigation would be required.

Project Analysis: The Project Site does not contain any scenic resources, including, but not limited to, scenic trees, rock outcroppings, or historic buildings, and the Project Site is not located within a State-designated scenic highway corridor (Caltrans, 2025). Accordingly, the Project would have no impact on any scenic resources, including scenic resources within a state scenic highway corridor.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: *In non-urbanized areas, 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 points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

GPU EIR Finding: The GPU EIR determined that buildout of new homes and non-residential uses under the GPU could result in conflicts with regulations and plans related to scenic quality. Future development in the City would be regulated by the City's Municipal Code including, but not limited to, Municipal Code Chapter 20.17 (design standards focused on the enhanced scenic character of the City) and Municipal Code Chapter 20.19 (quality, quantity, and functional aspects of landscaping). In addition, the GPU EIR found that policies of the GPU – with which future development would be required to comply – encourage compatible design and balanced communities. These policies include, but are not limited to, Policy LCC-2.9 (preservation, rehabilitation, and adaptive reuse of historic-age buildings in Downtown), Policy LCC-2.11 (human-scaled design in Downtown), Policy LCC-2.12 (distinctive branding and signage, street furniture, and trees and plantings in the Downtown core), Policy LCC-3.4 (encouraging new mixed-use and commercial development within commercial centers), Policy LCC-3.7 (land use compatibility through design features in commercial centers), Policy LCC-4.1 (high-quality development sensitive to surrounding context in corridors and gateways), Policy LCC-4.5 (enhancing community identity with streetscape improvement and beautification projects in corridors and gateways), Policy LCC-4.6 (preventing visual confusion through design in corridors and gateways), and Policy LCC-5.9 (enhancing visual interest along residential streets). The GPU EIR concluded that, following compliance with the Municipal Code, the Ontario International Airport Land Use Plan, and the applicable GPU policies, impacts to scenic quality due to implementation of the GPU would be less than significant.

Project Analysis: In 2020, the United States Census Bureau proposed changes to the criteria for classifying urban areas, and the changes were published on February 19, 2021. An “urbanized area” was previously defined as a densely settled core of census tracts and/or census blocks that have 50,000 or more residents and meet minimum population density requirements, while also being adjacent to territory containing non-residential urban land uses (Census Bureau, 2022). In addition, an “urban cluster” was defined as a densely settled core of census blocks or tracts containing between 2,500 and 50,000 people. Following the changes in 2021, the Census Bureau has retired the “urbanized area” and “urban cluster” geographic entities, and it now defines an “urban area” as a densely settled core of census blocks and adjacent territory containing non-residential urban land uses that together have at least 2,000 housing units or 5,000 persons. The Project Site is located within the boundaries of the Census-defined “Riverside-San Bernardino Urban Area” (Census Reporter, 2024); therefore, for purposes of analysis, the Project would be considered to result in a substantial adverse impact under this threshold only if the Project’s design would conflict with applicable zoning and other regulations governing scenic quality.

The Project would be required to comply with all applicable requirements of the underlying zoning designation but would not be required to comply with GPU Policies LCC-2.9, LCC-2.11, and LCC-2.12 as the Project is not within Downtown Chino; Policies LCC-3.4 and LCC-3.7 as the Project is not within a commercial center; and Policies LCC-4.1, LCC-4.5, and LCC-4.6 as the Project is not within a designated corridor or gateway. Although the Project would modify development standards within the ECSP, the proposed modifications would mirror standards already contained in the City’s Development Code and would be consistent with housing projects under development elsewhere in the City. Overall, the development standard modifications proposed by the Project would improve the visual quality of the Project’s design as compared to strict application of ECSP development standards. Proposed homes would incorporate an architectural design that demonstrates quality in the design of all building facades that would be visible to surrounding properties and/or the public right-of-way, consistent with GPU Policy LCC-5.9. The architecture proposed by the Project also would be fully compatible with the scale and character of the industrial uses developed on properties adjacent to the Project Site. Landscaping elements included in the Project would complement existing landscaping elements on surrounding developed properties and public roadways and would be consistent with the ECSP and the City’s Development Code.

Based on the foregoing analysis, the Project’s architectural and landscape design is consistent with the applicable City development standards, including GPU policies, the ECSP, and the City’s Development Code. There are no components of the Project that would degrade the existing visual character or quality of the Project Site or its surroundings.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

Threshold d: *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

GPU EIR Finding: The GPU EIR determined that new development in the City had the potential to create additional light or glare in areas of the City already developed with uses which emit nighttime lighting.

The GPU EIR noted that future development would be required to comply with Municipal Code requirements related to directing outdoor lighting, as well as GPU Policy LCC-3.7 which is specific to mixed-use development within commercial centers and requires lighting to be shielded to reduce light spillage on adjacent uses. As a result, the GPU EIR found that there would be a less than significant impact due to light and glare with buildout of the GPU, and no mitigation would be required.

Project Analysis: The area surrounding the Project Site is already developed with urban uses, including residential uses and adjacent roadways that emit nighttime lighting and have the potential to create daytime glare. Proposed exterior site lighting would be installed within the Project Site for safety, security, and ambiance, including lighting for pedestrian walkways, and architectural elements. The lighting design would consist of both wall-mounted light fixtures for the residential units as well as pole-mounted lights along the pedestrian paseo and sidewalks.

GPU Policy LCC-3.7 would not be applicable to the Project as it does not propose mixed-use development. The Project would be required to comply with Section 20.10.090 (Outdoor Lighting) of the City’s Municipal Code. Section 20.10.090 requires, among other items, that “No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zoning district” (Chino, 2025). Mandatory compliance with this standard would: 1) ensure that the Project would be compatible with the setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project Site; and 3) prevent “spillover” effects from the Project Site that could interfere with day or nighttime views in the area. Consistent with the analysis presented in the GPU EIR, with adherence to applicable regulations, implementation of the proposed Project would not create a new source of substantial light, which would adversely affect day or nighttime views in the area, and Project-level and cumulative impacts related to light and glare would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or applicable GPU policies related to agricultural and forestry resources that are applicable to the Project.

5.2.2 Environmental Review

Threshold 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 non-agricultural use?*

Threshold b: *Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?*

Threshold 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))?*

Threshold d: *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Threshold 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 non-agricultural use or conversion of forest land to non-forest use?*

GPU EIR Finding: The GPU EIR disclosed that implementation of the GPU would convert important farmland (including Prime Farmland) to non-agricultural use. The GPU EIR concluded that planned development would not represent a conversion of important farmland to a non-agricultural use because all areas classified as important farmland were planned for urban development by the previously adopted General Plan. The GPU EIR concluded that impacts to important farmland would be less than significant.

The GPU EIR also disclosed that three properties in the City – all in the Preserve and Edgewater Specific Plan areas – remain under Williamson Act contracts administered by the City. The GPU EIR noted that future development of these properties would be required to comply with the GPU EIR policies related to agricultural cultivation. The GPU EIR concluded that impacts to Williamson Act properties would be less than significant.

The GPU EIR disclosed that no forest land exists within the City nor does the City have any zoning classifications for forest land, timberland, or timberland production zones. No impact would occur.

Project Analysis: The California Department of Conservation (CDC) publishes the Farmland Mapping and Monitoring Program (FMMP), typically every two years, to identify the best quality agricultural land in the State. At the time the GPU EIR was prepared, the 2020 FMMP was applicable to Chino and the larger San Bernardino County; the CDC has not updated the FMMP since. The 2020 FMMP classifies the Project Site as “Prime Farmland” (CDC, 2022). Implementation of the Project would, therefore, result in the conversion of Prime Farmland to non-agricultural use. Although the FMMP classifies the site as Prime Farmland, the Project Site has been planned for residential development since approval of the ECSP in 1987. The GPU did not make any changes to the ECSP and, therefore, the analysis in the GPU EIR considers the planned development of residential uses on the Project Site. Implementation of the Project would not result in any new or more severe significant impacts to agricultural resources than previously disclosed in the GPU EIR.

The Project Site is not under a Williamson Act contract (CDC, 2025). The Project proposes to redevelop the Project Site in accordance with the existing land use and zoning designations and would not interfere with existing agricultural land use or zoning designations. The Project would not result in any new significant impacts not already analyzed in the GPU EIR or increase the severity of a significant impact as previously identified and analyzed in the GPU EIR.

The Project Site is neither forest land nor zoned for forest land or timberland, and no forest land or timberland resources or zoning occur in the Project Site vicinity. Accordingly, the Project would not result

in the loss of forest land or conflict with, or cause the rezoning of, forest land or timberland. The Project would not result in significant impacts related to forest land and timberland that were not previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.3 AIR QUALITY

An Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment, dated January 6, 2026) (Urban Crossroads, 2026a) and Construction Health Risk Assessment (HRA, dated January 6, 2026) (Urban Crossroads, 2026b) were prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential criteria and hazardous air pollutant emissions that could result from the Project's construction and operation. These reports are included as *Technical Appendices B* and *C*, respectively, of this document and their findings are incorporated into the analysis presented herein.

5.3.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to air quality that are applicable to the proposed Project: MM AQ-1 and MM AQ-2. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.3, Policy HEQ-5.7, Policy HEQ-5.10, Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policies INF-4.8 through INF-4.10, and Policy INF-4.13.

5.3.2 Environmental Review

Threshold a: *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

GPU EIR Finding: The GPU EIR determined that buildout of the GPU would increase development in the City which would increase emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x) compared to conditions under the previously adopted General Plan. The assumptions used to develop the 2022 South Coast Air Quality Management Plan (SCAQMP) were based on the previous General Plan; therefore, buildout of the GPU and the associated increase in emissions would fail to conform to the planning assumptions included in the 2022 SCAQMP.

Development under the GPU would implement construction best management practices (BMPs) consistent with SCAQMD rules and regulations, as well as comply with California Code of Regulations (CCR) Title 13, Section 2449 regulating nonessential idling of construction equipment and CCR Title 24 and California Green Building Standards Code (CALGreen) mandatory measures, to reduce air pollutant emissions.

Buildout of the GPU would also incorporate GPU goals and policies which support the goal of improving air quality, including, but not limited to, Policies INF-1.1 through INF-1.4 (regional connectivity); Policies INF-2.1 through ING-2.15 (comprehensive transportation system); Policies INF-3.5 through INF-3.8 (transportation system management); Policies INF-3.14 through INF-3.18 (transportation demand

management [TDM]); Policies INF-3.19 through INF-3.22 (parking management); Policies INF-4.1 and INF-4.2 (active transportation); Policies INF-4.4 through INF-4.10 (pedestrian circulation); Policies INF-4.11 through INF-4.14 (bicycle circulation); Policies INF-4.15 and INF-4.16 (transit access); Policies INF-5.5, INF-5.7, and INF-5.10 (safe, efficient goods movement); Policy HEQ-5.5 (regulate new light industrial and warehouse uses adjacent to sensitive uses); Policy HEQ-5.7 (incorporation of technologies, materials, and design to minimize pollution in private development); and Policy HEQ-5.9 (fuel-efficient and low emissions City fleet vehicles).

Incorporation of GPU mitigation measures (MMs) AQ-1 and AQ-2, related to construction and operational air quality, respectively, would help to reduce impacts, but not below a significant level. The GPU's conflict with the 2022 SCAQMP was disclosed as a significant and unavoidable impact and a Statement of Overriding Considerations was adopted by the City when certifying the GPU EIR.

Project Analysis: The Project would develop the Project Site with 55 detached single-family dwelling units, which is consistent with the land uses and development intensity planned by the GPU. The Project would implement the City's General Plan land use plan and, thus, would not result in development that was not already anticipated by the GPU EIR. Although the Project will be required to comply with GPU EIR MM AQ-1 and AQ-2 and GPU Policies HEQ-5.7, INF-3.5, INF-3.7, INF-3.8, INF-4.4, INF-4.5, INF-4.8 through INF-4.10, and INF-4.13, these emissions reductions would not be sufficient to avoid the significant and unavoidable conflict with the 2022 AQMP that was disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standards?*

GPU EIR Finding: The GPU EIR determined that future development allowed under the GPU has the potential to violate air quality standards. While many site-specific projects may not exceed South Coast AQMD daily thresholds individually, the aggregate scale and timing of buildout could include instances where construction or operation exceed thresholds for ozone precursors and particulates. Projects implementing the GPU would incorporate GPU Policies INF-3.14 through INF-3.22 (TDM and parking management), Policies INF-4.11 through INF-4.14 (bikeways), and Policies HEQ-5.5 through HEQ-5.7 (clean air, water, and soil). MMs AQ-1 and AQ-2 would be applicable to projects implementing the GPU and require compliance with SCAQMD Rule 402 (nuisance), Rule 403 (fugitive dust), Rule 1113 (architectural coatings), and Rule 1466 (soil disturbance) to reduce air pollution emissions. Even with these measures, the GPU EIR anticipated that cumulative exceedances of air quality standards could occur and classified this impact as significant and unavoidable for construction and operation. The City adopted a Statement of Overriding Considerations for this impact when certifying the GPU EIR.

Project Analysis: The Project Site occurs within the Riverside County portion of the SCAB, which is designated as non-attainment for the federal ozone (O₃) and particulate matter 2.5 microns in diameter or less (PM_{2.5}) standards and as non-attainment for State O₃, particulate matter 10 microns in diameter or less (PM₁₀) and PM_{2.5} standards (Urban Crossroads, 2026a, p. 5).

The Project Applicant would redevelop the Project Site in accordance with the GPU land use plan (as well as the ECSP land use plan). There are no components of the Project that would result in an increase in development intensity beyond what the City already allows under the land use plans and development regulations applicable to the Project Site. Additionally, the Project would be required to comply with SCAQMD Rule 402, Rule 403, Rule 1113, and Rule 1466; GPU EIR MMs AQ-1 and AQ-2; and GPU Policies INF-4.13 and HEQ-5.7. GPU Policies INF-3.14 through INF-3.22, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy HEQ-5.5, and Policy HEQ-5.6 would not apply to the Project as these policies are the responsibility of the City, not individual development projects.

A Project-specific AQ/GHG Assessment was prepared to quantify air pollutant emission associated with construction and operation of the Project. The Project’s maximum construction-related criteria pollutant emissions and operational criteria pollutant emissions are summarized in Table 5-1, *Project Construction Emissions Summary*, and Table 5-2, *Project Operational Emissions Summary*, respectively. The methodology used to calculate the air pollutant emissions associated with the Project is described in detail in the AQ/GHG Assessment (see *Technical Appendix B* of this document).

Table 5-1 Project Construction Emissions Summary

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2026	1.63	25.30	39.90	0.08	6.64	3.43
2027	10.90	10.70	19.00	0.03	0.63	0.34
Winter						
2026	0.98	9.90	17.00	0.03	0.59	0.34
2027	11.10	10.70	18.60	0.03	0.63	0.36
Maximum Daily Emissions	11.10	25.30	39.90	0.08	6.64	3.43
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: (Urban Crossroads, 2026a, Table 6)

Table 5-2 Project Operational Emissions Summary

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Mobile	1.71	1.45	14.10	0.04	3.32	0.86
Area	5.61	0.94	3.51	0.01	0.08	0.07
Energy	0.03	0.43	0.18	0.00	0.04	0.04
Maximum Daily Emissions	7.35	2.82	17.79	0.05	3.44	0.97
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Mobile	1.60	1.55	11.90	0.03	3.32	0.86
Area	5.34	0.91	0.39	0.01	0.07	0.07
Energy	0.03	0.43	0.18	0.00	0.04	0.04
Maximum Daily Emissions	6.97	2.89	12.47	0.04	3.43	0.97
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: (Urban Crossroads, 2026a, Table 7)

As shown in Table 5-1, Project-related construction emissions would not exceed the SCAQMD significance threshold for any criteria pollutant (and would be lower than the hypothetical residential project construction emissions levels disclosed in the GPU EIR). Also, as shown in Table 5-2, Project-related operational emissions would not exceed the SCAQMD significance threshold for any criteria pollutant. The SCAQMD considers criteria pollutant emissions from a development project that directly exceed applicable SCAQMD significance thresholds also to be cumulatively considerable. Conversely, if a project's emissions do not exceed the SCAQMD regional thresholds, then SCAQMD considers that project's air pollutant emissions to not be cumulatively considerable because criteria pollutant emissions that fall below the significance threshold would not adversely affect SCAQMD's ability to meet regional air quality standards within the SCAB. Thus, because Project construction and operation would not exceed the SCAQMD significance thresholds, implementation of the Project would not result in a cumulatively considerable net increase of any criteria pollutant, including any pollutants for which the SCAB does not attain applicable federal or State ambient air quality standards. Although construction and operational emissions resulting from the proposed Project would be less than significant, the proposed Project would contribute to the cumulative emission impact identified in the GPU PEIR, which remain significant and unavoidable. The City adopted Statement of Overriding Consideration for this impact.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than anticipated by the GPU EIR.

Threshold c: Would the project expose sensitive receptors to substantial pollutant concentrations?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would not result in the creation of any carbon monoxide (CO) "hot spots." However, placing new sensitive uses within 500 feet of SR-60 or SR-71 could expose occupants to elevated diesel particulate matter (DPM) in near-roadway microenvironments. To reduce potential impacts, the GPU established policies and actions, including but not limited to Policy HEQ-5.3 (minimize TAC exposure at sensitive uses), Policy HEQ-5.5 (AB 98 mandated reduction of diesel particulate emissions), Policy INF-5.10 (no truck parking or idling in residential neighborhoods), Action INF-5.b (vehicle weight limits near sensitive land uses), and Policy LCC-1.5 (buffer industrial uses from residential uses). MM AQ-3 requires preparation of a health risk assessment using OEHHA/SCAQMD methods and best available controls, HVAC with appropriately sized MERV filters, air-intake placement away from truck/loading sources, and building/operational design to maximize separation. Given residual uncertainty at the program scale, the GPU EIR concluded that some freeway-adjacent contexts could remain above thresholds; thus, the impact is significant and unavoidable and a statement of overriding considerations was adopted.

Project Analysis: The Project would redevelop the Project Site with land uses planned by the GPU; therefore, the types of air pollutant emissions generated by the Project already were anticipated by the GPU EIR. The Project would not be required to comply with GPU EIR MM AQ-3 as the Project Site is almost 2 miles from State Route (SR) 60 and approximately 2.4 miles from SR-71. Notwithstanding, an AQ/GHG Assessment was performed to quantify localized air pollutant emissions associated with construction of the Project. The methodologies used to calculate the localized criteria air pollutant emissions associated with the Project are described in detail in the AQ/GHG Assessment (see *Technical Appendix B*).

Localized air pollutant emissions from Project construction are summarized in Table 5-3, *Project Localized Construction Impacts*. The data presented in Table 5-3 confirms Project construction activities would not exceed the applicable SCAQMD significance thresholds. Therefore, Project construction would expose the nearest sensitive receptors to the Project Site to localized pollutant concentrations that are below applicable SCAQMD significance thresholds.

Table 5-3 Project Localized Construction Impacts

Activity	NOx	CO	PM ₁₀	PM _{2.5}
Demolition				
Maximum Daily Emissions	10.60	18.40	0.24	0.16
SCAQMD Thresholds	118	863	5	4
Threshold Exceeded?	NO	NO	NO	NO
Site Preparation				
Maximum Daily Emissions	19.60	30.00	6.40	3.38
SCAQMD Thresholds	220	1,713	11	7
Threshold Exceeded?	NO	NO	NO	NO
Grading				
Maximum Daily Emissions	21.30	36.30	3.16	1.44
SCAQMD Threshold	237	1,873	13	8
Threshold Exceeded?	NO	NO	NO	NO

Notes: All activities are assumed for Summer 2026.
 Source: (Urban Crossroads, 2026a, Table 8)

The AQ/GHG Assessment noted that the Project does not include uses that would generate significant stationary source emissions and a long-term localized operational emissions analysis would not be warranted.

Additionally, a Construction HRA was prepared to evaluate the potential for localized diesel emissions associated with Project (i.e., operation of off-road construction equipment and heavy-duty trucks) to result in carcinogenic and non-carcinogenic health risk impacts to nearby residential, worker, and school child receptors near the Project Site. As with all future projects implementing the GPU EIR, the Project would be required to comply with MM AQ-1, which requires measures to reduce construction-related air pollution emissions. Consistent with the GPU EIR, the Project proposes to use low emission off-road construction equipment and this assumption has been incorporated into the air quality analysis for the Project. The methodology used to calculate Project-related localized diesel emissions is fully described *Technical Appendix C*. The results of the Construction HRA are summarized Table 5-4, *Summary of Construction Cancer and Non-Cancer Risks* which show that the Project’s construction would not expose sensitive receptors in the Project vicinity to health risks (carcinogenic and non-carcinogenic) from DPM emissions that exceed applicable SCAQMD significance thresholds.

Lastly, the AQ/GHG Assessment concluded that the Project would not produce the volume of traffic required to cause or contribute to the formation of a CO “hot spot”.

Based on the foregoing analysis, the Project would not expose sensitive receptors nearest to the Project Site to substantial pollutant concentrations during construction and operation.

Table 5-4 Summary of Construction Cancer and Non-Cancer Risks

Maximum Exposed Location		Cancer Risk (Over Construction Period)			Non-Cancer Risk (Annual Average)		
Type	Receptor Location	Maximum Lifetime Cancer Risk	Significance Threshold	Exceeds Threshold?	Maximum Hazard Index	Significance Threshold	Exceeds Threshold?
Sensitive Receptor	R3	6.98	10	NO	0.01	1	NO
Worker Receptor	R3	0.17	10	NO	<0.01	1	NO
Individual School Child	R5	0.03	10	NO	<0.01	1	NO

Source: (Urban Crossroads, 2026b, Table ES-1)

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that buildout of the GPU would not substantially increase odor-intensive heavy industrial land uses. Development under the GPU would be subject to City performance standards, SCAQMD Rule 402, and GPU policies including, but not limited to, Policy HEQ-5.10 (adequate buffer distances between offensive odor sources and sensitive receptors). The GPU concluded that impacts due to objectionable odors affecting a substantial number of people would be less than significant and no mitigation would be required.

Project Analysis: Project construction activities could produce odors from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. Lastly, construction activities on the Project Site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD, 1976). Accordingly, the proposed Project would not result in objectionable odors affecting a substantial number of people during construction.

During long-term operation, the proposed Project would include residential land uses, which are not typically associated with objectionable odors. Furthermore, the Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (SCAQMD, 1976). Additionally, the Project would be required to comply with Section 8.50.040 of the City’s Municipal Code, which prohibits discharge of odorous emissions to adjacent properties (Chino, 2025). The Project would also comply with GPU Policy HEQ-5.10. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.4 BIOLOGICAL RESOURCES

A Biological Resources Report (dated November 21, 2025) (Alden, 2025) was prepared for the Project by Alden Environmental, Inc. (Alden) to evaluate potential impacts to biological resources. This report is included as *Technical Appendix D* of this document, and its findings are incorporated into the analysis presented herein.

5.4.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to biological resources that are applicable to the proposed Project: MM BIO-1 and MM BIO-2. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.13, Policy HEQ-8.8, Policy HEQ-8.9, and Policy HEQ-8.10.

5.4.2 Environmental Review

Threshold a: *Would the project result in a substantial adverse impact, either directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS?*

GPU EIR Finding: The GPU EIR found that development projects implementing the GPU land use map could affect property that may support special-status plants or wildlife. Implementing projects within the City would adhere to GPU EIR MM BIO-1, requiring a site-specific biological resources survey to confirm presence or absence of special-status plants or wildlife and provide mitigation – where necessary, and GPU EIR MM BIO-2, which established a protocol for surveying for nesting birds prior to commencement of construction as well as procedures to avoid nesting birds (if discovered). Additionally, implementing projects would incorporate GPU Policy HEQ-5.13 (require construction projects that disturb 10,000 s.f. to revegetate graded areas with native or locally appropriate vegetation), Policy HEQ-8.8 (City cooperation with federal, state, and local regulatory agencies and non-profit organizations to promote the responsible stewardship of natural resources and habitats), Policy HEQ-8.9 (avoid adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands), and Policy HEQ-8.10 (require project proponents for development with potential for adverse effects on special-status species to submit study identifying the presence or absence of special-status species). With adherence to applicable GPU policies and MMs, the GPU EIR concluded that impacts to special-status species would be reduced to a less than significant level.

Project Analysis: The Project Site is fully disturbed and has been used for agriculture for the last 30+ years; the Project Site includes active and abandoned structures, pavement, dirt roads, and ornamental landscaping (Google Earth Pro, 2026). As summarized in *Technical Appendix D*, no natural habitats or plant communities are present on the Project Site and the Project Site is not adjacent to any natural, undeveloped areas. No 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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) are present on the Project Site. Notwithstanding, the Project Site was found to contain habitat that had the potential to support the burrowing owl and nesting birds.

The proposed Project would comply with GPU Policies Policy HEQ-5.13, Policy HEQ-8.8, Policy HEQ-8.9, and Policy HEQ-8.10, where necessary. The Project, as with all future projects implementing the GPU land use plan, would be required with GPU EIR MM BIO-1. Based on the observed conditions of the Project Site, compliance with GPU EIR MM BIO-1 requires that a preconstruction burrowing owl survey be performed and, if any owls are observed, an avoidance program that complies with CDFW requirements must be implemented. The Project would also be required to comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513, which prohibit the take, possession, or destruction of birds, their nests, or eggs). Additionally, the Project would be required to comply with GPU EIR MM BIO-2, which requires a survey prior to the commencement of site clearing activities to determine if active nests are present on the Project Site (and to implement a program to avoid nests, if any observed). Mandatory compliance with federal, State, and local requirements and regulations, as well as GPU EIR MMs BIO-1 and BIO-2, would ensure that redevelopment of the Project Site would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

GPU EIR Finding: The GPU EIR determined that isolated patches of riparian habitat or other sensitive natural communities may occur on larger undeveloped lots in the City. Projects implementing the GPU land use plan would adhere to GPU EIR MM BIO-1, which requires a site-specific biological resources survey to confirm presence or absence of special-status plants or wildlife and provide mitigation, where necessary. With adherence to GPU EIR MM BIO-1, the GPU EIR concluded that impacts to riparian habitat or other sensitive natural communities would be less than significant.

Project Analysis: All areas of the Project Site are disturbed and either developed, actively used for agricultural activities, or planted with ornamental landscaping; vegetation on the site is limited to ornamental species. Per GPU EIR MM BIO-1, a site-specific Biological Resources Report was prepared for the Project, which determined there are no riparian habitat or other sensitive natural communities on the Project Site (see *Technical Appendix D*).

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: *Would the project result in 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?*

GPU EIR Finding: The GPU EIR determined that potential impacts to wetlands and linear drainages in the City would be limited. Development projects implementing the GPU land use plan would adhere to GPU MM BIO-1 which requires a site-specific biological resources survey to confirm presence or absence of state or federal regulated wetlands or waters and provide mitigation, where necessary. With adherence to GPU MM BIO-1, the GPU EIR concluded that the GPU would have a less than significant impact on wetlands.

Project Analysis: The Project Site is disturbed and developed and, per the site-specific Biological Resources Report, does not contain State or federally protected wetlands (see *Technical Appendix D*). Therefore, implementation of the Project would not impact to State or federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?*

GPU EIR Finding: The GPU EIR determined that the City generally consists of urban land surrounded by similar urban and developed areas. Wildlife corridors exist within The Preserve area of the City and development would not be allowed in within these wildlife corridors. Development within The Preserve would be subject to The Preserve's Resource Management Plan. Future development under the GPU would comply with the GPU policies in the Health and Environmental Quality Element, which serve to protect wildlife species. With adherence to The Preserve Resource Management Plan (where applicable) and applicable GPU policies, the GPU EIR concluded that implementation of the GPU land use plan would have a less-than-significant impact to the movement of wildlife species.

Project Analysis: Based on the findings in the Project's Biological Resources Report (*Technical Appendix D*), the Project Site is disturbed, developed, and does not support a diversity of native wildlife. The Project is also surrounded by urban land uses and there are no wildlife corridors on or adjacent to the Project Site. Accordingly, development of the Project has no potential to interfere substantially with the ground movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites.

Notwithstanding, the Project Site contains a small number of ornamental trees that are proposed for removal and that could serve as nesting habitat for avian species. If any migratory nesting birds are

observed in any trees on or near the Site during the Project's construction activities, the birds and their active nests would be protected pursuant to federal and State regulations that protect nesting and migratory birds as the Project Applicant would be required to comply with applicable provisions of the Migratory Bird Act (MBTA) and the California Fish and Game Code that protect active bird nesting sites, as well as GPU EIR MM BIO-2. As such, implementation of the Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that local policies and ordinances would be maintained with the implementation of the GPU, and that future development allowed by the GPU would be subject to these regulations, including the City's Municipal Code Section 20.19.040 (tree protection ordinance). The GPU EIR also noted that development within The Preserve would be subject to the Resource Management Plan for The Preserve. Additionally, future development under the GPU would comply with the GPU policies in the Health and Environmental Quality Element, which serve to protect biological resources. With adherence to the Resource Management Plan (where applicable), local regulations, and applicable GPU policies, the GPU EIR concluded that the GPU would have a less-than-significant impact related to conflicts with local biological policies.

Project Analysis: Per the Project's Biological Resources Report (*Technical Appendix D*), the Project Site contains a small number of ornamental trees and is otherwise developed with agricultural uses. Municipal Code Section 20.19.040 requires a certified arborist to evaluate and recommend whether any tree with a trunk diameter of 10 inches or greater should be retained or removed. Trees removed as part of the Project would be replaced with a tree species approved by the City's Development Services Director or their designee. Additionally, the Project Site is not within The Preserve and is not subject to the Resource Management Plan. The City does not have any other policies or ordinances protecting biological resources that are applicable to the Project or Project Site. With adherence to Municipal Code Section 20.19.040, the Project would not conflict with any local policies or ordinances protecting biological resources.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that there are three plans related to biological resources in the Chino region: the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the San Bernardino County Riparian Plan Conservation Ordinance, and The Preserve Resource Management Plan. The GPU EIR noted that the City of Chino lies outside of the MSHCP plan area and thus the GPU would not conflict with the plan. The San Bernardino County Riparian Plant Conservation Ordinance protects riparian habitat on private land within the unincorporated areas of San Bernardino County, including the Chino Sphere of Influence (SOI); however, under the San Bernardino County Riparian Plant Conservation Ordinance, the City's SOI is mapped as urban/developed and does not contain any riparian habitat. The GPU EIR found that the Resource Management Plan for The Preserve describes areas to be left as open space serving as buffers to other adjacent areas described for conservation and any development under the GPU and within The Preserve would be subject to the Resource Management Plan. The GPU EIR found that all development under the GPU would be subject to and/or consistent with the regulations in these three documents. Therefore, the GPU EIR concluded that impacts associated with conflicts with regional conservation plans would be less than significant and no mitigation would be required.

Project Analysis: There are no habitat conservation plans or Natural Community Conservation Plans that are applicable to the Project Site (CDFW, 2025), and there are no components of the Project that would result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Accordingly, no impact would occur.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

A Cultural Resources Study (dated November 6, 2025) (BFSA, 2025a) was prepared for the Project by BFSA Environmental Services (BFSA) to identify potential archaeological and historical resources that may be affected by the Project. This report includes the findings from an archaeological pedestrian survey, a cultural records search and sacred lands search, and an inventory of all recorded archaeological and historical resources located on the Project Site and within a one-mile radius of the Project Site. This report is included as *Technical Appendix E* of this document, and its findings are incorporated into the analysis presented herein.

5.5.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to cultural resources that are applicable to the proposed Project: MM CUL-1 and MM CUL-2. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy LCC-7.4, Policy LCC-7.7, Policy LCC-7.8, and Policy HEQ-8.7.

5.5.2 Environmental Review

Threshold a: *Would the project cause a substantial adverse change in the significance of a historic-era resource pursuant to CEQA Section 15064.5?*

GPU EIR Finding: The GPU EIR concluded that policies of the GPU also would protect historic resources, including Policy LCC-2.9 (promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating development downtown), Policy LCC-7.3 (promote the preservation, restoration, and compatible reuse of historically significant structures and sites while accommodating new development), Policy LCC-7.4 (require evaluations of buildings and structures 50 years old and older for potential historic significance prior demolition or significant alteration). Projects implementing the GPU which propose to alter a building or structure in excess of 50 years of age would also be subject to GPU EIR MM CUL-1, which requires evaluation by a qualified architectural historian and prioritizes avoidance and design modifications. Even with implementation of GPU EIR MM CUL-1 and the applicable GPU policies, because full avoidance could not be guaranteed at the program scale, the GPU EIR concluded that impacts to historical resources would be significant and unavoidable. The City adopted a Statement of Overriding Considerations for this impact when certifying the GPU EIR.

Project Analysis: BFSA Environmental Services conducted a cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search encompassed an area of one mile surrounding the Project Site. Based upon the records search results, which is documented in *Technical Appendix E*, nine historic resources have been recorded within one mile of the Project area. The resources include three transmission lines, one single-family property, one farm, one irrigation system, the Cypress Channel, a public utilities property, and a prison; none of these resources are within or adjacent to the Project Site. In conformance with GPU Policy LCC-7.4 and MM CUL-1, the Project's Cultural Resources Study evaluated the following structures within the Project Site as they were 50 years or older: the 13918 Cypress Avenue single-family residence, a standpipe, and an outbuilding located within APN 1021-241-02, and a historic milking parlor within APN 1021-241-01. None of the structures evaluated are associated with any historic figures or events or contain any unique distinctive architectural elements, and the Cultural Resources Study determined that they are not historically significant under CEQA.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?*

GPU EIR Finding: The GPU EIR found that, although a records search identified 45 archaeological resources within the GPU planning area, development under the GPU would be mainly in urbanized, disturbed areas and unlikely to possess buried archaeological resources. Future development under the GPU would comply with GPU policies related to archaeological resources, including, but not limited to, Policy LCC-7.7 (compliance with federal and state regulations and best practices to protect and mitigate impacts to archaeological resources) and Policy HEQ-8.7 (requires cultural resource assessments prior to the approval of development proposals). Additionally, implementing projects would comply with GPU EIR MM

CUL-2 which requires a cultural resources assessment to confirm the presence or absence of archaeological resources and recommend mitigation measures, if necessary. Compliance with the applicable GPU policies and GPU EIR MM CUL-2 would ensure that impacts related to archaeological resources are less than significant.

Project Analysis: BFSA conducted a cultural resources inventory of the Project Site, which included a records search through the SCCIC at CSU Fullerton. According to the archival records search (see *Technical Appendix E*), nine cultural resources (all of which are historic resources, as discussed in the response to Threshold “a” above) have been previously recorded and 28 cultural resource studies have been conducted within a one-mile radius of the Project Site; no cultural resources have been recorded within the Project Site. Additionally, the records search and literature review suggest a low potential for discovery of prehistoric sites within the Project Site, and a Sacred Lands File search results were negative for the presence of a sacred site within the Project Site.

Although, as noted above, the likelihood of discovering prehistoric archaeological on the Project Site is low, it is possible that grading and excavation activities on the Project Site may uncover previously unknown archaeological resources that may be buried beneath the soil surface. The Project would be required to comply with GPU EIR MM CUL-2, which requires development projects to prepare and implement (as needed) a construction monitoring and data recovery program to ensure that important archaeological resources are adequately protected. Consistent with the conclusion reached by the GPU EIR, compliance with GPU EIR MM CUL-2 would ensure that impacts associated with the potential discovery of archaeological resources associated with redevelopment of the Project Site would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

Threshold c: *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

GPU EIR Finding: The GPU EIR concluded that there are no known cemeteries or burial sites with the City; however, future development implementing the GPU may have the potential to encounter undiscovered human remains. All development within the City would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097 which require appropriate treatment of human remains discovered during development projects and Native American consultation, when applicable. GPU Policy LCC-7.8, which requires that Native American skeletal remains be treated with sensitivity and dignity, would also be applicable to future development projects. Compliance with GPU Policy LCC-7.8 and the applicable laws related to the discovery of human remains would ensure that impacts to human remains would be less than significant.

Project Analysis: The Project Site does not contain a known cemetery or burial site. In the unlikely event that human remains are discovered during Project grading or other Project-related ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 as well as Public Resources Code Section 5097 *et. seq.* GPU Policy LCC-7.8,

which reflects the provisions of these codes, would also apply to the Project. According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. With mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 et seq., as well as GPU Policy LCC-7.8, redevelopment of the Project Site would result in less-than-significant impacts to human remains.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, features, 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:*

- i) Listed or eligible for listing in the CRHR, or in a local register or*
- ii) 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?*

GPU EIR Finding: The GPU EIR disclosed that most areas to be developed under the GPU are urbanized or former agricultural sites which have been disturbed; however, there may still be a potential for discovering buried tribal cultural resources. Future development would be required to comply with GPU policies related to tribal cultural resources, including GPU Policy LCC-7.7 (comply with regulations and best practices protecting and mitigating impacts to cultural and tribal cultural resources) and Policy HEQ-8.7 (cultural resource assessments). Additionally, the GPU EIR notes that MM CUL-2 would be applicable, which requires proposed ground disturbing projects implementing the GPU to determine the presence or absence of archaeological resources and implement a monitoring and data recovery program to ensure that resources that may be buried – and could be uncovered during construction activities – are adequately protected. With adherence to the relevant GPU policies and GPU EIR MM CUL-2, impacts to tribal cultural resources would be less-than-significant.

Project Analysis: As required by GPU EIR MM CUL-2 and GPU Policy HEQ-8.7, a Cultural Resources Study was performed for the Project. Results of the Cultural Resources Study show that the Project Site does not have any resources listed or eligible for listing in the California Register of Historical Resources, or in any local register of historical resources. Accordingly, the Project would not impact a tribal cultural resource 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).

Additionally, the Project Site is highly disturbed and no tribal cultural resources are known to exist on the Project Site. Notwithstanding, the Project would be subject to GPU Policy LCC-7.7, which requires compliance with federal and State regulations for protecting and mitigating impacts on cultural and tribal cultural resources. Compliance with GPU Policy LCC-7.7 and Policy HEQ-8.7 and MM CUL-2 would ensure implementation of the Project would not result in any new or more severe significant impacts to tribal cultural resources than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.6 ENERGY

An Energy Analysis (dated January 6, 2026) (Urban Crossroads, 2026c) was prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential energy impacts that could result from the Project's construction and operation. This report is included as *Technical Appendix F* of this document, and the findings are incorporated into the analysis presented herein.

5.6.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to energy. The following GP policies related to energy are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.5, Policies INF-1.1 through 1.4, Policy INF-3.5, Policies INF-3.7 and 3.8, Policies INF-4.4 through 4.5 and 4.8 through 4.10, and Policy INF-4.11.

5.6.2 Environmental Review

Threshold a: *Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Threshold b: *Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

GPU EIR Finding: The GPU EIR disclosed that implementation of the GPU land use plan would consume energy resources during construction and operation (including natural gas and electricity) but concluded that future development and redevelopment under the GPU would not result in a wasteful and inefficient use of energy resources, and impacts would be less than significant.

Project Analysis: Project construction would represent a “single-event” demand and would not require on-going or permanent commitment of energy resources; construction would consume energy through operation of construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings and lighting. The energy resources consumed during Project construction are calculated to include 12,698 gallons of gasoline and diesel combined for construction and worker vehicle operation during construction and 53,786 gallons of diesel fuel for on-site construction equipment (diesel and gasoline) (refer to *Technical Appendix F*). The amount of energy and fuel use anticipated by the Project’s construction activities are typical for the type of construction proposed because there are no aspects of the Project’s proposed construction process that are unusual or unnecessarily energy intensive.

During Project operation, energy would be consumed by heating and cooling, refrigeration, lighting, and electronics for residential purposes. The Project’s operations and maintenance energy demands are estimated to be 1,720,934 kilo British Thermal Units (kBtu) of natural gas per year, 418,529 kilowatt hours (kWh) of electricity per year, and 66,390 gallons of fuel per year (diesel and gasoline) (refer to *Technical Appendix F*). The Project’s anticipated energy demands during operations are comparable to other residential projects of similar scale and configuration. Further, the Project is required by law to comply with CALGreen, which would minimize the Project’s demand for energy, including energy produced from non-renewable resources.

The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. Additionally, the Project would be subject to all applicable State and local policies, regulations, and plans related to energy or energy efficiency (including the applicable GPU policies as listed above), and there are no components of the proposed Project that have the potential to conflict with such policies, regulations, or plans.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

5.7 GEOLOGY/SOILS

LGC Geotechnical, Inc. (LGC) prepared a Geotechnical Evaluation (dated October 31, 2025) (LGC, 2025) to evaluate the geotechnical conditions of the subject property, identify any geological hazards, and provide recommendations for the future development of the Project. BFSa Environmental Services (BFSa) prepared a Paleontological Assessment (dated November 6, 2025) (BFSa, 2025b) to evaluate the Project Site’s potential to yield paleontological resources through review of paleontological literature, fossil locality records, and underlying geology. These reports are included as *Technical Appendices G* and *H*, respectively, and the findings are incorporated into the analysis presented herein.

5.7.1 Applicable GPU EIR MMs and GPU Policies

GPU EIR MM GEO-1 would be applicable to the proposed Project. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policies HSN-1.2 through HSN-1.4.

5.7.2 Environmental Review

Threshold a: *Would the Project expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- i. rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
- ii. strong seismic ground shaking?*
- iii. seismic-related ground failure, including liquefaction?*
- iv. Landslides*

Threshold 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?*

GPU EIR Finding: The GPU EIR disclosed that there are major regional faults in the vicinity of the City and mapped landslide zones in the southern portion of the City. Municipal Code Titles 15 and 19 include requirements for future development projects to address geologic hazards, including a requirement for development projects to submit site-specific soil investigations and geological hazards reports which include a geologic mitigation plan. Additionally, the City would implement a City-wide All-Hazard Mitigation Plan, which would allow the City to prepare for and proactively minimize hazards from seismic-related events. Implementing projects would also comply with GPU Policies HSN-1.2 through HSN-1.4, which require all future development demonstrate that the project design, construction plan, and structural components conform to the mitigation recommended by the site-specific geotechnical report. The GPU EIR concluded that, with compliance with Municipal Code Titles 15 and 19, the All-Hazard Mitigation Plan, and GPU Policies HSN-1.2 through HSN-1.4, impacts due to seismic hazards or unstable geologic units or soils would be less than significant and no mitigation would be required.

Project Analysis: The Project Site is not located within any Alquist-Priolo earthquake fault zone, and there are no known faults on the Project Site (see *Technical Appendix G*). Accordingly, the Project would not expose people or structures to adverse effects related to the rupture of an earthquake fault.

The Project Site is in a seismically active area of Southern California and is anticipated to experience strong ground shaking during the Project's lifetime. This risk is not considered substantially different than that of other similar properties in the Southern California area. The Project is required to adhere to standard engineering practices and design criteria relative to seismic and geologic hazards in accordance with the California Building Code (CBC) and the Chino Building Code, which is based on the CBC with local amendments. The CBC and Chino Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and these standards have been specifically tailored for California earthquake conditions. In addition, the CBC (Chapter 18), Municipal Code Titles 15 and 19, and GPU Policies HSN-1.2 through HSN-1.4 require development project sites to be analyzed in geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations to preclude adverse effects involving

unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. The Project Applicant retained LGC, a professional geotechnical firm, to prepare a Geotechnical Evaluation for the Project (see *Technical Appendix G*). The Geotechnical Evaluation provides recommendations for site grading practices, use of fill materials, and foundation design to maximize the stability and structural integrity of on-site structures in the event of an earthquake. In conformance with Municipal Code requirements, the City will condition the Project to comply with the site-specific ground preparation and construction recommendations contained in *Technical Appendix G*. With mandatory compliance with these standard and site-specific design and construction measures, implementation of the Project would not directly or indirectly expose people or structures on the Project Site to substantial adverse effects, including loss, injury or death, involving seismic ground shaking.

According to the Project's Geotechnical Evaluation (*Technical Appendix G*), the Project Site is mapped as having a low potential for liquefaction and, based on LGC's observations of Project Site soils, the potential for liquefaction and lateral spreading is considered very low. Accordingly, the Project would not expose people or structures seismic related ground-failure, including liquefaction.

The Project Site is virtually flat and contains no substantial natural or man-made slopes under existing conditions. Additionally, there are no substantial natural or man-made slopes in the Project Site vicinity. Accordingly, the Project Site is located in an area with a low potential for landslides.

The Project Site contains isolated dry sandy layers that could experience settlement. The Project's Geotechnical Investigation contains design, grading, and construction recommendations to address potential stability hazards of soils on the Project Site (refer to *Technical Appendix G*). The Project would be required to implement the recommendations within the Project's Geotechnical Evaluation pursuant to Municipal Code Titles 15 and 19 and GPU Policies HSN-1.2 through HSN-1.4. With mandatory compliance with the recommendations identified in the Project's Geotechnical Investigation, the Project would not expose people or structures to significant hazards related to unstable soils.

Compliance with the CBC, Municipal Code Titles 15 and 19, GPU Policies HSN-1.2 through HSN-1.4, and the recommendations of the Geotechnical Evaluation would ensure that impacts due to seismic hazards or unstable geologic units or soils would not be more severe than discussed in the GPU EIR

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project result in substantial soil erosion or the loss of topsoil?*

GPU EIR Finding: The GPU EIR found that there are areas in the City are supported by soils with moderate to high erosion potential, and that implementation of the GPU could increase the potential to expose topsoil to erosion. Projects implementing the GPU would comply with GPU Policy HSN-1.4, which provides requirements for future development that maximize soil stability and erosion prevention, as well as provisions of the Municipal Code related to preparation and approval of site-specific geotechnical studies. Due to mandatory compliance with the Municipal Code and GPU Policy HSN-1.4, the risks of soil erosion were determined to be less than significant, and no mitigation would be required.

Project Analysis: The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and/or long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in substantial effects related to soil erosion or the loss of topsoil. Implementation of the Project would not result in any new impacts or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Construction Activities

Project construction would involve demolition, grading, paving, utility installation, building construction, and landscaping installation, which has the potential to temporarily expose on-site soils and could be subject to erosion during rainfall events or high winds. Pursuant to State Water Resources Control Board requirements, the Project Applicant would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific storm water pollution prevention plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control MMs (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges during construction. In addition, the Project would be required to comply with SCAQMD Rule 403 and the Chino Municipal Code (Section 19.09.030), which establish requirements for the control of dust during construction (including wind erosion). With mandatory adherence to the requirements noted in the Project's SWPPP, as well as applicable regulatory requirements, there would be no potential for substantial water and/or wind erosion impacts during Project construction. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Operational Activities

Upon Project build-out, the Project Site would be redeveloped with 55 single-family residential units and would feature landscaped open spaces and paved, impervious surfaces, resulting in an increase in impervious surface. With an overall reduction in impervious surface, potential for soil erosion would be lower when compared to existing conditions. Additionally, stormwater runoff from the Project Site would be captured and treated to reduce waterborne pollutants (including sediment). Stormwater on the Project Site would be routed first to detention chambers on the southwestern portion of the Site and then off-site to the municipal storm drain system.

The City's Municipal Storm Water Permit will require the Project Applicant to prepare and implement a Water Quality Management Plan (WQMP, see Municipal Code Section 13.25.500). The WQMP is required to identify an effective combination of erosion control and sediment control MMs (i.e., BMP) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges. The Preliminary WQMP for the Project is attached hereto as *Technical Appendix L*. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Because the Project would be required to utilize erosion and sediment control MMs to preclude substantial, long-term soil erosion and loss of topsoil, substantial soil erosion would not occur.

Conclusion

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR,

no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?*

GPU EIR Finding: The GPU EIR indicated that most soils in the City have low potential for expansion and compaction, with exception of soils in the southern and northwestern portions of the City with moderate potential for expansion and compaction. However, future development would comply with Municipal Code regulations that require the preparation and approval of site-specific soil and geologic hazard studies as well as GPU Policy HSN-1.4, which requires soil testing and soil stabilities measures. The GPU EIR concluded that compliance with the Municipal Code and GPU Policy HSN-1.4 would ensure that impacts related to expansive soils would be less than significant, and no mitigation would be required.

Project Analysis: As summarized in the Project Geotechnical Investigation (see *Technical Appendix G*), soil samples were collected from the Project Site and subjected to laboratory analysis to determine their expansion potential. According to the results of the laboratory analysis, the soils on the Project Site have a "very low" to "low" expansion potential. Accordingly, the Project would not create substantial risks to life and property due to the presence of expansive soils.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

GPU EIR Finding: The GPU EIR indicated that future development under the GPU would be connected to the public wastewater collection system. Consequently, the GPU EIR concluded that there would be a less-than-significant impact associated with soils that are inadequate to support the use of septic system, and no mitigation would be required.

Project Analysis: The Project does not propose the use of septic tanks or alternative wastewater disposal systems. Accordingly, no impact would occur. The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR determined that high sensitivity areas for paleontological resources are generally located in the southern portion of the City. However, construction activities for future development under the GPU may disturb native soils and unearth previously undiscovered paleontological resources. GPU EIR MM GEO-1 requires a paleontological resources evaluation for projects determined to have potential for impacts on paleontological resources, and the implementation of a paleontological monitoring and resource recovery program (if needed). The GPU EIR determined that incorporation of GPU EIR MM GEO-1 would reduce potential impacts on paleontological resources to a less than significant level.

Project Analysis: According to the Project's Paleontological Assessment (see *Technical Appendix H*), Pleistocene older alluvial fan deposits beneath the Project Site have a high paleontological potential for terrestrial vertebrate fossils. The Project would be subject to compliance with GPU EIR MM GEO-1, which recommends paleontological monitoring during project construction. Additionally, future development also would be subject to compliance with PRC Section 5097.5, which prohibits the removal, destruction, injury, and defacement of paleontological resources and features. Mandatory compliance with GPU EIR MM GEO-1 and PRC Section 5097.5 would ensure that potential impacts to paleontological resources associated with the redevelopment of the Project Site would be reduced to less-than-significant levels.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.8 GREENHOUSE GAS EMISSIONS

An AQ/GHG Assessment (dated January 6, 2026) (Urban Crossroads, 2026a) was prepared for the Project by Urban Crossroads to quantify the GHG emissions that would result from Project-related construction and operational activities. This report is included as *Technical Appendix B* of this document, and its findings are incorporated into the analysis presented herein.

5.8.1 Applicable GPU EIR MMs and GPU Policies

GPU EIR MM GHG-1 is applicable to the proposed Project. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.7, Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policies INF-4.8 through INF-4.10, Policy INF-4.13, and Policy INF-5.10.

5.8.2 Environmental Review

Threshold a: *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*

GPU EIR Finding: The City of Chino adopted the 2020-2030 Climate Action Plan (CAP) on November 17, 2020. The 2020-2030 CAP is in effect and applicable to all new development in the City. In addition, the

GPU EIR identified numerous GPU policies that would directly or indirectly reduce GHG emissions, including Policies INF-1.1 through INF-1.4 (improve regional connectivity); Policies INF-2.1, INF-2.2, INF-2.5 through INF-2.7, and INF-2.10 through INF-2.15 (comprehensive transportation system); Policies INF-3.5 through INF-3.8 (transportation system management); Policies INF-3.14 through INF-3.18 (TDM); Policies INF-3.19 through INF-3.22 (parking management); Policies INF-4.1 and INF-4.2 (active transportation); Policies INF-4.4 through INF-4.10 (pedestrian circulation); Policies INF-4.11 through INF-4.14 (bicycle circulation); Policies INF-4.15 and INF-4.16 (transit access); Policies INF-5.5, INF-5.7, and INF-5.10 (safe, efficient goods movement); Policy HEQ-5.7 (incorporation of technologies, materials, and design to minimize pollution in private development); and Policy HEQ-5.9 (fuel-efficient and low emissions City fleet vehicles). Development under the GPU would also comply with GPU Action HEQ-5.a, which requires the City to use the CAP to guide actions and investments aimed at reducing GHG emissions community-wide, and mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6). The GPU EIR concluded that although the GPU includes objectives, policies, and actions that would reduce greenhouse gas (GHG) emissions, GHG emissions associated with buildout of the project, would exceed the assumptions used in the City’s CAP.

To mitigate GHG emissions to the maximum feasible extent, the GPU EIR included MM GHG-1, which requires all future development in the City to demonstrate consistency with the CAP. Even with implementation of GPU EIR MM GHG-1, the GPU EIR concluded that future GHG emissions would be a significant and unavoidable impact of the GPU and a Statement of Overriding Considerations was adopted for this impact.

Project Analysis: Compliance with the CAP would enable the City to achieve GHG emissions reductions mandates required by State law; implementation of the CAP would achieve the GHG emissions reduction mandate of Senate Bill 32 (SB 32) and would put the City on a path to achieving the State’s goal of carbon neutrality by 2045. Pursuant to the analysis streamlining provisions of the CEQA Guidelines, all projects that comply with the City’s CAP are considered to have a less than significant individual and cumulative impact related to GHG emissions.

The Project’s annual GHG emissions are summarized in Table 5-5, *Project GHG Emissions*. As shown, the Project would generate a net total of approximately 812.14 MTCO₂e per year, which is less than the SCAQMD screening threshold for residential projects.

Table 5-5 Project GHG Emissions

Source	Emissions (MT/yr)				
	CO ₂ T	CH ₄	N ₂ O	Refrigerants	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	21.47	1.00E-03	6.67E-03	4.33E-03	21.67
Mobile Source	580.00	0.03	0.03	0.74	591.00
Area Source	14.10	0.00	0.00	0.00	14.10
Energy Source	157.00	0.01	0.00	0.00	158.00
Water Usage Source	8.05	0.08	0.00	0.00	10.50
Waste Source	4.74	0.47	0.00	0.00	16.60
Refrigerants Source	0.00	0.00	0.00	0.27	0.27
Total CO₂E (All Sources)	812.14				
<i>SCAQMD Screening Thresholds</i>	3,000				
Threshold Exceeded?	NO				

Source: (Urban Crossroads, 2026a, Table 10)

The CAP requires all development projects subject to CEQA review – including the proposed Project – to comply with the CAP by incorporating design measures that would achieve a score of 100 points from the CAP Screening Table or to incorporate comparable design measures to reduce GHG emissions as outlined in the Chino Municipal Code. In accordance with GPU EIR MM GHG-1, the City would apply a condition of approval to the Project – as would be applied to all development projects in the City – to comply with the design standards in the CAP and Chino Municipal Code. Mandatory compliance with the CAP would further reduce Project-related GHG emissions. The Project would not generate GHG emissions that have a significant effect on the environment. Accordingly, the Project’s GHG emissions do not represent a new, significant air quality impact or an increase in the severity of a significant air quality impact previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?*

GPU EIR Finding: The GPU EIR determined that the GPU would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs. Notwithstanding, the growth anticipated by the GPU would exceed the assumptions of the CAP and would result in substantial GHG emissions. In order to mitigate GHGs to the maximum feasible extent, the GPU EIR included MM GHG-1, which requires all future development in the City to demonstrate consistency with the CAP. Even with implementation of GPU EIR MM GHG-1, the GPU EIR concluded that impacts due to GHG emissions would be a significant and unavoidable impact of the GPU and a Statement of Overriding Considerations was adopted to this impact

Project Analysis: The Project would implement the GPU land use plan and would be required to comply with all applicable GPU policies; the GPU EIR found that compliance with these policies would avoid a conflict with applicable GHG-reducing plans, policies and regulations. In addition, the Project’s AQ/GHG Assessment (see *Technical Appendix B*) demonstrates that the Project would be consistent with the City’s CAP and would not conflict with or otherwise obstruct implementation of the CAP, which would achieve goals and objectives established by applicable GHG emissions reductions plans and policies, including AB 32, SB 32, and international efforts to reduce GHG emissions.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project’s effects will be more severe than discussed in the GPU EIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

A Phase I Environmental Site Assessment (Phase I ESA) was prepared by Enercon Services, Inc. (Enercon) (dated March 6, 2025) (Enercon, 2025a) to determine the presence/absence of hazards and hazardous materials on the Project Site. A Phase II Investigation (Phase II) was prepared by Enercon (dated April 30,

2025) (Enercon, 2025b) to resolve the environmental concern related to residual pesticides and agricultural metals as identified in the Phase I ESA. A Limited Asbestos Survey was prepared by L.Y. Environmental, Inc. (L.Y.) (dated April 1, 2025) (L.Y., 2025) to determine the presence or absence of asbestos in the existing structures. These reports are included as *Technical Appendix I, J, and K*, respectively, of this document, and their findings are incorporated in the analysis presented herein.

5.9.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to hazards and hazardous materials. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.17, Policy HSN-1.21, GPU Policy HSN 1.25, Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.36, Policy HSN-3.4, and Policy HSN-4.1.

5.9.2 Environmental Review

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

Threshold 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?*

Threshold 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?*

GPU EIR Finding: The GPU EIR determined that construction or operation of projects under the GPU would require common hazardous materials in small quantities and would not pose a significant hazard to the public or environment. The GPU included a number of goals and policies that would reduce the potential to expose the public to hazardous materials. These include GPU Policies HSN-1.23 through Policy HSN-1.26 related to hazard protection, remediation, storage, and management. Additionally, all future projects implementing the GPU would comply with SCAQMD Rule 1403 (asbestos emissions during building demolition and renovation); CCR Title 22, Division 4.5 (removal of hazardous materials during demolition activities); and CCR Title 8, Section 1529 (limits, exposure monitoring, respiratory protection, and good working practices during construction). As concluded in the GPU EIR, with implementation of State and regional regulations and the applicable GPU policies, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant and no mitigation would be required.

Project Analysis: The Project Site is occupied by agricultural uses and has historically been used for agriculture. Enercon performed a comprehensive Phase I investigation, including site reconnaissance, historical database research, and interviews with a Site owner representative and occupant, to identify potential recognized environmental conditions (RECs) that may pose potential environmental risks associated with the Project Site (see *Technical Appendix I*). The Phase I ESA determined that the current and historical agricultural use of the Project Site is considered a REC due to the potential for the presence of residual pesticides, agricultural metals, and methane gas. Additionally, due to the age of the structures on the Project Site, the Phase I ESA identified the potential for the presence of asbestos containing materials (ACM) and lead-based paint (LBP).

The Phase I ESA recommended further investigation to determine the presence or absence of residual pesticides and agricultural metals; this was completed as part of the Project's Phase II ESA and is presented as *Technical Appendix J* of this document. The Phase II investigation determined that the Project Site was not impacted by organochloride pesticides, lead, arsenic, or organophosphorus pesticides, and no further investigations or remediation would be required.

Additionally, the Phase I ESA recommended the completion of a methane gas survey following removal of on-site soils during grading and implementation of any mitigation recommended by this survey. This would be performed during the Project's construction phase in accordance with the City's methane assessment and mitigation policy, which is a standard City requirement for all property that was once used as a dairy, poultry ranch, hog ranch, livestock food operation, manure stock pile site, manure burial site, and/or agricultural pond. If soil methane levels were found to exceed a certain level, then the Project – as with any other affected development project in the City – would be required to implement a mitigation program that complies with the performance criteria outlined in the City's methane assessment and mitigation policy to reduce soil methane levels to acceptable levels.

The Phase I ESA also recommended a Project-specific asbestos and LBP survey, and that any ACM or LBP be removed or stabilized prior to demolition of the existing structures. A Limited Asbestos Survey (*Technical Appendix K*) was conducted and determined that materials tested were not considered ACM. An LBP survey has not yet been conducted and would be required prior to demolition of the existing on-site structures. If LBP is found on the Project Site, its removal, handling, and disposal would be required to comply with applicable local, State, and federal laws.

Heavy equipment would be used on the Project Site during the Project's construction, which would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be present on the Project Site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to SCAQMD Rule 1403; CCR Title 22, Division 4.5; and CCR Title 8, Section 1529. GPU Policy HSN 1.25 would also be applicable and requires the proper storage and disposal of hazardous materials.

Operation of the proposed Project would involve the use of common materials that are not acutely hazardous, and that would be used in limited quantities. Additionally, operation of the proposed Project, including the routine transport, use, or disposal of hazardous materials, is required to be conducted in accordance with applicable federal, State, regional, and local regulations. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials or through release of hazardous materials during Project construction or operation.

The closest school to the Project Site is Edwin Rhodes Elementary School, located at 6655 Schaefer Avenue, approximately 0.19 mile northeast of the Project Site. The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. As

fully discussed above, the Project would be required to comply with all applicable federal, State, and regional regulations related to the routine transport, use, and disposal of hazardous materials, substances, or waste. Additionally, the Project would be subject to compliance with all applicable GPU policies related to reducing potential exposure of the public to hazardous materials. With mandatory compliance with federal, State, regional, and local regulations, impacts would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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, create a significant hazard to the public or the environment?

GPU EIR Finding: The GPU EIR identified 26 hazardous materials sites within the City (none of which include the Project Site). New development or redevelopment under the GPU would comply with federal, State, and regional requirements related to hazardous materials sites, including but not limited to SCAQMD Rule 1403 (asbestos emissions during building demolition and renovation); CCR Title 22, Division 4.5 (removal of hazardous materials during demolition activities); CCR Title 8 (limits, exposure monitoring, respiratory protection, and good working practices during construction); and provisions of the California Health and Safety Code related to management and disposal of hazardous materials. Additionally, GPU Policy HSN 1.25 (proper storage and disposal of hazardous materials) would be applicable to implementing projects under the GPU. The GPU EIR determined that with compliance with applicable federal, State, regional, and local regulations, impacts would be less than significant, and no mitigation would be required.

Project Analysis: Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, State Water Resources Control Board, and the State Department of Resources Recycling and Recovery to maintain a list of hazardous materials sites that fall within specific, defined categories. According to the records search, the Project Site was listed on several environmental databases; these listings were related to former onsite underground storage tanks and permitted handling of hazardous materials and wastewater discharges. Per the Phase I ESA regulatory records review, do not identify the Project Site as a source of contamination, hazardous materials release, or the location of a hazardous materials violation (refer to *Technical Appendix I*). Although the Project Site is listed on environmental databases due to its current and historical agricultural uses, none of the databases where the Project Site is listed fall within the categories regulated by Government Code Section 65962.5. The proposed Project would also comply with all applicable State, regional, and local regulations related to hazardous materials, including SCAQMD Rule 1403, CCR Title 8, California Health and Safety Code, and GPU Policy HSN 1.25. Implementation of the Project would not result in any new or more severe significant impacts related to being included on a list of hazardous materials site than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: *Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?*

GPU EIR Finding: The GPU EIR determined that the GPU would be compatible with the Chino Airport. Implementing projects under the GPU would be subject to the requirements under FAR Part 77, as well as applicable GPU policies and actions related to airport hazards such as Policy HSN-1.29 (exposure to excessive noise), Policy HSN-1.31 (community noise compatibility standards), Policy HSN-1.32 (noise study and mitigation measures), Policy HSN-1.36 (reduce noise impacts on new development), Policy HSN-4.1 (safety zone land use and noise compatibility criteria), and Action HSN-4.a (incorporate noise exposure standards into Chino ACLUP). The GPU EIR concluded that with implementation of GPU policies and compliance with applicable regulations, potential impacts related to airport hazards would be less than significant, and no mitigation would be required.

Project Analysis: The nearest airport to the Project Site is Chino Airport, located approximately 1.4 miles to the southeast. According to GPU Figure 4.7-2, *Chino Airport Overlay and Safety Zones*, the Project Site is not located within any safety zone for the Chino Airport, indicating the subject property is not subject to hazards associated with airport operations. Per GPU EIR Figure 4.10-2, *Airport Noise Contours*, the Project Site is located outside the existing 65 decibel Community Noise Equivalence Level (dBA CNEL) noise level contour boundaries for Chino Airport, which indicates that the Project Site would not be exposed to excessive noise levels from airport operations. Thus, the Project would comply with GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, HSN-1.36, and HSN-4.1 which are related to excessive noise and airport safety. The Project would not result in a safety hazard or excessive noise for people residing at the Project Site, and impacts would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: Future development under the GPU would be consistent with the 2025 City of Chino Local Hazard Mitigation Plan (LHMP) and Municipal Code Chapter 15.32 (Fire Code), as well as GPU policies related to emergency response including, but not limited to, Policies HSN-1.19 and HSN-1.20 (emergency response and evacuation in FHSZs), and Policies HSN-3.1 through Policy HSN-3.9 (effective emergency response). The GPU EIR determined that, with compliance with local regulations and the applicable GPU policies, there would be a less than significant impact related to interference with an adopted emergency response plan or emergency evacuation plan and no mitigation would be required.

Project Analysis: The Project Site does not contain any emergency facilities nor is it identified by the GPU or the City's *Local Hazard Mitigation Plan* as an emergency evacuation route by any emergency response

plans or emergency evacuation plans. During construction and at Project build out, adequate emergency vehicle access would be required to be always maintained. As part of the City's discretionary review process for the proposed Project, the City staff and the Chino Valley Fire District reviewed the Project's plans and found that appropriate emergency ingress and egress is available to and from the site to ensure public safety, consistent with GPU Policy HSN-3.4, and did not identify any Project component that would substantially impede emergency response times in the local area. Accordingly, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impacts would occur. Implementation of the Project would not result in any new or more severe significant impacts related to impairment of or physical interference with an adopted emergency response or evacuation plan than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR noted that future development or redevelopment in the City could within a fire hazard safety zone (FHSZ). Future implementing projects would comply with all applicable building regulations under the California Building Code and the California Fire Code. Additionally, GPU policies related to fire hazards would be applicable to all projects implementing the GPU, including, but not limited to, GPU Policies HSN-1.14 through HSN-1.19 and Policy HSN-1.21 (hazard protection). As such, the GPU EIR concluded that impacts due to wildland fire hazards would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. In addition, maps published by the California Department of Forestry and Fire Protection (CAL FIRE) in 2025 do not identify the Project Site within a fire hazard severity zone. Accordingly, the Project is compliant with GPU Policy HSN-1.17 and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands and no impact would occur. Implementation of the Project would not result in any new or more severe significant impacts related to wildland fires than previously disclosed in the GPU EIR.

In addition, the Project would comply with GPU Policy HSN-1.21 as the proposed residential units would be at least 100 feet from the high voltage power lines within an SCE easement to the south of the Project Site. Additionally, projects implementing the GPU, such as the proposed Project, would adhere to all applicable building regulations set forth in the California Building Code and the California Fire Code. GPU Policies HSN-1.14 through HSN-1.16, Policy HSN-1.18, and Policy HSN-1.19 would not be applicable as some of the policies are the City's responsibility, not individual projects, and the proposed Project is not within a FHSZ.

The Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no

potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.10 HYDROLOGY/WATER QUALITY

A Preliminary Water Quality Management Plan (WQMP) (dated November 19, 2025) (MDS, 2026a) and a Drainage Study (dated November 19, 2025) (MDS, 2026b) were prepared for the Project by MDS Consulting (MDS). The purpose of the Preliminary WQMP is to help identify pollutants of concern, establish the BMP for the Project to minimize the release of pollutants of concern, and establish long term maintenance responsibilities for the Project's water quality features. The Drainage Study identifies drainage patterns and off-site flows tributary to the Project Site and evaluates post-development runoff conditions. The reports are included as *Technical Appendices L* and *M*, respectively, of this document and their findings are incorporated into the analysis presented herein.

5.10.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to hydrology and water quality. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.4, Policy HSN-1.6, Policy HSN-1.9, and Policy HSN-1.10.

5.10.2 Environmental Review

Threshold a: *Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

GPU EIR Finding: The GPU EIR disclosed that water quality could be impacted by the construction activities and long-term runoff contamination associated with future development allowed under the GPU. However, the GPU EIR notes that such future development would be required under the statewide Construction General Permit to prepare a Storm Water Pollution Prevention Plan (SWPPP) which contains construction BMPs, and under Municipal Code Section 13.25.500 to prepare a WQMP that incorporates post-construction BMPs. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU Policy HSN-1.9 related to infiltration BMPs. Accordingly, the GPU EIR concludes that impacts due to violation of water quality standards or waste discharge requirements would be less than significant and no mitigation would be required.

Project Analysis: As demonstrated in the analysis below, the Project would not violate any water quality standards or waste discharge requirements. The Project would not result in any new or more severe significant impacts related to water quality standards or discharge requirements than previously disclosed in the GPU EIR.

Construction Activities

Construction of the proposed Project would involve site preparation, demolition, grading, building construction, architectural coating, and paving. Construction activities would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and solvents, and other chemicals with the potential to adversely affect water quality.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) and the City of Chino (Municipal Code Chapter 13.25), the Project would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all development projects that include construction activities, such as clearing, grading, and/or excavation, that disturb at least one (1) acre of total land area. In addition, the Project Applicant would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP will specify the BMPs that the Project's construction contractors would be required to implement during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities.

Operational Activities

To meet the requirements of the City's Municipal Storm Water Permit – and in accordance with Chino Municipal Code Section 13.25.500 – the Project Applicant would be required to prepare and implement a WQMP. A WQMP is a site-specific post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. The Project's Preliminary WQMP, prepared by MDS, is included as *Technical Appendix L* of this document. As identified in the Preliminary WQMP, the Project is designed to include structural source control BMPs consisting of infiltration chambers, which would comply with GPU Policy HSN-1.9, and self-treating landscape areas, as well as operational source control BMPs (including but not limited to: landscape management BMPs, employee training, and regular catch basin inspection) to minimize, prevent, and/or otherwise appropriately treat stormwater runoff flows before they are discharged into the City's storm drain system. Compliance with the Preliminary WQMP would be required as a condition of approval for the Project. Long-term maintenance of on-site water quality features also would be required as a condition of approval to ensure the long-term effectiveness of all on-site water quality features.

Based on the foregoing analysis, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during long-term operation.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?

GPU EIR Finding: The GPU EIR indicated that buildout of the GPU would result in an increase in impervious surfaces and could reduce groundwater recharge rates. Future development under the GPU would comply

with Municipal Code Section 13.25, which requires the reduction of pollutants in stormwater runoff, and with GPU Policy HSN-1.9, which requires infiltration BMPs. Therefore, the GPU EIR concluded that there would be a less-than-significant impact on groundwater quality and recharge and no mitigation would be required.

Project Analysis: The Project's proposed on-site water system would be required to connect to the City of Chino's municipal water system; therefore, no water wells would be constructed on the Project Site, and the Project would not directly extract groundwater resources.

The Project Site is mostly pervious under existing conditions and implementation of the Project would substantially increase the area of impervious surfaces to the subject property which, in turn, could reduce the property's ability to infiltrate surface water into the Chino groundwater basin. Development of the subject property was already anticipated by the GPU which planned for urban land uses on the Project Site. Additionally, according to plans prepared by the Chino Basin Water Master, a majority of the groundwater recharge in the Chino groundwater basin occurs in the northern portion of the Basin, north of the City of Chino, within percolation basins. The Project Site is not located within a percolation basin for the Chino groundwater basin and would not physically impact any of the major groundwater recharge facilities in the Basin. As such, development of the Project Site would not result in substantial, adverse effects to local groundwater levels. Furthermore, the Project would incorporate infiltration chambers and landscaped areas to maximize the percolation of on-site stormwater runoff into the groundwater basin, as required by GPU Policy HSN-1.9, and would implement site-specific BMPs to reduce stormwater pollutants per Municipal Code Section 13.25.500.

For the reasons stated above, the Project would neither substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Implementation of the Project would not result in any new or more severe significant impacts related to groundwater supplies and management than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: *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:*

- i) result in a substantial erosion or siltation on- or off-site;*
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
- 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?*

GPU EIR Finding: The GPU EIR indicated that future development allowed under the GPU could change drainage patterns through an increase in impervious surfaces. However, the GPU EIR notes that such future development would be subject to the statewide Construction General Permit, which requires the preparation and implementation of a SWPPP and associated construction BMPs. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with Municipal Code Section 16.50 related to grading and applicable GPU policies related to erosion hazards, including Policy HSN-1.4 (soil stability and erosion prevention).

The GPU also noted that development under the GPU could increase volume of stormwater runoff and change the rate of runoff. Per Municipal Code Section 13.25, future development would be required to prepare a WQMP which would contain operational BMPs related to stormwater flow and pollutants. Additionally, the GPU contains policies related to stormwater that would be applicable to future development, including Policy HSN-1.4, Policy HSN-1.6 (street and storm drain flood control systems), and Policy HSN-1.9 (low impact development design techniques for stormwater management).

Accordingly, the GPU EIR concludes that impacts related to drainage patterns would be less than significant and no mitigation would be required.

Project Analysis: The Project would implement land uses on the subject property that are consistent with the GPU land use plan; therefore, the development activities proposed by the Project were planned by the GPU and would not conflict with the analysis in the GPU EIR. The Project would not modify the ultimate drainage area or existing drainage patterns on the Project Site (see *Technical Appendix M*); notwithstanding, the Project would implement a SWPPP and WQMP per Municipal Code Section 16.50 and Section 13.25 and would incorporate GPU Policy HSN-1.4 to preclude substantial erosion and siltation on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion or siltation than previously disclosed in the GPU EIR.

The Project would not modify the ultimate drainage area or patterns from the existing condition, but it would increase the amount of permeable area on the Site. The Project's proposed on-site storm drain system would be adequately sized to capture and convey peak on-site stormwater flows to off-site stormwater drainage facilities that are designed pursuant to the City's Master Plan of Drainage System. According to the Project's Drainage Study (*Technical Appendix M*), the total proposed 100-year peak flow discharge from the Project Site (including proposed underground detention chambers) is approximately 69.7 cubic feet per second (cfs), which represents a 2.2 cfs or approximately 3.2 percent increase in runoff as compared to existing conditions (71.9 cfs). The Drainage Study notes that although there is an increase in runoff under proposed Project conditions, the existing storm drain system was designed to accept up to 84.5 cfs of stormwater runoff from the Project Site during the 100-year storm and the proposed discharge of 71.9 cfs is well below this design capacity; therefore, the proposed conditions do not exceed the stormwater system's existing capacity. Therefore, implementation of the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to flooding on- or off-site than previously disclosed in the GPU EIR.

As discussed in the above response, existing stormwater drainage facilities have adequate capacity to accommodate peak stormwater runoff flows discharged from the Project Site. Also, the Project will be required to comply with a SWPPP and a site-specific WQMP per Municipal Code Section 16.50 and Section 13.25, which will identify BMPs that are required to ensure that near-term construction activities and long-term post-development activities would not result in substantial amounts of polluted runoff.

Additionally, the Project would incorporate GPU Policy HSN-1.6 and Policy HSN-1.9 regarding stormwater and storm drain design. Accordingly, the Project would not 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. Implementation of the Project would not result in any new or more severe significant impacts related to existing or planned stormwater drainage systems than previously disclosed in the GPU EIR.

According to Federal Emergency Management Agency (FEMA) mapping, the Project Site is not located within the 100-year flood hazard area. Accordingly, the Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows. Implementation of the Project would not result in any new or more severe significant impacts related to flood flows than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

GPU EIR Finding: The GPU EIR noted that the City is far from the Pacific Ocean and not at risk of tsunamis. There are some areas of the City that could be affected by dam failure associated with Prado and San Antonio Dams. However, the GPU EIR noted that the GPU includes policies to reduce hazards related to flooding, including GPU Policies HSN-1.5 through HSN-1.8, HSN-1.10, HSN-1.12, and HSN-1.13 (hazard protection and flood control). Development under the GPU would also comply with Municipal Code Chapter 8.60, which includes measures to reduce flood hazards. Implementation of the GPU policies and compliance with the Municipal Code were found to further ensure that impacts associated with flood hazard areas would be less than significant and no mitigation would be required.

Project Analysis: Per GPU EIR Figure 4.8-3, *Dam Inundation Zones*, the Project Site is not located within an area subject to flooding because of a failure of a levee or dam. Additionally, based on the distance between the Project Site and large bodies of water, there is no potential for the Project to cause or be affected by inundation by seiche or tsunami. The Project Site is not located near any steep hillsides and there are no steep hillsides present on the subject property; therefore, there is no potential for Project to cause or be adversely affected by mudflow. Notwithstanding, the Project would comply with Municipal Code Chapter 8.60, which includes measures to reduce flood hazards, and GPU Policy HSN-1.6 and Policy HSN-1.10 related to storm drains and flood control. Implementation of the Project would not result in any new or more severe significant impacts related to inundation than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR noted that future development under the GPU would comply with all relevant water quality plans. Future development under the GPU would also comply with GPU Policy HSN-1.9 which requires low impact development design techniques to manage stormwater, as well as Municipal Code Section 13.25 which requires the preparation of a WQMP which contains operational BMPs. The GPU EIR determined that impacts would be less than significant, and no mitigation would be required.

Project Analysis: As discussed above, the Project Site is located within the Santa Ana River Basin and Project-related construction, and operational activities would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Plan* by preparing and adhering to a SWPPP and WQMP. Implementation of the Project would not conflict with or obstruct *the Santa Ana River Basin Water Quality Control Plan*. Additionally, the Project would comply with GPU Policy HSN-1.9.

The Project Site is located within the Chino Groundwater Basin, which is an adjudicated groundwater basin. Adjudicated basins, like the Chino Groundwater Basin, are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Subbasin. No component of the Project would obstruct or prevent implementation of the management plan for the Chino Groundwater Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan.

Based on the foregoing information, implementation of the Project would not result in any new or more severe significant impacts related to the implementation of water quality control plans or sustainable groundwater management plans than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.11 LAND USE/PLANNING

5.11.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs and no applicable GPU policies related to land use and planning.

5.11.2 Environmental Review

Threshold a: *Would the project physically divide an established community?*

GPU EIR Finding: The GPU EIR noted that the GPU sets forth goals, policies, and actions intended to provide more opportunities for social connections and community. GPU Policies LCC-1.1, LCC-1.3, LCC-1.5, LCC-1.8, and LCC-1.9 would guide city structure to promote a balanced mix of compatible land uses and connectivity. The GPU EIR concluded that implementation of these policies would ensure a less-than-

significant impact due to the physical division of established communities. No mitigation would be required.

Project Analysis: The Project would implement the GPU land use vision for the Project Site. The Project Site is currently developed with agricultural land uses, but abutting properties to the north and west are developed with residential land uses under existing conditions. The Project Site has also been planned for residential use since the creation of the ECSP and would be an extension of the surrounding residential neighborhood. Additionally, the Project does not include any component that would physically obstruct or restrict access to neighboring properties. Implementation of the Project would not result in any new or more severe significant impacts related to physically dividing an established community than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

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

GPU EIR Finding: The GPU EIR included a discussion of the GPU's potential to result in conflicts between land use plans. The GPU EIR indicates that with incorporation of GPU Goal LCC-2 (vibrant Downtown), Goal LCC-3 (revitalized commercial centers), and Policies LCC-4.5 through LCC-4.8 (attractive corridors and gateways), the GPU would not conflict with the Southern California Association of Governments (SCAG) Connect SoCal 2020-2045. The GPU EIR determined that the GPU would not conflict with the San Bernardino County Countywide Plan or Development Code and, with implementation of Action HSN-4.a (incorporate noise exposure standards into Chino ACLUP), the GPU would not result in a substantial conflict with the Chino ALUCP. Future development under the GPU would also be consistent with the City's Zoning Code as the zoning map was amended in conjunction with approval of the GPU. Additionally, with implementation of GPU Goal LCC-2 and Policy LCC-1.8, the GPU would not conflict with any existing planning initiatives in the City. Finally, incorporation of GPU Action LCC-3.h (opportunities for outdoor dining and pocket parks along Riverside Drive) and Action LCC-3.i (publicly accessible passive open space within the Euclid/Bickmore Key Opportunity Area) and adherence to Municipal Code Chapter 18.01 (Quimby Act) would ensure that the GPU would not conflict with the City's Parks and Facilities Master Plan 2021-2026. As such, the GPU EIR concluded that the GPU would have a less-than-significant impact due to conflicts with other planning documents, and no mitigation would be required.

Project Analysis: The Project Site would be redeveloped in accordance with its General Plan land use designation and development standards contained within the ECSP and the City's Development Code for the RD 4.5 zoning district. The development activities proposed by the Project were anticipated by the GPU EIR, and as such, the Project would maintain the vision of the GPU and would be consistent with applicable land use policies, plans, and regulations. As noted above, the GPU EIR concluded that implementation of the GPU would not conflict with any land use policies or regulations adopted for the purpose of mitigating or avoiding an environmental impact. Thus, because the Project is consistent with the GPU, implementation of the Project would not cause a significant environmental impact due to a land

use planning conflict. Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with a land use plan, policy, or regulation than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.12 MINERAL RESOURCES

5.12.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or GPU policies related to mineral resources.

5.12.2 Environmental Review

Threshold 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?*

Threshold 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?*

GPU EIR Finding: The GPU EIR concluded that implementation of the GPU would not result in the loss of availability of a mineral resource site of value to the region or a locally important mineral resource recovery site. Impacts would be less than significant and no mitigation would be required.

Project Analysis: Per GPU EIR Figure 6-1, *Mineral Resource Zones*, the Project Site is located within the MRZ-3 mineral resources zone, which "...is defined as an area where the significance of mineral deposits cannot be determined from the available data." As such, the Project Site does not comprise a "known mineral resource." Further, the mineral resource zone classifications assigned by the California Department of Conservation focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. The GPU, which establishes the City's plan for the highest and best use of the Project Site in consideration of the local land use context, designates the Project Site for residential land uses. This means that the City has determined that planned residential land uses on the Project Site are more valuable to the region than potential mineral extraction uses. Additionally, due to constraints on and abutting the Project Site (e.g., the relatively small size of the Site, which presents issues related to required equipment setbacks and staging areas), mineral resources extraction would not be feasible on-site. Lastly, there are no active mineral resource recovery sites within the City. For the reasons described above, the Project Site is determined to not be a mineral resource of substantial value to the region and development of the Project would not result in the loss of a locally important mineral resource site. Implementation of the Project would not result in any new or more severe significant impacts related to mineral resources than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR,

no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.13 NOISE

A Noise and Vibration Analysis (dated March 20, 2026) (Urban Crossroads, 2026d) was prepared for the Project by Urban Crossroads to evaluate Project-related long-term operational and short-term construction noise and vibration impacts. This report is included as *Technical Appendix N* of this document, and its findings are incorporated into the analysis presented herein.

5.13.1 Applicable GPU EIR MMs and GPU Policies

There are five GPU EIR MMs related to noise that are applicable to the proposed Project: MM NOI-1 through MM NOI-5. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.33, Policy HSN-1.34, Policy HSN-1.35, Policy HSN-1.36, and Policy HSN-4.1.

5.13.2 Environmental Review

Threshold a: *Would the project generate 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?*

GPU EIR Finding: The GPU EIR noted that even with implementation of GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, and HSN-1.36, and Action HSN-1.l, all of which would reduce the exposure of noise sensitive land uses from excessive noise, traffic noise would potentially exceed exterior and interior noise standards. GPU EIR MMs NOI-1 (exterior noise analysis) and NOI-2 (interior noise analysis) would serve to reduce noise exposure for future development under the GPU; however, impacts related to traffic noise were determined to remain significant and unavoidable and a Statement of Overriding Considerations was adopted for this impact.

The GPU EIR also found that there would be a limited number of slow-moving trains traveling within the City. With implementation of GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, and HSN-1.36, the GPU EIR determined that impacts related to railroad noise would be less than significant and no mitigation would be required.

Stationary noise under GPU buildout was determined to be potentially significant even with compliance with Municipal Code standards and implementation of GPU Policies HSN-1.30, HSN-1.34, and HSN-1.35 and Actions HSN-1.m and HSN-1.o (noise hazard protection). Similarly, construction noise could affect existing structures and sensitive receptors, even with compliance with Municipal Code standards and implementation of GPU Policy HSN-1.33 (reduction of construction noise impacts). Future development under the GPU would be required to comply with GPU EIR MMs NOI-3 (stationary noise) and NOI-4 (construction noise), which would reduce impacts related to stationary and construction noise to less than significant levels.

Project Analysis: The analysis below summarizes the Project's potential to generate or expose sensitive receptors to noise levels in excess of applicable standards during temporary construction activities and/or

long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in any new or more severe significant impacts related to ambient noise than previously disclosed in the GPU EIR. Refer to the Project's Noise and Vibration Analysis (*Technical Appendix N*) for a detailed discussion of the methodologies and assumptions used to calculate the Project's construction and operational noise.

Construction Activities

The Project would generate short-term noise during construction ranging between 68.2 to 72.0 decibels equivalent sound level (dBA L_{eq}) at sensitive receiver locations nearest the Project Site, which would not exceed the threshold of 80 dBA L_{eq} . All construction work would be required to be performed within the hours per day and days per week permitted by the Municipal Code. Additionally, the Project would comply with all applicable GPU policies, including Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.33, Policy HSN-1.34, Policy HSN-1.35, and Policy HSN-1.36. The Project's Noise and Vibration Analysis (*Technical Appendix N*) satisfies GPU EIR MMs NOI-1 and NOI-2, and the Project would be required to implement GPU EIR MM NOI-4 related to construction noise (as would all development projects in the City). Compliance with applicable General Plan policies and applicable standards from the Municipal Code would further ensure that the Project's construction activities do not generate noise levels in excess of local standards. Implementation of the Project would not result in any new or more severe impacts from construction noise than previously disclosed in the GPU EIR.

Operational Activities – Stationary Noise

Project-related noise sources for residential uses are limited to mechanical and non-verbal noise sources, such as ground-mounted air conditioning units and parking lot vehicle movements. The long-term stationary noise from Project operation would range from 31.1 to 35.7 dBA L_{eq} at nearby receiver locations, which would not exceed the City's standards for residential uses of 55 dBA L_{eq} (daytime) or 50 dBA L_{eq} (nighttime). When considered in the context of existing noise, daytime and nighttime noise from Project operations would contribute a maximum of 0.3 dBA L_{eq} to the ambient noise environment at study area receptor locations, which is not perceptible to the human ear. Operational noise from the Project would not exceed the significance criteria used by the City. Accordingly, the Project would not expose sensitive receptors to noise levels in excess of the applicable City of Chino standards, and the Project complies with GPU EIR MM NOI-3. Implementation of the Project would not result in any new or more severe significant impacts related to stationary noise than previously disclosed in the GPU EIR.

Operational Activities – Off-Site Traffic Noise

Project operations would only minimally increase off-site traffic noise along roadways adjacent to the Project Site. As shown in Tables 7-1 through 7-6 of the Project's Noise and Vibration Analysis (see *Technical Appendix N*), Project-related traffic would neither generate noise levels that would exceed applicable thresholds nor expose sensitive receptors to excessive noise levels. Implementation of the Project would not result in any significant impacts related to off-site traffic noise level increases that were not previously disclosed in the GPU EIR.

Conclusion

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project generate excessive groundborne vibration or groundborne noise levels?*

GPU EIR Finding: The GPU EIR found that construction activities related to development under the GPU could result in significant vibration impacts as construction details are not available at a program level. GPU EIR MM NOI-5 would be applicable to future development projects under the GPU would serve to reduce impacts related to construction vibration. The GPU EIR determined that, even with implementation of GPU EIR MM NOI-5, impacts related to construction vibration would be significant and unavoidable and a Statement of Overriding Considerations was adopted for this impact.

The GPU EIR also determined that there would be a limited number of slow-moving trains traveling within the City and railroad vibration levels would not exceed applicable thresholds. Additionally, the GPU EIR noted that residential and commercial uses proposed under the GPU are not typically sources of vibration and no industrial uses, which are potential sources of vibration, are proposed under the GPU. Therefore, impacts related to railroad and stationary source vibration would be less than significant and no mitigation would be required.

Project Analysis: Per the requirements of GPU EIR MM NOI-5, a Noise and Vibration Analysis was conducted for the Project (see *Technical Appendix N*). During construction, the Project would result in maximum vibration levels of approximately 0.19 inches per second at sensitive receptors located in proximity to the Project Site, which is less than the threshold of 0.30 inches per second. Accordingly, the Project would not generate excessive ground borne vibration during construction. During long-term operation, vibration levels from vehicles along the public streets that abut the Project Site are anticipated to be similar to existing conditions. Accordingly, there is no potential for the operation of the Project to expose persons to or generate excessive (i.e., significant) ground borne vibration or noise. Implementation of the Project would not result in any new or more severe significant impacts related to excessive ground borne vibration or noise levels than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: *Would the project expose people residing or working in the project area to excessive aircraft noise levels?*

GPU EIR Finding: The GPU EIR determined that the Chino Airport 65 L_{DN} noise contours do not cover any residential uses and airport noise levels would not exceed the Chino ACLUP noise compatibility levels. GPU policies to reduce the exposure of sensitive receptors to excessive aircraft noise would be applicable to future development projects under the GPU, including GPU Policy HSN-1.29 (exposure to excessive noise) and Policy HSN-4.1 (safety zone land use and noise compatibility criteria). Implementation of the applicable GPU policies would result in a less than significant impact related to excessive aircraft noise and no mitigation would be required.

Project Analysis: The nearest airport to the Project Site is Chino Airport, located approximately 1.4 miles southeast of the Project Site. Per GPU EIR Figure 4.10-2, *Airport Noise Contours*, the Project Site is located outside the existing 65 dBA CNEL noise level contour boundaries. As such, the Project complies with GPU Policy HSN-1.29 and Policy HSN-4.1 related to airport noise levels and land use compatibility. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels related to air travel.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.14 POPULATION AND HOUSING

5.14.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or GPU policies related to population and housing.

5.14.2 Environmental Review

Threshold 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)?*

GPU EIR Finding: The GPU EIR found that implementation of the GPU would result in an increase of housing stock, not population growth within the City. The increase in housing under the GPU has been planned based on SCAG's growth projections and the RHNA; therefore, the planned increase in housing would accommodate SCAG's projected increase in population. Additionally, future development under the GPU would occur within areas of the City that are already served by existing infrastructure. The GPU EIR concludes that population growth under the GPU would be expected, would be planned for, and would not exceed available infrastructure or public services; as such, impacts were determined to be less than significant, and no mitigation would be required.

Project Analysis: The Project would redevelop an agricultural site with residential uses. However, the Project is implementing the approved General Plan land use plan, which designates the Project Site for residential land uses. Accordingly, the Project would not induce population growth in the City that was not planned by the GPU.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

GPU EIR Finding: The GPU EIR determined that future redevelopment under the GPU may displace existing people or housing; however, these redevelopment projects would result in an overall increase of 9,786 housing units in the City. As there would be no net loss of housing and all future redevelopment would comply with regulations related to the displacement of tenants, including Government Code Section 66300 et seq., impacts were found to be less than significant, and no mitigation would be required.

Project Analysis: There is one residence located on the Project Site which has been present on-site since the approval of the ECSP and the planned residential uses. The proposed Project would develop 55 single-family residences, which is consistent with the GPU, the ECSP, and the City's zoning ordinance. The Project would result in an overall increase in housing on the Project Site. Additionally, the Project would be compliant with Government Code Section 66300 et seq. Consistent with the findings of the GPU EIR, the proposed Project would have less than significant impacts related to the displacement of substantial numbers of existing people or housing.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.15 PUBLIC SERVICES AND RECREATION

5.15.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related public services and recreation. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy PRC-1.3 and Policy PRC-4.6.

5.15.2 Environmental Review

Threshold 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 following public services:*

- i. Fire Protection;*
- ii. Police Protection;*
- iii. Schools;*
- iv. Parks/Recreational Facilities; or*
- v. Other Public Facilities?*

GPU EIR Finding: The GPU EIR noted that future projects under the GPU could increase demand for fire protection, police protection, school, and other public facilities. The GPU established policies related to

the need for new or expanded facilities, including Policy PRC-3.3 (new school sites and facilities), Policy PRC-3.4 (adequate library services and facilities), Policy PRC-4.3 (mutual aid agreements), Policy PRC-4.5 (public safety facility construction or expansion), and Policy PRC-4.6 (funds to ensure the provision of adequate police and fire services). Additionally, new development under the GPU would be required to pay development impact fees (DIFs) per City Resolution No. 2022-026, which would ensure funding for the provision of police, fire, and library services. Future development would also be required to pay developer fees per California Government Code Section 65995, which would provide full mitigation of school impacts. Compliance with the applicable GPU policies and payment of the applicable developer fees would ensure implementation of the GPU would have less than significant impacts related to provision of new or physically altered public facilities, and no mitigation would be required.

Project Analysis: Pursuant to City Resolution No. 2022-026 and GPU Policy PRC-4.6, the Project would be subject to the City's DIF, portions of which would be used to provide funding for fire and police protection services and facilities, parks and recreational facilities, and library facilities. Payment of DIF would offset the incremental increase in demand for these services and facilities with development of the Project Site. With adherence to City Resolution No. 2022-026 and GPU Policy PRC-4.6, impacts associated with the provision of new or physically altered fire protection, police protection, parks and recreational, and library facilities would be less than significant.

With respect to schools, the Project Site is within the boundaries of the Chino Valley Unified School District (CVUSD). The Project Applicant would be required to pay all applicable development impact fees, as required by State law, to offset its demand for public school services. Implementation of the Project would not result in any new impacts or more severe impacts related to school facilities than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *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?*

Threshold c: *Would the Project include recreational facilities or require construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

GPU EIR Finding. The GPU EIR found that buildout of the GPU would exceed the service ratio of 3.32 acres of parkland per 1,000 residents. Additionally, the GPU EIR determined that the buildout of the GPU would occur incrementally through 2045 and parks within the City would not be overburdened at any time. In addition, the GPU EIR identified GPU policies and actions that would assist the City in achieving their established park standard, including Policy PRC-1.2 (increase the acreage of parks), Policy PRC-1.3 (dedication of park land or the payment of in-lieu fees), Policy PRC-1.6 (co-locating parks and recreational facilities with and promoting joint use of new or existing public and institutional facilities), Policy PRC-1.7 (odd-shaped or underutilized parcels for park or open space), Action LCC-3.c (privately-owned, publicly-accessible open spaces in shopping centers), Action LCC-3.j (close off City-owned alleyways on Riverside

Drive to create mini-parks or plazas). As such, the GPU EIR concludes that there would be a less-than-significant impact due to the physical deterioration of parks and recreation facilities, and no mitigation would be required.

Project Analysis: The Project would redevelop the Project Site with residential uses, which could increase the use of existing neighborhood and regional parks or other recreational facilities. The Project provides open space areas on-site for passive recreation and, as required by Policy PRC-1.3, the Project Applicant would be required to pay a fee in-lieu of dedication of park or recreational facilities to ensure the City has adequate park and recreational facilities. Consistent with the conclusion of the GPU EIR, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.16 TRANSPORTATION

A Traffic Analysis (dated July 31, 2024) and Vehicle Miles Traveled (VMT) Screening Evaluation (VMT Evaluation) (dated October 30, 2025) were prepared for the Project by Urban Crossroads (Urban Crossroads, 2026e; Urban Crossroads, 2026f). These reports are included as *Technical Appendix O and P*, respectively, of this document, and their findings are incorporated into the analysis presented herein.

5.16.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to transportation. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy INF-4.5, and Policy INF-4.9, and Policy INF-4.10.

5.16.2 Environmental Review

Threshold a: *Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

GPU EIR Finding. The GPU EIR determined that implementation of the GPU would increase traffic volumes within the City. With buildout of the GPU, all roadways in the City would operate at a level of service (LOS) D (acceptable) or better, which would comply with policies in the GPU, except for Kimball Avenue from Mill Creek Avenue to Main Street (LOS F) and Pine Avenue from El Prado Road to Euclid Avenue (LOS E). The GPU EIR concluded that the performance along identified segments of Kimball Avenue and Pine Avenue would conflict with GPU policies and that impacts to the roadway system could not be reduced below a significant level. This impact was determined to be significant and unavoidable and a Statement of Overriding Considerations was adopted.

Additionally, buildout of the GPU would increase demand for public transportation and bicycle and pedestrian facilities. Future projects under the GPU would incorporate GPU policies to reduce impacts related to this increased demand, including Policy INF-1.3 (encourage bicyclists, walkers, and users of

mobility devices); Policy INF-1.4 (improve the frequency and convenience of regional transit connections); Policies INF-2.6, and INF-2.11 (comprehensive transportation system plan); Policies INF-3.17 and INF-3.18 (collaboration between and partnership with transit providers); Policies INF-4.5 through INF-4.9 and INF-4.11 through INF-4.16 (connected city). As such, the GPU EIR concludes that impacts related to public transit and bicycle and pedestrian facilities would be less than significant and no mitigation would be required.

Project Analysis: As demonstrated in the analysis below, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Implementation of the Project would not result in any new or more severe significant impacts related to the local or regional transportation network than previously disclosed in the GPU EIR.

SCAG Connect SoCal

The fundamental goals of SCAG's *Connect SoCal* are to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Due to the Project's consistency with the General Plan – which the SCAG relies on for its regional land use planning program – as well as the Project Site's geographic location in proximity to major local and regional truck routes, the Project would not conflict with the goals and policies of *Connect SoCal* – including the following goals related to vehicular and non-vehicular circulation.

- Encourage and support the implementation of projects that facilitate multimodal connectivity, prioritize transit and shared mobility, and result in improved mobility, accessibility, and safety.
- Prioritize repair, maintenance, and preservation of the SCAG region's existing transportation assets.
- Encourage the development of transportation projects that provide convenient, cost-effective, and safe alternatives to single-occupancy vehicle travel.
- Create a resilient transportation system by preparing for emergencies and the impacts of climate change.
- Proactively monitor and plan for the development, deployment, and commercialization of new technology as it relates to integration with transportation infrastructure.

San Bernardino County Congestion Management Plan

The San Bernardino County Congestion Management Program (CMP) was prepared by the San Bernardino Associated Governments (since re-named as the San Bernardino County Transportation Authority). The intent of the CMP is to create a link between land use, transportation, and air quality planning decisions and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds to alleviate traffic congestion and related impacts and improve air quality. Edison Avenue is designated as part of the CMP network; however, the Project would not generate traffic volumes that could potentially conflict with any CMP goal or policy.

General Plan Update

The Project would not conflict with applicable goals and policies from the General Plan addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities (see *Technical Appendix O*). Consistent with Policy INF-4.5, the Project would avoid excessive driveway widths, provide a

pedestrian paseo where the walkway is separated from the street and residential uses by landscaped areas, and construct sidewalks which connect to the existing sidewalks on Amsterdam Avenue and Cypress Avenue. Additionally, consistent with Policies INF-4.9 and INF-4.10, the Project design takes into account pedestrian safety and provides curb ramps and crosswalks to facilitate pedestrian access.

Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

GPU EIR Finding. The GPU EIR noted that buildout of the GPU would reduce VMT compared to the buildout under the previous general plan. The GPU EIR identified factors which could reduce future VMT generation, such as gas prices, telecommuting, economic shifts, and consumer trends and cultural shifts; however, these factors are all out of the City's control. The GPU EIR determined that VMT generated under buildout of the GPU could be inconsistent with CEQA Guidelines Section 15064.3(b). As no feasible mitigation was identified to reduce these potential impacts, impacts related to VMT were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted.

Project Analysis: The City has adopted Traffic Impact Analysis (TIA) Guidelines which provide VMT screening criteria. Screening thresholds include, but are not limited to, project location within a Transit Priority Area (TPA), project location within a low VMT area, and types of projects. A land use project needs only to meet one of the screening thresholds to result in a less than significant VMT impact. A Project-specific VMT Evaluation has been prepared in accordance with the City's methodology. The VMT Evaluation determined that the proposed Project meets the low VMT area screening criteria and would result in a less than significant VMT impact (see *Technical Appendix P*). Therefore, no further VMT analysis is needed.

Further, the GPU EIR concluded that implementation of the approved GPU would reduce citywide VMT per service population compared to the baseline condition. Based on the foregoing analysis, implementation of the Project would not result in any new or more severe significant impacts than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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)?*

GPU EIR Finding. The GPU EIR noted that the GPU includes several policies to reduce transportation related hazards, including GPU Policies INF-2.7, INF-2.8, INF-2.10, and INF-2.15 (comprehensive transportation system plan), and Policy INF-4.3 (vision zero). The GPU EIR found that, with implementation of these GPU policies, the GPU would not result in increased hazards due to design features or incompatible land uses, thereby resulting in a less-than-significant impact. No mitigation would be required.

Project Analysis: The types of traffic that would be generated by the Project (i.e., predominantly passenger cars, with some trucks for home delivery) would be compatible with the type of traffic observed along study area roadways under existing conditions. All proposed improvements within the public right-of-way would be installed in conformance with City design standards. If any component of Project construction would occur in the public right-of-way and require the partial or full closure of a sidewalk and/or travel lane, all work would be required to adhere to the applicable construction control practices that are specified in the *State of California Department of Transportation Construction Manual*, dated December 2024 and published by the California Department of Transportation (Caltrans), to minimize potential safety hazards, which would be reviewed and approved by City staff in advance as part of the Project's required construction management plan (see Chino Municipal Code Section 20.23.210). Based on the foregoing information, the Project's construction and operation would not create or substantially increase safety hazards due to a design feature or incompatible use. Implementation of the Project would not result in any new impacts or more severe significant impacts related to hazards due to a geometric design feature than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: *Would the project result in inadequate emergency access?*

GPU EIR Finding. The GPU EIR notes that all future development under the GPU would be consistent with requirements of the California Fire Code related to emergency access and GPU Policy INF-3.11 (emergency vehicle response time and emergency access). As such, the GPU EIR concludes that there would be a less-than-significant impact due to inadequate emergency access, and no mitigation would be required.

Project Analysis: The Project would construct residential land uses on the Project Site, which would require the need for emergency access to-and-from the Site. Project design incorporates requirements of the California Fire Code related to emergency access, which the City has reviewed to ensure that adequate access to-and-from the site would be provided for emergency vehicles. The City also will require the Project to provide adequate paved access to-and-from the Site (via a condition of approval) and will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. Implementation of the Project would not

result in any new impacts or more severe significant impacts related to inadequate emergency access than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.17 UTILITIES AND SERVICE SYSTEMS

5.17.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to utilities and service systems. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy INF-6.2, Policy INF-6.3, Policy INF-6.13, Policy HEQ-6.5, Policy HEQ-6.6, Policy HEQ-6.7, and Policy HEQ-6.8.

5.17.2 Environmental Review

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

GPU EIR Finding. The GPU EIR found that buildout of the GPU would occur in areas already served by water, wastewater, and stormwater infrastructure and future projects under the GPU would only require connections to the existing water, wastewater, and stormwater infrastructure. The GPU EIR determined that the City would have adequate water supplies to meet the demands under buildout of the GPU and future connections to the existing water, wastewater, and stormwater infrastructure within the City would be evaluated via site-specific environmental review. Additionally, the GPU EIR identified several GPU policies that address water, wastewater, and stormwater, including Policies INF-6.1 through INF-6.3, INF-6.10, and INF-6.13 (reliable utility service); and Policies HEQ-6.3 through HEQ-6.8 (wise use of resources).

The GPU EIR indicated that buildout of the GPU would occur in areas already served by electric power, natural gas, and telecommunications infrastructure and future projects under the GPU would only require connections to the existing electric power, natural gas, and telecommunications infrastructure. The GPU EIR determined that future connections to the existing water, wastewater, and stormwater infrastructure within the City due to buildout of the GPU would be evaluated via site-specific environmental review. Additionally, the GPU EIR identified several GPU policies that address electricity, natural gas, and telecommunications, including Policy INF-6.1 (reliable utility service), Policy INF-6.12 (expanded broadband coverage), and Policy INF-6.14 (telecommunication systems and services for public use). Future development would also comply with standards under Municipal Code Chapter 15.43 and CALGreen.

The GPU EIR did not identify any significant impacts associated with the capacity or construction of utility infrastructure and no mitigation would be required.

Project Analysis: Construction of the proposed utility improvements has the potential to result in environmental effects associated with short-term air pollutant emissions, noise emissions, water quality effects, and traffic movement disruptions that are an inherent part of the Project's construction process. However, these impacts already were included in the construction-level impact analysis provided under the Air Quality, Hydrology and Water Quality, Noise, and Transportation topics of this document and were determined to not result in a substantial adverse effect on the environment and, also, to be within the scope of the analysis for the GPU EIR. Additionally, GPU policies related to utility infrastructure and capacity apply to the Project, including Policy INF-6.2, Policy INF-6.3, Policy INF-6.13, and Policies HEQ-6.5 through HEQ-6.8. The Project would also comply with all applicable standards under Municipal Code Chapter 15.43 and CALGreen. As such, the Project would not result in a significant environmental impact related to the construction of utilities that was not previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?*

GPU EIR Finding. The GPU EIR determined that, based on the City's 2020 Urban Water Management Plan (UWMP), the City would have adequate water supplies to meet the demand under buildout of the GPU. Additionally, the GPU EIR identified several GPU policies that would serve to reduce water demand within the City, including Policies INF-6.4 through INF-6.6, INF-6.8, and INF-6.9 (reliable utility service), and Policies HEQ-6.3 through HEQ-6.8 (wise use of resources). As such, the GPU EIR concluded that impacts due to insufficient water supplies would be less than significant and no mitigation would be required.

Project Analysis: The Project would implement residential land uses on the Project Site in accordance with the General Plan land plan. Accordingly, the development activities and water demand proposed by the Project were planned by the GPU and, therefore, anticipated by the GPU EIR. Furthermore, the City of Chino's Urban Water Management Plan (UWMP) indicates that the City expects to have adequate water supply to meet its expected service demands until at least 2045; the Project is consistent with the land use plan that was used as the basis of the water demand calculations in the UWMP. The City of Chino's UWMPs forecast water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. Based on the conclusions within the UWMP, the City has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Additionally, GPU policies related to utility infrastructure and capacity apply to the Project, including GPU Policy HEQ-6.5 through Policy HEQ-6.8. Accordingly, the Project would not require new or expanded water entitlements. Implementation of the Project would not result in any new impacts or more severe impacts related to water supplies than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?*

GPU EIR Finding. The GPU EIR determined that implementation of the GPU would accommodate SCAG's projected population growth and, therefore, would also accommodate the regionally forecasted demand for wastewater treatment. Additionally, the GPU EIR identifies several GPU policies that address wastewater treatment facilities, including GPU Policies INF-6.1 through INF-6.3 and INF-6.10 (reliable utility service). The GPU EIR concludes that impacts due to insufficient wastewater capacity would be less than significant and no mitigation would be required.

Project Analysis: The Project would receive wastewater treatment service from the Inland Empire Utilities Agency (IEUA) RP-5 facility (this facility already serves the existing uses on the Project Site). The RP-5 facility has an existing treatment capacity of approximately 16.3 million gallons of wastewater per day and treats approximately 9 million gallons of wastewater per day. IEUA is in the process of expanding the treatment capacity of RP-5 to 22.5 million gallons per day; the expansion project is expected to be completed in 2026, prior to the Project becoming operational. Based on the City's wastewater generation factor of 75 gallons per capita per day for low-density residential uses and an assumption of 3.0 persons per household (which was disclosed in the GPU EIR and reflects the SCAG projections for buildout of the GPU), the Project would generate approximately 12,375 gallons of wastewater per day ([55 dwelling units x 3.0 persons per household] x 75 gallons per person/day = 12,375 gallons). This would represent approximately 0.2 percent of the approximately 7.3-million-gallon existing excess treatment capacity at RP-5 (which is expected to increase in the future as facility expansion projects are completed). Therefore, RP-5 is expected to have adequate treatment capacity to provide service to the Project. Additionally, the Project would comply with GPU Policy INF-6.2 and Policy INF-6.3 related to the provision of wastewater services. The Project would not require the construction of new or expanded wastewater treatment facilities. Implementation of the Project would not result in any new or more severe significant impacts related to wastewater treatment than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: *Would the project 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?*

Threshold e: *Would the project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?*

GPU EIR Finding. The GPU EIR found that although buildout of the GPU would result in an increased demand for landfill capacity, such demand would be accommodated by the El Sobrante Landfill.

Additionally, the GPU EIR identified several GPU policies intended to reduce solid waste demand, including Policy HEQ-7.1 (reduce the amount of solid waste disposed in landfills) and Policy HEQ-7.2 (reduce at source, recycle, or compost 75 percent of solid waste). As such, the GPU EIR concluded that there would be a less-than-significant impact due to the projected solid waste disposal demands created by the GPU. The GPU EIR did not identify any significant impacts related to solid waste and no mitigation would be required.

Project Analysis: The Project Site will receive landfill services from the El Sobrante Landfill. The El Sobrante Landfill is permitted to receive 16,054 tons of refuse per day. As of December 2025, which is the most recent data available, the El Sobrante Landfill accepted approximately 11,277 tons of waste per day, which corresponds to approximately 70 percent of its average permitted daily disposal volume. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2051; however, future landfill expansion opportunities exist at this site.

The analysis below summarizes the Project's potential to generate solid waste during construction and/or operation that would exceed the disposal capacity of local landfill facilities. As demonstrated in the analysis below, the Project would not generate substantial volumes of solid waste. Implementation of the Project would not result in any new or severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Construction Impact Analysis

The Project would generate solid waste requiring disposal that would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (i.e., approximately 227,868 s.f. of residential building area) and the United States' Environmental Protection Agency's (EPA) construction waste generation factor of 4.39 pounds per s.f. for residential uses, approximately 500 tons of waste are expected to be generated during the Project's construction phase ($[227,868 \text{ s.f.} \times 4.39 \text{ lbs/s.f.}] \div 2,000 \text{ lbs/ton} = 500 \text{ tons}$). The State of California requires a minimum of 65 percent of all construction waste to be diverted from landfills (by recycling, reusing, or other waste reduction strategies); therefore, the Project is estimated to generate approximately 175 tons of construction waste requiring landfilling.

The Project's construction phase is estimated to have a duration of approximately 536 working days; therefore, the Project is estimated to generate approximately 0.32 tons of solid waste per day requiring landfill disposal during construction. The Project's daily solid waste generation would utilize less than one-tenth of one percent of the excess daily disposal capacity at the El Sobrante Landfill ($[0.32 \text{ tons}/4,777 \text{ tons}] \times 100 \approx 0.001 \text{ percent}$). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's construction phase. Implementation of the Project would not result in any new impacts or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Operational Impact Analysis

The City of Chino had an average disposal rate of 6.3 pounds per resident per day in 2024 (the last year for which information is available). Based on an estimate of 3.0 persons per household, as disclosed in the GPU EIR, approximately 18.9 pounds of waste per day would be generated by each dwelling unit proposed by the Project. Long-term operation of the Project is estimated to generate approximately 0.52 tons of solid waste per day ($[18.9 \text{ lbs}/1 \text{ unit}] \times 55 \text{ units} \approx 1,040 \text{ lbs} \times [1 \text{ ton}/2,000 \text{ lbs}] \approx 0.52 \text{ tons}$). The State of California requires a minimum of 65 percent of all solid waste be diverted from landfills (by recycling,

reusing, and other waste reduction strategies); therefore, the Project is estimated to generate approximately 0.18 tons per day of waste requiring landfill disposal. The solid waste generated by the Project would represent approximately less than one-tenth of one percent of the excess daily capacity at the El Sobrante Landfill ($[0.18 \text{ tons}/4,777 \text{ tons}] \times 100 \approx 0.003 \text{ percent}$). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's operation. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

There are no components of the proposed Project that would result in non-compliance with federal, State, or local statutes or regulations related to solid waste. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.18 WILDFIRE

5.18.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to wildfire. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.6, Policy HSN-1.10, Policy HSN-1.17, Policy HSN-1.21, Policy HSN-2.7, and Policy HSN-3.4.

5.18.2 Environmental Review

Threshold a: *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

GPU EIR Finding: The GPU EIR disclosed that future development has been concentrated in developed areas along major corridors to allow for evacuation and response. As some projects implementing the GPU could fall within a mapped FHSZ, future development and redevelopment are required to be consistent with the 2025 LHMP, the City's 2014 Emergency Operations Plan (EOP), and the Municipal Code. GPU Policy HSN-1.20 (orderly evacuation within FHSZs), Policy HSN-3.3 (orderly evacuation), and Policy HSN-3.4 (ingress and egress route requirements for new residential subdivisions) would also be applicable to future development. Additionally, all future development under the GPU would be reviewed and require approval from the Chino Valley Fire District. As such, the GPU EIR concluded that impacts related to emergency response or evacuation plans would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Additionally, the Project would comply with all applicable requirements of the 2025 LHMP, 2014 EOP, and the Municipal Code, and is consistent with GPU Policy HSN-3.4. Accordingly, implementation of the Project would not impair an adopted emergency response plan or emergency evacuation plan.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

GPU EIR Finding: The GPU EIR noted that some projects implementing the GPU could occur fall within a mapped FHSZ, future development and redevelopment are required to be consistent with the California Building Code and the California Fire Code, as well as GPU Policies HSN-1.14 through HSN-1.19 and HSN-1.21 (hazard protection) and Policy HSN-2.7 (underground utility lines where feasible). As such, the GPU EIR concluded that impacts related to risk of loss, injury, or death involving wildland fires would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Additionally, the Project would comply with all applicable requirements of the California Building Code and the California Fire Code, and is consistent with GPU Policies HSN-1.17, HSN-1.21, and HSN-2.7. Accordingly, impacts related to risk of loss, injury or death involving wildland fires would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?*

GPU EIR Finding: The GPU EIR noted that future development under the GPU may require new connections to existing utility infrastructure. Future development under the GPU would comply with GPU Policy HSN-2.7 (underground utility lines where feasible). As such, the GPU EIR concluded that impacts related to fire risk from infrastructure development would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Nevertheless, the proposed Project would require new connections to existing utility infrastructure. The Project would comply with all applicable requirements of the California Building Code and the California Fire Code and is consistent with GPU Policy HSN-2.7 which requires undergrounding of overhead power and telecommunications lines. Accordingly, impacts related to fire risk from infrastructure development would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold 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?*

GPU EIR Finding: The GPU EIR disclosed that the City is generally flat with few areas in the City falling within a mapped landslide zone. Risk related to post-fire instability would be low City-wide. Regardless, all future development and redevelopment under the GPU would comply with requirements of Municipal Code Chapter 8.60 and GPU policies related to hazard protection, including Policies HSN-1.5 through HSN-1.8, HSN-1.10, HSN-1.12, and HSN-1.13. The GPU EIR concluded that impacts related to post-fire slope instability or drainage changes would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.5-3, the Project Site is not located in or near a mapped landslide zone. Although risk of post-fire slope instability or drainage changes in the Project area is low, the Project is consistent with GPU Policy HSN-1.6 and Policy HSN-1.10 related to flood control systems and storm drainage improvements. Accordingly, impacts related to post-fire slope instability or drainage changes would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

6.0 REFERENCES

The following information sources were used during the preparation of this document.

Reference	Source
Alden, 2025	Alden Environmental, Inc. (Alden), 2025. <i>Vesting Tentative Tract Map No. 20845 – Biological Resources</i> . (Appendix D)
BFSA, 2025a	Brian F. Smith and Associates Environmental Services (BFSA), 2025a. <i>Cultural Resources Study for the East Chino Specific Plan Amendment Project</i> . (Appendix E)
BFSA, 2025b	BFSA, 2025b. <i>Paleontological Assessment for the East Chino Specific Plan Amendment Project</i> . (Appendix H)
CA Legislative Info., n.d.	California Legislative Information (CA Legislative Info), n.d. <i>Health and Safety Code Division 7, Chapter 2, Section 7050.5</i> . Retrieved from: https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=7050.5.&lawCode=HSC
CA Legislative Info., n.d.	CA Legislative Info, n.d. <i>Public Resources Code Division 5, Chapter 1.7, Section 5097 et. Seq.</i> Retrieved from: https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=5.&title=&part=&chapter=1.7.&article=
CAL FIRE, 2025	California Department of Forestry and Fire Protection (CAL FIRE), 2025. <i>Find your Fire Hazard Severity Zone (FHSZ)</i> . Retrieved from: https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9
CalRecycle, 2026a	California Department of Resources Recycling and Recovery (CalRecycle), 2026a. <i>Jurisdiction Diversion/Disposal Rate Summary (2007-Current)</i> . Retrieved from: https://www2.calrecycle.ca.gov/LGCentral/DiversionsProgram/JurisdictionDiversionPost2006
CalRecycle, 2026b	CalRecycle, 2026b. <i>Estimated Solid Waste Generation Rates</i> . Retrieved from: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates
CalRecycle, n.d.	CalRecycle, n.d. <i>El Sobrante Landfill (33-AA-0217)</i> . Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402
Caltrans, 2025	California Department of Transportation (Caltrans), 2025. <i>Statewide Scenic Highway</i> . Retrieved from: https://experience.arcgis.com/experience/47e2009986264718a5a13a2c81382774
CBWM, 2021	Chino Basin Watermaster (CBWM), 2021. <i>Chino Basin Recharge Basins</i> . Retrieved from: https://www.cbwm.org/docs/engdocs/maps/Figure%202-5%20-%20Chino%20Basin%20Recharge%20Basins%20-%202020.pdf

Reference	Source
CDC, 2022	California Department of Conservation (CDC), 2022. <i>California Important Farmland Finder</i> . Retrieved from: https://maps.conservation.ca.gov/DLRP/CIFF/
CDC, 2025	CDC, 2025. <i>California Williamson Act Enrollment Finder</i> . Retrieved from: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/
CDFW, 2025	California Department of Fish and Wildlife (CDFW), 2025. <i>California Natural Community Conservation Plan</i> . Retrieved from: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline
Census Bureau, 2022	Census Bureau, 2022. <i>Urban Area Criteria for the 2020 Census – Final Criteria</i> . Retrieved from: https://www.federalregister.gov/documents/2022/03/24/2022-06180/urban-area-criteria-for-the-2020-census-final-criteria
Census Reporter, 2024	Census Reporter, 2024. <i>Riverside--San Bernardino, CA Urbanized Area</i> . Retrieved from: https://censusreporter.org/profiles/40000US75340-riverside-san-bernardino-ca-urban-area/
Chino, 2020	City of Chino (Chino), 2020. <i>City of Chino Final Climate Action Plan Update 2020-2030</i> . Retrieved from: https://cityofchino.org/DocumentCenter/View/343/Chino-CAP-Update-with-Appendix-PDF
Chino, 2025	Chino, 2025. <i>City of Chino Local Hazard Mitigation Plan 2025</i> . Retrieved from: https://www.cityofchino.org/DocumentCenter/View/6649/City-of-Chinos-Local-Hazard-Mitigation-Plan?bidId=
Enercon, 2025a	Enercon Services, Inc. (Enercon), 2025a. <i>Phase I Environmental Site Assessment - Chino 52 Project 13918 Cypress Avenue, Chino, California 91710</i> . (Appendix I)
Enercon, 2025b	Enercon, 2025b. <i>Phase II Investigation - Pesticide Sampling: Chino 52 Project 13918 Cypress Avenue, Chino, California</i> . (Appendix J)
EPA, 2009	United States Environmental Protection Agency (EPA), 2009. <i>Estimating 2003 Building-Related Construction and Demolition Materials Amounts</i> . Retrieved from: https://archive.epa.gov/region9/buildingreuse/web/pdf/cd-meas.pdf
FEMA, 2008	Federal Emergency Management Agency (FEMA), 2008. <i>National Flood Hazard Layer FIRMette</i> . Retrieved from: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-117.68412200625231,33.99188804644965,-117.64257995302968,34.00967709883018
Google Earth Pro, 2026	Google Earth Pro, 2026.

Reference	Source
IEUA, 2026a	Inland Empire Utilities Agency (IEUA), 2026a. <i>Regional Water Recycling Plant No. 5</i> . Retrieved from: https://www.ieua.org/regional-water-recycling-plant-no-5/
IEUA, 2026b	IEUA, 2026b. <i>Regional Water Recycling Plant No. 5 Expansion Project</i> . Retrieved from: https://www.ieua.org/regional-water-recycling-plant-no-5-expansion-project/
RCDWR, 2026	Riverside County Department of Waste Resources (RCDWR), 2026. <i>El Sobrante Daily Landfilled In/Out-of-County Tonnage</i> . Retrieved from: https://secure.calrecycle.ca.gov/SWISDocument/InspectionDocument
L.Y., 2025	L.Y. Environmental, Inc. (L.Y.), 2025. <i>Summary Report: Limited Asbestos Survey (1000 Point Count), 13918 Cypress Ave, Chino, CA 91710</i> . (Appendix K)
LGC, 2025	LGC Geotechnical, Inc. (LGC), 2025. <i>Preliminary Geotechnical Evaluation for Proposed 12.3-Acre Residential Development, located at 13918 Cypress Avenue, City of Chino</i> . (Appendix G)
MDS, 2026a	MDS Consulting (MDS), 2026a. <i>Preliminary Water Quality Management Plan for Tract No. 20845, East Chino Specific Plan Neighborhood 3 / Subarea C</i> . (Appendix L)
MDS, 2026b	MDS, 2026b. <i>Preliminary Drainage Study for East Chino Specific Plan Neighborhood 3/Subarea C Tract 20845</i> . (Appendix M)
SCAG, 2024	Southern California Association of Governments (SCAG), 2024. <i>Connect SoCal: The Southern California Association of Governments' 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy</i> . Retrieved from: https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547
SCAQMD, 1976	South Coast Air Quality Management District (SCAQMD), 1976. <i>Regulations IV Prohibitions - Nuisance</i> . Retrieved from: http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf?sfvrsn=4
SCAQMD, 2005	SCAQMD, 2005. <i>Rule 403. Fugitive Dust</i> . Retrieved from: http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4
Urban Crossroads, 2026a	Urban Crossroads, Inc. (Urban Crossroads), 2026a. <i>East Chino Specific Plan Subdivision (PL25-0021) Air Quality and Greenhouse Gas Assessment</i> . (Appendix B)
Urban Crossroads, 2026b	Urban Crossroads, 2026b. <i>East Chino Specific Plan Subdivision (PL25-0021) Construction Health Risk Assessment</i> . (Appendix C)

Reference	Source
Urban Crossroads, 2026c	Urban Crossroads, 2026c. <i>East Chino Specific Plan Subdivision (PL25-0021) Energy Analysis.</i> (Appendix F)
Urban Crossroads, 2026d	Urban Crossroads, 2026d. <i>East Chino Specific Plan Subdivision (VTTM No. 20845) Noise and Vibration Analysis.</i> (Appendix N)
Urban Crossroads, 2026e	Urban Crossroads, 2026e. <i>East Chino Specific Plan Subdivision (VTTM No. 20845) Traffic Analysis.</i> (Appendix O)
Urban Crossroads, 2026f	Urban Crossroads, 2026f. <i>East Chino Specific Plan Subdivision (PL25-0021) Vehicle Miles Traveled (VMT) Screening Evaluation.</i> (Appendix P)