

City of Chino Hills 6th Cycle Housing Element

Planning Period: 2021 - 2029



Housing Element Update

Initial Study – Mitigated Negative Declaration

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Chino Hills, CA 91709

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EXECUTIVE SUMMARY

State Housing Element statutes (California Government Code [CGC] Sections 65580–65589.9) mandate that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City of Chino Hills 6th Cycle Housing Element (Project) has been prepared to comply with these state statutes within the context of the physical and socio-economic conditions unique to Chino Hills, and covers the eight-year planning cycle from 2021-2029.

This Initial Study considers the environmental impacts of adopting the Housing Element, and finds that subject to a mitigation measure related to tribal cultural resources, the Project would have less than significant impacts.

1.0 INTRODUCTION

This document is an Initial Study/Mitigated Negative Declaration (ISMND) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

1.1 INITIAL STUDY REQUIRED

Following preliminary review of the proposed 6th Cycle Housing Element, the City of Chino Hills (City) has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.2 STATUTORY AUTHORITY

Consistent with the statutory authority of CEQA, the purpose of this Initial Study is to provide the Lead Agency (i.e. the City) with information to determine if the proposed Project would have a significant environmental impact. Specifically, this Initial Study will:

- Facilitate environmental assessment early in the design of the Project;
- Provide the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;
- Enable the City to modify the Project, mitigating adverse impacts, thereby enabling the Project to qualify for a Negative Declaration or Mitigated Negative Declaration;
- Provide documentation of the factual basis for the findings in a Negative Declaration or Mitigated Negative Declaration that the Project will not have a significant effect on the environment.

The environmental documentation, which is ultimately selected by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis is subject to a public review period. Pursuant to Section 15206(b)(1) of the CEQA Guidelines, the Project, because it is an Element of the City General Plan, is a project of statewide significance. Therefore, this ISMND will be submitted to the State Clearinghouse for a 30-day public review period.

1.3 INCORPORATION BY REFERENCE

The information contained in this document is based, in part, on the following documents that include the Project site or provide information addressing the general Project area or use:

- **City of Chino Hills General Plan (General Plan).** The General Plan, adopted by the City of Chino Hills in February 2015, provides the policy framework for how and where development will occur in the City through anticipated buildout.
- **Final Environmental Impact Report City of Chino Hills General Plan Update, State Clearinghouse # 22013051082 (General Plan EIR).** The General Plan EIR, adopted by the City of Chino Hills in February 2015, was prepared in support of the General Plan and in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Administrative Code Section 15000 et seq.).

2.0 PROJECT DESCRIPTION

2.1 PROJECT TITLE

City of Chino Hills 6th Cycle Housing Element

2.2 LEAD AGENCY NAME AND ADDRESS

City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

2.3 CONTACT PERSON AND PHONE NUMBER

Joann Lombardo, Community Development Director
Phone: (909) 364-2740
Email: jlombardo@chinohills.org

2.4 PROJECT LOCATION

The City of Chino Hills encompasses approximately forty-five (45) square miles in southwestern San Bernardino County with a population of 83,853^[1]. The City is uniquely situated adjacent to four County jurisdictions - Los Angeles, Orange, Riverside, and San Bernardino - and is surrounded by the cities of Chino to the east, Pomona to the north, Brea and Diamond Bar to the west, and Yorba Linda to the south. (Refer to Figure 1-1, Location Map.)

¹ United States Census Quick Facts (July 2019)

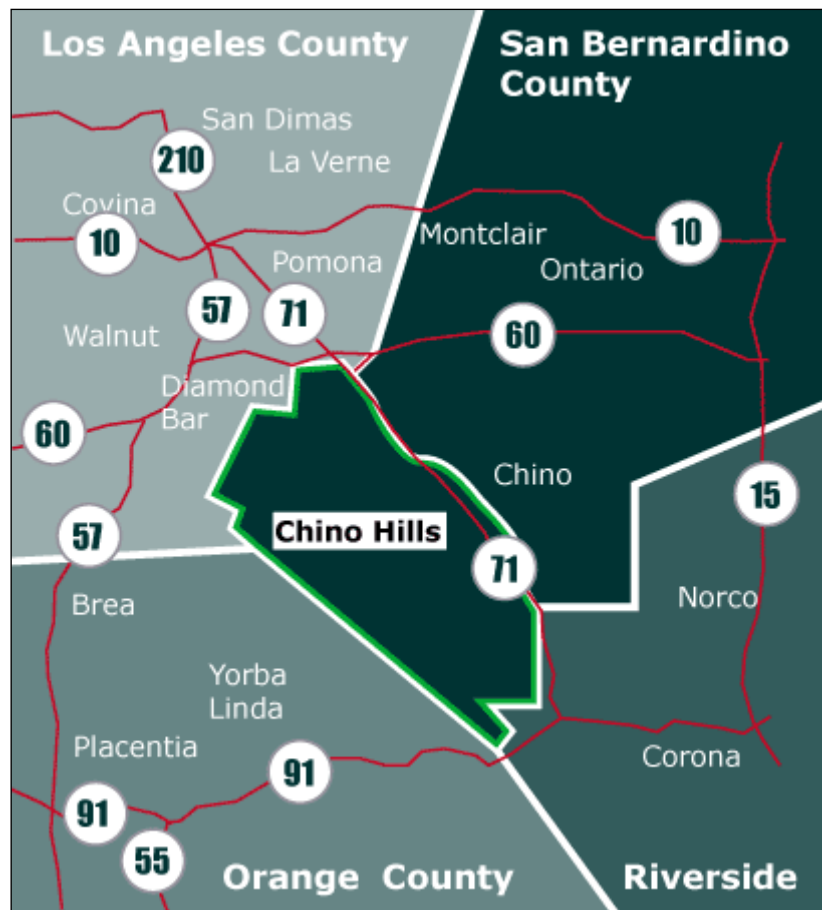


Figure 1. Chino Hills Location Map

2.5 PROJECT SPONSOR'S NAME AND ADDRESS

City of Chino Hills
Community Development Department
14000 City Center Drive
Chino Hills, California 91709

2.6 GENERAL PLAN DESIGNATION

The Housing Element is a citywide document that is relevant to various General Plan land use designations.

2.7 ZONING

The Housing Element is a citywide document that is relevant to various Zoning Map designations.

2.8 DESCRIPTION OF THE PROJECT

The proposed Housing Element update (Project) consists of a comprehensive update to the Housing Element of the City of Chino Hills General Plan. The Project, referred to as the 6th Cycle Housing Element, covers the planning period from 2021-2029.

State Housing Element Requirements

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. These requirements are promulgated in Government Code Section 65580 et seq., which establish the State's housing policies and identifies the responsibilities of a municipality to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community. These State policies establish the contents and process that local governments must follow in preparing their housing elements. Contents of the housing element must include:

1. Identification of residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law;
2. Analysis of governmental constraints to housing maintenance, improvement, and development;
3. Analysis of the condition of existing affordable housing stock and available programs to maintain housing; and
4. Establishment of policies that promote housing opportunities for all persons.

California's local governments are required to include their plan within a Housing Element, which is one of the seven required elements of the General Plan. The Housing Element must be updated approximately every 8 years, and it is the role of the state Department of Housing and Community Development (HCD) to administer and ensure local government compliance with Housing Element law.

Housing Element Process

HCD is now administering the 6th Housing Element cycle. For Chino Hills and other local governments within the Southern California Association of Governments (SCAG) region, the 6th Cycle covers the period from June 30, 2021 through October 15, 2029.

The Housing Element process generally includes the following steps:

1. Determine the Regional Housing Need Assessment
2. Update previous housing element
3. Submit review draft to HCD for review/comment/approval
4. Revise and prepare housing element for public review
5. Prepare applicable CEQA document, distribute for public review, hold public hearings, and receive City approval
6. Submit City approved housing element to HCD
7. HCD to review City approved housing element
8. Possible subsequent amendments to housing element based on HCD comments / final adoption of HCD certified housing element

This ISMND is prepared as part of step 5, noted above.

Regional Housing Need Assessment (RHNA)

HCD begins the RHNA process by setting the total number of new housing units needed for the state during the 6th Cycle. HCD then disaggregates the total number of new housing units by income group: Very Low, Low, Moderate and Above-Moderate Income. Next, HCD distributes those numbers to each region within the state. For the SCAG region, HCD allocated a total of 1,341,827 new housing units for this 6th Cycle Housing Element period. Of those units, HCD determined that 26.2% must be affordable to very low income households, 15.4% to low income households, 16.7% to moderate income households and 41.7% to above moderate income households.

SCAG then takes the lead and establishes a methodology for allocating the units across its many local governments within its six county region. SCAG started its part of the 6th Cycle RHNA process in 2019. Chino Hills actively participated in that process, attending all the RHNA subcommittee meetings and providing written comments to SCAG on the RHNA process in four separate letters dated September 6, 2019, November 6, 2019, December 16, 2019, and March 4, 2020. In each of those letters, Chino Hills articulated its concerns about SCAG's RHNA methodology and allocation of units. SCAG did not respond to any of Chino Hills' four comment letters. In October 2020, SCAG issued draft RHNA allocations to each local government in the region, providing an opportunity for appeal. Chino Hills appealed its 6th Cycle RHNA. On January 6, 2021, the six member SCAG RHNA appeal board voted in support of SCAG staff's recommendation to deny Chino Hills' appeal by a vote of 4 to 1, with one abstention.

For Chino Hills, the final RHNA allocation is shown in Table 1, below:

Table 1. Chino Hills RHNA for the 6 th Cycle Housing Element	
TOTAL RHNA UNITS FOR CHINO HILLS⁽¹⁾	3,729
Extremely Low Income (<30% of AMI) ⁽²⁾⁽³⁾	694
Very low income (<50% of AMI)	694
Low income (50-80% of AMI)	821
Moderate income (80-120% of AMI)	789
Above moderate income (>120% of AMI)	731
(1) Calculation difference due to rounding. (2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation. (3) AMI = Area median income, based on the County of San Bernardino average incomes.	

Chino Hills Previous Housing Element

The City of Chino Hills 5th Cycle Housing Element, which covered the planning period from 2014-2021, was adopted in October 2013. This element was reviewed and accepted by HCD as indicated in two separate review letters, dated December 10, 2013 and April 26, 2018.

Review Draft - Chino Hills 6th Cycle Housing Element

Beginning in February of 2021, the City of Chino Hills began the process of updating its previous 5th Cycle Housing Element. The update to the Housing Element reflects current conditions and brings it into compliance with state legislation passed since the adoption of the previous 5th Cycle element in 2013.

This Housing Element update process included eight public workshops held with the Planning Commission and/or City Council, and designed to inform the community about the RHNA and the Housing Element update process and gain their input. An extensive public outreach was undertaken to inform the public and interested parties about the Housing Element update process and the workshops, including: public advertisements; flyers emailed to over 100 entities, including property owners (both commercial and residential, developed and undeveloped), developers, nonprofit housing developers, religious facilities, fair housing and special needs groups; press releases; postings on and e-notifications through the City website; and a dedicated webpage to keep the public informed about the Housing Element update process.

On June 15, 2021, the Planning Commission reviewed the review draft Housing Element and recommended that the City Council approve submission of the draft to HCD for review. On June 22, 2021, the City Council reviewed the review draft Housing Element and approved its submission to HCD for review. On July 6, 2021, the City submitted the review draft Housing Element to HCD review.

Chino Hills 6th Cycle Housing Element - Overview

On September 3, 2021, HCD provided comments to the City on its review draft Housing Element. On October 14, 2021, the City formally responded to those comments in a submittal to HCD. Following that formal response, the City of Chino Hills Community Development Department staff has had a number of communications with HCD. This 6th Cycle Housing Element incorporates the latest comments from HCD, as well as a recommendation from City staff that 370 lower income units that had been allotted to Crossroads Marketplace be redistributed to the Shoppes II site as shown in Table 2. It will be reviewed by the City Planning Commission and forwarded to the City Council for review and approval.

The 6th Cycle Housing Element is organized as follows:

1. **Introduction:** This section includes a summary discussion of the purpose of the element, applicable state law, RHNA, scope and content of the element, relationship to other General Plan elements, public participation process, and sources of information referenced in the 6th Cycle Housing Element.
2. **Community Overview:** This section provides an overview of the Chino Hills community, and a detailed discussion of the characteristics of the City's population, economics, households, special needs population and households, and housing stock.

3. **Housing Constraints:** This section provides a detailed evaluation of the following constraints to adequate affordable housing in the City, including non-governmental, governmental, housing for persons with disabilities, infrastructures, geologic and other environmental characteristics. This section also discusses affordable housing in the City at risk of converting to market rate during the planning period.
4. **Assessment of Affirmatively Furthering Fair Housing:** This section includes a summary of: demographics related to fair housing; community outreach conducted during the Housing Element process to include all economic, racial/ethnic and special housing needs groups within the City and an analysis of impediments to fair housing; fair housing complaints received from City residents; and fair housing enforcement and outreach capacity.
5. **Housing Resources:** This section includes a discussion of: default density and its applicability to the Housing Element; residential site inventory including a listing of potential residential sites expected to be available for housing of all income levels; accessory dwelling unit (ADU) policies and development trends; financing resources available to assist affordable housing opportunities; energy conservation opportunities for housing; and administrative resources available to assist affordable housing opportunities.
6. **Housing Plan:** This section includes the City's Housing Element goals, actions and metrics through which the City will monitor and measure implementation; and tabular summary of the City's quantified housing objectives for the planning period.

Residential Land Inventory

Section 65583(a)(3) of the Government Code requires housing elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” The 6th Cycle Housing Element contains an analysis of land that is available for the development of housing within the planning period including land that is currently entitled for housing which has not yet been built, vacant land, and redevelopment sites. This analysis, which summarized in Section V.B of the Housing Element and detailed in its Appendix B, follows the methodology contained in the HCD Guidebook, including the required site analysis tables and site information for the vacant and non-vacant properties needed to meet the City's RHNA requirement through the 2021-2029 planning period. The focus of the inventory is on medium and high density sites necessary to satisfy the “Moderate” income and “Lower” (Low, Very Low and Extremely Low) income sites.

Because the City does not have sufficient zoned sites to accommodate its full 789-unit “Moderate” income allocation and its full 2,209² “Lower” income allocation, full 2,209 “Lower” income or affordable units, there is a shortfall requiring a program to rezone additional sites. As outlined in the Guidebook, the City has identified, as part of an inventory, sites within its boundaries that could have the potential for new residential development within the eight-year timeframe of this planning period. Types of sites considered in the inventory include: vacant sites zoned for residential use; vacant sites zoned for nonresidential use that allow residential development; residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites); sites owned or leased by a city; Sites zoned for nonresidential use that can be redeveloped for residential use with a program that is included to rezone the site to permanent residential use. Projects that are pending and have yet to receive entitlement or building permits, are considered, and where appropriate, credited toward meeting the RHNA allocation.

² “Lower income units” is calculated as 694 Extremely Low + 694 Very Low + 821 Low = 2,209 Lower income or Affordable units. (Reference Table 1.)

The Housing Element includes the required program to rezone the identified sites within three years of the beginning of the planning period. Table 2, below, lists the “Lower” income sites identified in the Housing Element residential land inventory, and compares the identified sites to the City’s RHNA allocation. Locations of these “Lower” income sites are shown in Figure 2. (Note: Sites in Figure 2 are numbered to match Table 2 list of sites.)

Table 2. “Lower” Income Sites Expected (2021-2029 Planning Period)			
Project (Site) Name	Size (acres)	Unit Count	Development Density
1. Shoppes II ³	8.0	744	93.0
2. Park Overflow	1.8	50	27.8
3. Los Serranos Golf Course	21.3	532	25.0
4. Western Hills Golf Course	8.3	166	20.0
5. Wang	7.3	148	20.3
6. The Shoppes	5.7	267	46.8
7. The Commons	9.0	300	33.3
8. Habitat for Humanity (4528 Fairway Blvd.)	.1	1	NA
9. Habitat for Humanity (4628 Fairway Blvd.)	.1	1	NA
Total – Lower Income		2,209	
RHNA – Lower Income		2,209	
Difference		0	

³ City staff recommendation is to redistribute the RNHA units located on Crossroads Marketplace to Shoppes II.

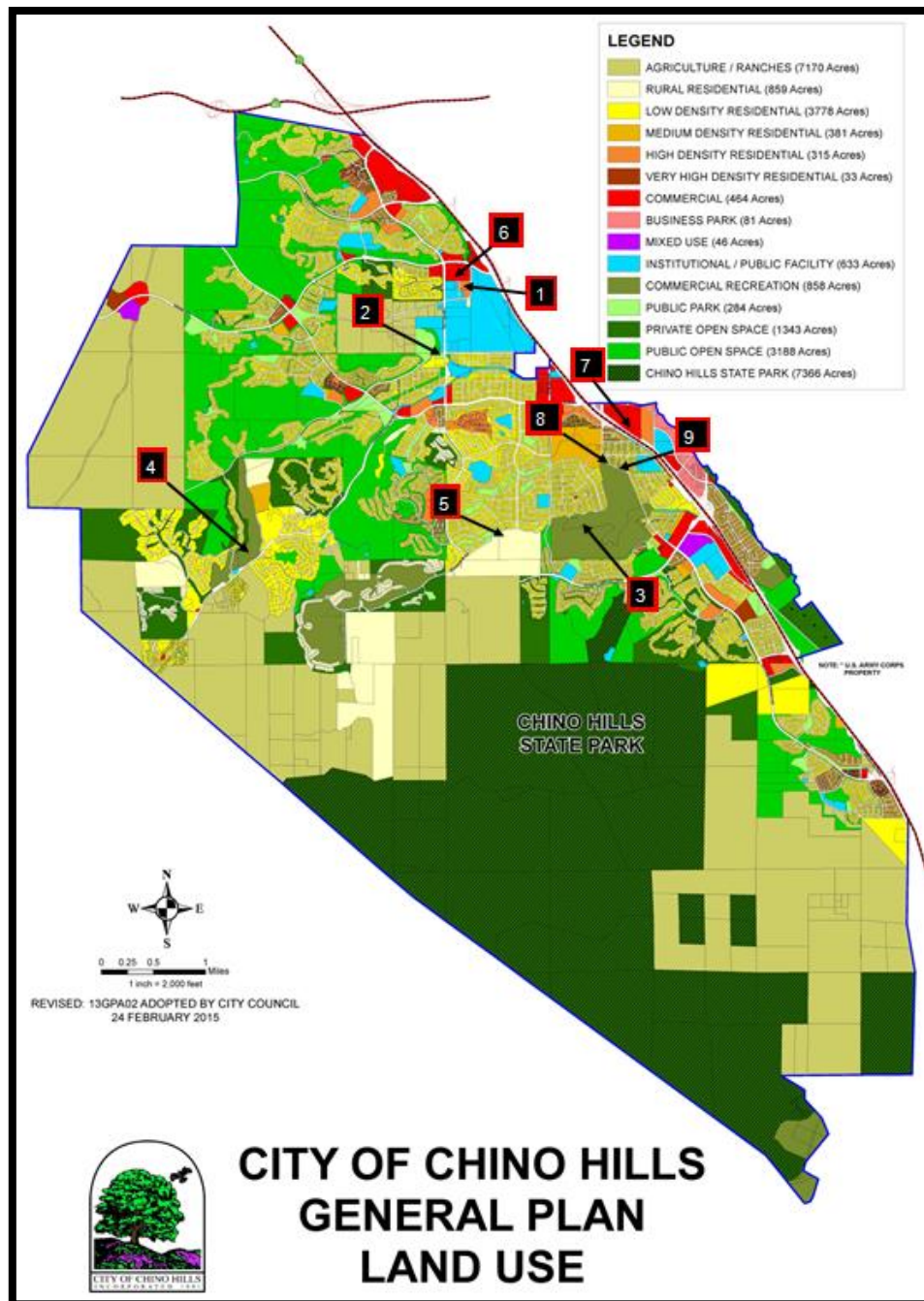


Figure 2. “Lower” Income Housing Sites – 6th Cycle Housing Element

Table 3, below, lists the “Moderate” income sites identified in the Housing Element residential land inventory, and compares the identified sites to the City’s RHNA allocation.

Table 3. “Moderate” Income Sites Expected (2021-2029 Planning Period)			
Project (Site) Name	Size (acres)	Unit Count	Developed Density
Canyon Estates	13.4	160	12.0 du/ac
Wang	30.5	275	9.0 du/ac
Rancho Cielito	29.5	354	12.0 du/ac
Total – Moderate Income		789	
RHNA – Moderate Income		789	
Difference		0	

The City has adequate sites to accommodate its “Above Moderate” income RHNA allocation. Table 4 below, lists the “Above Moderate” income sites identified in the Housing Element residential land inventory, and compares the identified sites to the City’s RHNA allocation.

Table 4. “Above Moderate” Income Sites Expected (2021-2029 Planning Period)			
Project (Site) Name	Size (acres)	Unit Count	Developed Density
Shady View	130	159	1.2
Vila Borba Tract 16414	19.9	220	11.1
Vila Borba Tract 16413	17.4	19	1.1
Paradise Ranch	85.0	50	0.6
Morningfield	1.3	7	5.4
Los Serranos Golf Course	26.6	124	4.7
Wang	14.8	69	4.7
Canyon Estates	88.6	166	1.9
Total – Above Moderate Income		814	
RHNA – Above Moderate Income		731	
Difference		+83	

Goals and Policies

The following are the goals and policies established by the City of Chino Hills for the Housing Element (2021-2029) to address both local and regional housing needs. For each policy, a series of actions and metrics are provided to establish the time frame within which each policy and action will be implemented, the agency responsible for implementation, available funding sources and the methods through which implementation will be measured. The goals, policies, actions, and metrics consider the effectiveness and appropriateness of the 5th Cycle Housing Element, which are outlined in Appendix C of the Housing Element, and are adjusted to accommodate new state housing law provisions and the changed housing needs of the Chino Hills community and region:

Goal H-1: Provide a range of housing types to meet the needs of existing and future residents.

Policy H-1.1: Maintain sufficient land designated and appropriately zoned for housing to accommodate Chino Hills' Regional Housing Needs Assessment (RHNA).

Policy H-1.2: Provide appropriate zoning and monitoring tools to facilitate development of affordable housing.

Policy H-1.3: Facilitate housing options for extremely low and very low income households.

Policy H-1.4: Encourage the production of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) through incentivizing and streamlining development.

Goal H-2: Maintain and Enhance the Quality of Existing Residential Neighborhoods.

Policy H-2.1: Continue to pursue existing County and State financing programs to augment rehabilitation efforts in the City's target neighborhood of Los Serranos.

Policy H-2.2: Continue to offer a home improvement assistance to low income households.

Policy H-2.3: Continue to utilize the City's code enforcement program to bring substandard housing units into compliance with City codes and to improve overall housing conditions in Chino Hills.

Policy H-2.4: Pursue options for maintaining affordability of existing designated lower, median and other affordable housing stock.

Goal H-3: Develop housing that is sensitive to environmental issues.

Policy H-3.1: Protect the City's hills and ridgelines, by planning medium and high density housing on land with flatter topography and on existing developed underutilized properties.

Policy H-3.2: Promote the use of green building practices in new and existing development to maximize energy efficiency and conservation.

Goal H-4: Provide Support Services to Meet the Special Housing Needs of the City's Residents.

Policy H-4.1: Promote services that support the varied needs of the residential population.

Policy H-4.2: Facilitate the development of senior housing opportunities.

Policy H-4.3: Facilitate the development of accessible housing opportunities for disabled persons.

Policy H-4.4: Continue to monitor and respond to the needs of homeless persons within the Community.

Policy H-4.5: Seek housing opportunities that are affordable to the City's lowest income households, including those at or below poverty levels, extremely low and very low income levels.

Goal H-5: Promote equal opportunities to access housing for all persons regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, familiar status, or disability.

Policy H-5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Policy H-5.2: Increase community education and awareness of fair housing requirements and resources.

Policy H-5.3 Support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Summary of Quantified Objectives

Through its Housing Plan, the City of Chino Hills aims to obtain the quantified objectives outlined in Table 5 for new construction, and Table 6 for all objectives, including rehabilitation and conservation. These objectives establish the target number of housing units to be zoned for, constructed, rehabilitated, and conserved over the Housing Element planning period (2021-2029). The quantified objectives are summarized by income classification for the planning period. For comparison, Table 5 also presents the City's RHNA objectives. As shown in the table, the City of Chino Hills 6th Cycle Housing Element meets its RHNA objectives.

Table 6 presents new unit, new ADU, rehabilitation, and conservation objectives for the planning period. The ADUs serve as additional or buffer units to further assist the City in meeting its RHNA obligations.

Table 5. Housing Element Quantified Objectives – New Construction: Chino Hills

Category	Income Group					Total
	Extremely Low (1)(2)	Very Low (1)	Low (1)	Moderate (3)	Above Moderate (4)	
6 th Cycle Housing Element New Housing Construction Commitment	694	694	821	789	731	3,729
RHNA Allocation	694	694	821	789	731	3,729
Difference (City New Construction vs. RHNA)	0	0	0	0	0	0
ADU Buffer (5)	34	18	79	79	17	227

Notes:

(1) Reference Table 2, above.

(2) Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. This number is not additive to the total allocation.

(3) Reference Table 3, above.

(4) Reference Table 4, above.

(5) Reference Table 6, below.

Table 6. Housing Element Quantified Objectives - ALL (2021-2029 Planning Period)				
Quantified Objective	New Unit Construction (1)	New Accessory Dwelling Unit Construction	Rehabilitation (2)	Conservation (3)
Extremely Low Income	694	34	1,794	118
Very Low Income	694	18	1,794	118
Low Income	821	79	2,122	139
Median Income (4)	0		0	25
Moderate Income	789	79	2,040	134
Above Moderate Income	731	17	1,890	124
TOTAL	3,729	227	9,640	658
Notes: (1) Reference Table 5 above. (2) Reference Table 6-1 above. (3) Rehabilitation objectives are based on current and expected City Code Enforcement Division actions, and the CDBG minor home repair program. (4) Conservation objectives are based on maintaining the City's existing mobile homes in an economic and physical viable condition (distributed proportionally by income group), and the retention of the Heights Apartments 25 median income units.				

Project Entitlements and Other Public Agencies Whose Approval is Required

The Planning Commission of the City of Chino Hills will hold a public hearing to review this ISMND and the 6th Cycle Housing Element and make a recommendation to the City Council regarding approval of the documents. The City Council will then hold a public hearing and take action regarding approval of this ISMND and the 6th Cycle Housing Element Update. Following City Council approval, the 6th Cycle Housing Element will be forwarded to HCD for review and certification.

Pursuant to state law, the California Department of Housing and Community Development (HCD) is empowered to review the Housing Element of each community to ensure its compliance with the provisions of the Government Code related to facilitating the improvement and development of housing in order to make adequate provisions for the housing needs of all economic segments of the community. HCD has authority to determine a Housing Element's consistency with state law. Upon HCD's review and ultimate certification of the Housing Element, the City Council of the City of Chino Hills will formally adopt the 6th Cycle Housing Element.

3.0 EXISTING SETTING

3.1 PROJECT SITE

The City of Chino Hills incorporated in December 1991. Since that time, the City has adopted and continued to update, as required, a General Plan and a Municipal Code, including Chapter 16 Development Code (Zoning Code). The basic framework and land use policies within these documents work to:

- Direct development away from environmentally sensitive areas, including steeply sloping hillsides, geologic hazards, floodplains, and sensitive habitat; and
- Concentrate higher densities in those areas of the City that are best suited for development.

Physically, the City encompasses approximately forty-five (45) square miles in southwestern San Bernardino County with a population of 83,854^[4]. Approximately 20,000 acres (71%) of the Chino Hills' land area is sloping hillsides, canyons, and floodplains. These areas contain Chino Hills State Park, geologic hazards, and sensitive biological habitat. As a result of these constraints, the predominant development pattern in the City is the clustering of residential and non-residential development in the remaining 7,700 acres (29%) of the City land area. Residential development is largely concentrated in the eastern and central areas of the City that meets with the Chino Valley. Commercial and other non-residential land uses are also clustered around the eastern edge, and along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, Butterfield Ranch Road, and the 71 Freeway.

Chino Hills has experienced phenomenal residential growth beginning in the 1980s, continuing through the 1990s, and into the current year. Chino Hills has grown from a community with a housing stock of approximately 4,200 units in 1980, to 16,300 units in 1990, to 20,389 in 2000^[5], to 23,784 in 2012^[6], and to 25,850 in 2020^[7]. Over 93% of the developable residential lands are currently built-out. The remaining available residential sites currently have active entitlement applications or are predominately located in the hillside and environmentally sensitive areas.

3.2 SURROUNDING AREAS

The City is situated adjacent to four County jurisdictions - Los Angeles, Orange, Riverside, and San Bernardino - and is surrounded by the cities of Chino to the east, Pomona to the north, Brea and Diamond Bar to the west, and Yorba Linda to the south. Each of these jurisdictions are subject to the same State Housing Element laws and is responsible for preparation of its respective housing element.

⁴ United States Census Quick Facts (July 2019)

⁵ 2000 Census

⁶ City General Plan Update Land Use Inventory, January 2013

⁷ State of California Department of Finance Population and Housing data (January 2020)

3.3 CUMULATIVE PROJECTS

This Project is an element of the General Plan and a citywide plan. Regional housing needs are incorporated into the RHNA process and are therefore considered within the City of Chino Hills 6th Cycle Housing Element.

Each city and county is responsible for preparation of its own housing element. Therefore, cumulative projects and cumulative impacts are not applicable to the Project and are not discussed further within this Initial Study.

3.4 HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? If so, has Consultation Begun?

Two Native American tribes have previously contacted the City requesting notification pursuant to California Environmental Quality Act (CEQA) Public Resources Code section 21080.3, subd. (b); California Assembly Bill 52. These two tribes are the Gabrieleño Band of Mission Indians/Kizh Nation and the Soboba Band of Luiseno Indians. The consultation process for this Project is discussed in Section 6.18 of this ISMND.

4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact”, but with mitigation, would be reduced to “Less Than Significant Impact”:

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

5.0 DETERMINATION

On the basis of this initial evaluation:

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

Signature



Joann Lombardo,
Community Development Director

Date

11-9-2021

6.0 ANALYSIS OF ENVIRONMENTAL IMPACTS

The following section includes the environmental topics contained in the Initial Study, Appendix G of the CEQA Guidelines. For each environmental topic, the thresholds of significance are presented and the finding relative to each threshold is checked. An analysis supporting each finding is then presented along with an assessment of cumulative impacts and applicable mitigation requirements.

6.1 AESTHETICS

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

6.1.1 REGULATORY FRAMEWORK

Scenic Resources and Vistas: Regulations applicable to scenic vistas and resources are defined by the Chino Hills Municipal Code (CHMC). In particular, CHMC 16.08 is designed to protect public views from designated transportation corridors of “exceptionally prominent ridgelines,” which “provide the City with its distinct image and serve as the City’s most recognizable skyline backdrop” (Chino Hills, 2015a). As described in CHMC 16.08.03A, Exceptionally Prominent Ridgelines, by virtue of their scale, mass, and visual presence form the limits of the most exceptional viewsheds of the City, and are typically four hundred (400) feet above their associated primary view point(s).

Views of Prominent Ridgelines are also protected. As described in CHMC 16.08.03B, Prominent Ridgelines form the limits of significant viewsheds and provide a natural backdrop when viewed from primary view point(s). Although they vary considerably in scale, width, scope, length, alignment, accessibility, and relationship to adjacent land uses, they are typically two hundred (200) feet above their associated primary view point(s). The designated ridgelines are located in the northern, western, and southern portions of Chino Hills.

Protected Trees: Regulations applicable to protected trees in the City are defined in CHMC 16.90 as follows:

- Native trees on undeveloped private property and on privately owned developed property located within the City adopted Fire Hazard Overlay District map (Fire Hazard Overlay). Native trees include California Sycamore, California Live Oak, California Black Walnut, and Coastal Scrub Oak with a four-inch in diameter or greater at DBH (diameter at breast height defined as four feet six inches above the finish grade).
- Heritage trees that are located within privately owned undeveloped properties as defined below. Heritage trees include any species of single- or multi-trunk tree having a cumulative diameter of forty-four (44) inches or greater at DBH, and of significant age, health, and quality to be deemed valuable to the aesthetics of the community by a City-approved certified arborist. Excluded from the "Heritage Tree" designation are invasive trees as defined by the California Invasive Plant Council, and trees susceptible to breaking or falling such as the Eucalyptus Blue Gum and/or other tree species identified by a City-approved certified arborist.

Visual Character: Regulations applicable to visual character and quality are contained in CHMC 16.06 General Development Standards, CHMC 16.10 Residential Districts, CHMC 16.13 Mixed Use District, and CHMC 16.20 Planned Development District. These provisions include regulations that direct the massing and appearance of residential development.

6.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

NO IMPACT: The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory that is a focus of the plan identifies housing sites that are on flat or generally flat land, located away from prominent ridgelines. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including policies that protect ridgelines and scenic resources. Therefore, the Project would not have a substantial adverse effect on scenic vistas.

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

NO IMPACT: There are no state scenic highways nor historic buildings within Chino Hills. Regulations applicable to scenic resources in the City include those defined in CHMC 16.08 regarding ridgelines and protected trees, as described previously in Section 6.1.1.

The land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that are on flat or generally flat land, located away from City designated scenic resources including prominent ridgelines. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including CHMC 16.90 regarding protected trees. Therefore, the Project would not have a substantial adverse effect on scenic resources.

- c) In nonurbanized 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 point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

NO IMPACT: As discussed previously, the land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that are on flat or generally flat land, located away from City designated scenic resources including prominent ridgelines. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to City Municipal Code provisions for residential development, including those related to building mass and appearance. Therefore, the Project would not have a significant adverse impact to the visual character and quality of future housing sites developed pursuant to the 6th Cycle Housing Element or their surroundings.

- d) Would the Project create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

NO IMPACT: As discussed previously, the Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to applicable CHMC provisions for residential development and standard conditions of approval that regulate light and glare. Therefore, the Project would not have a significant adverse impact to the site or surroundings.

6.1.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding aesthetics. Therefore, no mitigation is required.

6.2 AGRICULTURE AND FOREST SERVICES

AGRICULTURAL/FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526)?				X
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

6.2.1 REGULATORY FRAMEWORK

Farmland: Regulations applicable to important farmlands are defined by the State of California Department of conservation and important farmlands are identified by the State of California's Important Farmland Finder.

6.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance?

NO IMPACT: As discussed previously, the land inventory that is a focus of the 6th Cycle Housing Element identifies potential housing sites, none of which are identified on the State of California's

Important Farmland Finder as Prime Farmland, Unique Farmland, or Farmland of Statewide importance.⁸ Therefore, the Project would not convert farmland to a non-agricultural use.

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

NO IMPACT: There is no land within the City zoned for agricultural use only or under a Williamson Act contract. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

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)?

NO IMPACT: There is no land within the City zoned for forest land or timberland. Therefore, the Project would not conflict with forest land or timberland zoning.

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

NO IMPACT: As discussed above, there is no forest land as defined by Public Resources Code Section 12220(g) in the City. Therefore, the Project would not result in the loss of forest land.

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?

NO IMPACT: As discussed above, there are no designated farmlands within the City. Active agriculture currently occurs on the Boys Republic property located at 1907 Boys Republic Drive, and on the Hozen property (HHH Ranch) located at 3044 Soquel Canyon Parkway. The Project does not identify either of these areas for future housing. Therefore, the Project would not result in the conversion of Farmland to a non-agriculture use.

6.2.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on agriculture and or forest resources. As a result, no mitigation is required.

⁸ [DLRP Important Farmland Finder \(ca.gov\)](#); accessed October 29, 2021.

6.3 AIR QUALITY

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

6.3.1 REGULATORY FRAMEWORK

Air Quality: Regulations applicable to Project air quality are primarily defined by the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. The most recent adopted AQMP is the 2016 AQMP (SCAQMD 2016), which was adopted by the SCAQMD governing board on March 3, 2017. According to the 2016 AQMP, the most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The 2016 AQMP suggests that total SCAB emissions of NOx must be reduced to approximately 141 tons per day (tpd) in 2023 and 96 tpd in 2031 to attain the 8-hour ozone standards. This represents an additional 45 percent reduction in NOx in 2023, and an additional 55 percent NOx reduction beyond 2031 levels. To achieve these goals, the 2016 AQMP establishes strategies toward reducing both stationary and mobile air pollutant emissions associated with expected regional growth.

6.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Conflict with or obstruct implementation of the applicable air quality plan?

LESS THAN SIGNIFICANT IMPACT: New residential development that may occur as a result of the 6th Cycle Housing Element policies would generate air pollutant emissions due to construction, vehicle trips, and electrical and gas generated appliances. The amount of air pollutants emitted by future residential development will depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts. Therefore, potential Project conflicts with applicable air quality management plans would be less than significant.

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

LESS THAN SIGNIFICANT IMPACT: As discussed above, new residential development that may occur as a result of 6th Cycle Housing Element policies would generate air pollutant emissions due to construction, vehicle trips, and electrical and gas generated appliances. The amount of air pollutants emitted by future residential development will depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts. Therefore, potential cumulatively considerable air quality pollutant impacts from the Project would be less than significant.

- c) Would the Project expose sensitive receptors to substantial pollutant concentrations?

LESS THAN SIGNIFICANT IMPACT: As discussed above, any new residential development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including potential impacts to nearby sensitive receptors. Therefore, Project impacts relative to exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

LESS THAN SIGNIFICANT IMPACT: Operational odors associated with residential uses include those from vehicle emissions and cooking, and would not likely adversely affect substantial numbers of people. Construction odors associated with diesel emissions from equipment could temporarily impact adjacent sensitive receptors.

As discussed above, any new residential development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including potential impacts to relative to construction odors or other emissions. Therefore, the Project would not create odors or other emissions that would substantially affect a substantial number of people, and Project impacts would be less than significant.

6.3.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding air quality. Therefore, no mitigation is required.

6.4 BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Boulevard 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

6.4.1 REGULATORY FRAMEWORK

Biological Resources: Regulations applicable to biological resources include:

- Federal Endangered Species Act of 1973 (FESA) protects plants and animals that are listed by the federal government as “Endangered” or “Threatened.”
- Migratory Bird Treaty Act of 1918, as amended in 1972 (MBTA), makes it unlawful, unless permitted by regulations, to “pursue; hunt; take; capture; kill; attempt to take, capture or kill;

possess; offer for sale; sell; offer to purchase; purchase; deliver for shipment; ship; cause to be shipped; deliver for transportation; transport; cause to be transported; carry or cause to be carried by any means whatever; receive for shipment, transportation, or carriage; or export, at any time, or in any manner, any migratory bird ... or any part, nest, or egg of any such bird.”

- California Endangered Species Act (California Fish and Wildlife Code §2050, et seq.) (CESA) and §2081 of the California Fish and Game Code, protects state-listed Threatened or Endangered species from a “take”, defined as an activity that would directly or indirectly kill an individual of a species, but the definition does not include “harm” or “harass,” as the federal act does.
- Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, streams, lakes, and bogs.
- City of Chino Hills Biotic Resources Overlay District, which is defined by CHMC 16.28, applies to areas of Chino Hills that have been identified by a state or federal agency as potential habitat for plants or animals officially listed as threatened, endangered or sensitive by the state of California and/or the federal government.

6.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project adversely impact, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

LESS THAN SIGNIFICANT IMPACT: The Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies could impact sensitive species or nesting birds. Identification of potential impacts would depend on the specifics of future site design and the timing of construction. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to biological resources. Therefore, potential Project impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be less than significant.

- b) Would the Project have a substantial impact 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?

LESS THAN SIGNIFICANT IMPACT: The Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies could impact riparian habitat or sensitive natural communities. Identification of potential impacts would depend on the specifics of future site design and the timing of construction. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts,

including those to biological resources. Therefore, potential Project impacts to riparian or other sensitive natural community would be less than significant

- c) Would the Project have a substantial impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

NO IMPACT: The land inventory that is a focus of the 6th Cycle Housing Element plan identifies housing sites that are on flat or generally flat land with no water resources. According to the USFWS National Wetlands Mapper⁹, there are no wetlands within the vicinity of the potential housing sites identified by the 6th Cycle Housing Element. Therefore, the Project would not cause a substantial adverse effect on federally protected wetlands.

- 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 life corridors, or impede the use of native wildlife nursery sites?

LESS THAN SIGNIFICANT IMPACT: The land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that are on flat or generally flat land, located away from wildlife corridors. However, nesting birds could occur on any potential housing site. New development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and applicable CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts, including those to nesting birds. Therefore, potential impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be reduced to less than significant levels.

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

LESS THAN SIGNIFICANT IMPACT: The Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies, including CHMC 16.90 regarding protected trees. Therefore, potential Project conflicts with a policy that protects biological resources such as a tree preservation policy would be less than significant.

- 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?

LESS THAN SIGNIFICANT IMPACT: The Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and CEQA Guidelines. Therefore, potential Project conflicts with provisions of an adopted conservation plan would be less than significant.

⁹ <http://www.fws.gov/wetlands/data/mapper.HTML>; accessed October 29, 2021.

6.4.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding biological resources. Therefore, no mitigation is required.

6.5 CULTURAL RESOURCES

CULTURAL AND RESOURCES. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains including those interred outside of formal cemeteries?				X

6.5.1 REGULATORY FRAMEWORK

Historic Resources: CEQA Guidelines, Section 15064.5, define “historic resources” to include the following:

- (1) A resource listed in, or determined to be eligible by, the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant.¹⁰
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be

¹⁰ California Public Resources Code Section 5020.1(k), Section 5024.1(g).

a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

Archaeological Resources: Section 15064.5 of the CEQA Guidelines identify an archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

6.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA?

NO IMPACT. The City General Plan identifies potential historic structures at the Boys Republic property and Tres Hermanos Ranch. The land inventory that is a focus of the 6th Cycle Housing Element plan does not identify potential housing sites on either property. Therefore, the proposed Project would not impact a historical resource.

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

NO IMPACT: The City of Chino Hills General Plan Conservation Element identifies traditional tribal territory of the Tongva/Gabrielino as a potential archaeological resource in Chino Hills. The potential for tribal resources on the Project site is discussed in Section 6.18 of this ISMND. No other unique archaeological resources meeting the CEQA Guidelines §15064.5 occur in the City. Therefore, potential Project impacts to archaeological resources is not significant.

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

NO IMPACT: There are no cemeteries within Chino Hills. However, should human remains be encountered during grading or construction activities of any development project, State of California Health and Safety Code provisions (notably § 7050.5-7055) require all construction activities to cease, and the San Bernardino County Coroner and Sheriff's Department to be immediately contacted. This state code provides appropriate mitigation should human remains be discovered during future development promulgated by 6th Cycle Housing Element policies. Therefore, the Project would not result in potential significant impacts related to encountering or disturbing human remains.

6.5.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding cultural resources. Therefore, no mitigation is required.

6.6 ENERGY

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

6.6.1 REGULATORY FRAMEWORK

California Building Code (CBC): The CBC contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes the mandatory California Green Building Standards Code (CALGreen) for residential and nonresidential structures, and the most recent version includes the 2019 Building Energy Efficiency Standards. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

6.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

NO IMPACT: The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The Project establishes policies for these housing sites that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that is fostered by the adoption of the Project would be required to conform to CBC energy efficiency standards. Therefore, the Project would not result in the potentially significant wasteful consumption of energy resources.

- b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

NO IMPACT: New residential development that is fostered by the adoption of the Project would be required to conform to CBC energy efficiency standards. Therefore, the Project would not conflict with or obstruct a plan for renewable energy or energy efficiency.

6.6.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding energy. Therefore, no mitigation is required.

6.7 GEOLOGY AND SOILS

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

6.7.1 REGULATORY FRAMEWORK

Seismicity: Alquist-Priolo Special Studies Zones Act (AP Act) was enacted by the California Legislature following the destructive San Fernando Earthquake that occurred on February 9, 1971. This Act is intended to protect public safety and reduce damage and loss from surface fault rupture by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep. The Chino Hills Fault

Hazard Zone, which traverses the eastern perimeter of the City in a northwest-southeast direction, has been mapped in accordance with the AP Act.

Geologic Hazards: CHMC 16.24 establishes a geologic hazard overlay district that coincides with the Chino Hills Fault Hazard Zone, and also applies to areas where seismic and geologic hazards are known or suspected to occur, including landslides, liquefaction hazards, and other soils constraints as identified in the General Plan Safety Element. Except for new single family wood structure homes and minor accessory uses, and alterations of less than 50% of the size of the existing structure, a geologic study is required prior to approval of any new development project within the geologic hazard overlay district.

6.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a.i) Does the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? v) 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?

LESS THAN SIGNIFICANT IMPACT: The Project establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including the submission of a City approved geology and soils analysis on any site to be developed. This process is designed to identify and, if appropriate, mitigate potential seismic related impacts. Therefore, potential Project impacts associated with exposure of people or structures to adverse effects from rupture of a known fault would be less than significant.

a.ii) Would the Project result in strong seismic ground shaking?

LESS THAN SIGNIFICANT IMPACT: The City as a whole is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. An active fault is defined by the State of California as a “sufficiently active and well-defined fault that has exhibited surface displacement within the Holocene time (the last 11,000 years).” A potentially active fault is defined by the State as a “fault with a history of movement within the Pleistocene time (between 11,000 and 1.6 million years ago).” All properties in the seismically active Southern California region, including those in Chino Hills, are susceptible to ground shaking during a seismic event.

The 6th Cycle Housing Element establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including the submission of a City approved geology and soils analysis on any site to be developed. This process is designed to identify and, if appropriate, mitigate potential seismic related impacts. Therefore, potential Project impacts associated with seismic ground shaking would be less than significant.

a.iii) Would the Project result in seismic-related ground failure, including liquefaction?

LESS THAN SIGNIFICANT IMPACT: Liquefaction is a phenomenon in which saturated silty to cohesionless soil below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic stresses induced by an earthquake. These soils may acquire a high degree of mobility and lead to structurally damaging deformations. Liquefaction begins below the water table but after liquefaction has developed, the groundwater table will rise and cause the overlying soil to mobilize. Liquefaction typically occurs in areas where groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine- to medium-grained sand. In addition to the necessary soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to initiate liquefaction.

The 6th Cycle Housing Element does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including the submission of a City approved geology and soils analysis on any site to be developed. This process is designed to identify and, if appropriate, mitigate potential seismic related impacts, including liquefaction. Therefore, potential Project impacts related to seismically induced surface ground failure including liquefaction would be less than significant.

a.iv) Would the Project result in landslides?

LESS THAN SIGNIFICANT IMPACT: The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes.

The 6th Cycle Housing Element does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including the submission of a City approved geology and soils analysis on any site to be developed. This process is designed to identify and, if appropriate, mitigate potential geologic hazards, including landslides. Therefore, potential Project impacts related to landslides would be less than significant.

b) Would the Project cause substantial soil erosion or the loss of topsoil?

NO IMPACT: Topsoil is generally defined as the upper, outermost layer of soil, usually the top 5–10 inches, with a high concentration of organic matter and microorganisms. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including those that regulate erosion. Therefore, the potential Project impacts relative to soil erosion or loss of topsoil would not be significant.

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

LESS THAN SIGNIFICANT IMPACT: As discussed above, the 6th Cycle Housing Element does not propose specific development plans. Rather, it would facilitate housing, including affordable housing.

New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including the submission of a City approved geology and soils analysis on any site to be developed. This process is designed to identify and, if appropriate, mitigate potential seismic or geologic hazards. Therefore, potential Project impacts related to unstable soils, landslides, lateral spreading, subsidence, liquefaction, or collapse are less than significant.

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

LESS THAN SIGNIFICANT IMPACT: As discussed above, the 6th Cycle Housing Element does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CBC regulations, including the submission of a City approved geology and soils analysis on any site to be developed. This process is designed to identify and, if appropriate, mitigate potential geologic hazards, including expansive soils. Therefore, potential Project impacts related to expansive soils are less than significant.

- e) Would the Project cause 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?

NO IMPACT: The land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that have or are adjacent to infrastructure, including sewer lines. Therefore, no impacts relative to septic tanks or alternative wastewater disposal systems are associated with the Project.

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

LESS THAN SIGNIFICANT IMPACT: As discussed above, the 6th Cycle Housing Element does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable City policies and CEQA Guidelines. This process is designed to identify and, if appropriate, mitigate potential site specific impacts, including palaeontologic or other unique geologic resources. Therefore, potential Project impacts to a unique paleontological resource or site or unique geologic feature would be less than significant.

6.7.2 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding geology and soils. Therefore, no mitigation is required.

6.8 GREENHOUSE GAS EMISSIONS

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

6.8.1 REGULATORY FRAMEWORK

GHG: The State of California has established climate change legislation to reduce greenhouse gas (GHG) emissions across all sectors of the economy, including the following:

- Assembly Bill (AB) 32, California Global Warming Solutions Act of 2006. AB 32 set the stage for the State's transition to a sustainable, low-carbon future. AB 32 was the first program in the country to take a comprehensive, long-term approach to addressing climate change.
- Senate Bill (SB) 375, Sustainable Communities & Climate Protection Act of 2008. SB 375 requires the Air Resources Board to develop regional greenhouse gas emission reduction targets for passenger vehicles GHG reduction targets for 2020 and 2035 for each region covered by the State's 18 metropolitan planning organizations.
- Senate Bill (SB) 100, California Renewables Portfolio Standard Program. SB100 established a landmark policy requiring renewable energy and zero-carbon resources supply 100 percent of electric retail sales to end-use customers by 2045.

Climate Action Plan: The City of Chino Hills participated in the San Bernardino Associated Governments (SANBAG) San Bernardino County Regional Greenhouse Gas Reduction Plan on March 5, 2014. The plan includes a regional GHG inventory and summarizes actions that participating jurisdictions have selected in order to reduce GHG emissions. As part of the plan, the City of Chino Hills established a goal to reduce its community GHG emissions to a level that is 20% below its projected business as usual (BAU) emissions level in 2020.

6.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

LESS THAN SIGNIFICANT IMPACT. Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Emissions of GHGs affect the atmosphere directly by changing its chemical composition, and indirectly by accelerating global climate change. In California, climate change effects may include loss of snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.

New residential development that may occur as a result of 6th Cycle Housing Element policies would generate GHGs due to construction, vehicle trips, and electrical and gas generated appliances. The amount of GHG emitted by future residential development will depend on when construction occurs, the amount of construction occurring at one time, when residential development is implemented, and the energy efficiency of future designs and operations. Any development that occurs pursuant to the 6th Cycle Housing Element will be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA air quality guidelines. This process is designed to identify and, if appropriate, mitigate potential impacts. Therefore, potential Project conflicts with GHG emissions would be less than significant.

- b) Would the Project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

NO IMPACT. New residential development that may occur as a result of 6th Cycle Housing Element policies would be required to comply with applicable CBC policies that require solar and energy efficient materials and appliances. Therefore, the Project would not conflict with applicable GHG plans or policies.

6.8.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding greenhouse gas emissions. Therefore, no mitigation is required.

6.9 HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) 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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the Project is located: i) within a high fire hazard area with inadequate access? ii) within an area with inadequate water and pressure to meet fire flow standards? iii) within proximity to land uses that have the potential for dangerous fire hazard?				X
h) Constitute a potentially dangerous fire hazard?				X

6.9.1 REGULATORY FRAMEWORK

Hazardous Materials: Federal regulations applicable to hazards and hazardous materials and the Project include:

- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment.
- United States Environmental Protection Agency (EPA) establishes the American Society for Testing and Materials (ASTM), consistent with Title 40 of the Code of Federal Regulations, Part 312, that defines appropriate testing procedures and measurements for hazardous materials.

State regulations applicable to hazardous materials include:

- Section 65962.5(a)(1) - Cortese List. Section 65962.5(a)(1), also known as the Cortese List, requires the California Department of Toxic Substances Control (DTSC) to compile and annually update a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (“HSC”). DTSC operates the Envirostor website which identifies identified hazardous waste sites consistent with the Cortese list requirement.

6.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

NO IMPACT: The 6th Cycle Housing Element establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. Residential development is typically not associated with the transport, use or disposal of hazardous materials. There is some possibility that new residential development that is fostered by the adoption of the Project could have pre-existing contaminants on site from past uses. As part of the development process, the City requires submission of environmental site assessments prior to entitlement for vacant or redeveloped properties. Any potential pre-existing contaminants would be identified and mitigated at that time. Therefore, the Project would not create a significant hazard from hazardous materials.

- 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?

NO IMPACT: As discussed above, residential development is typically not associated with the transport, use, or disposal of hazardous materials. There is some possibility that new residential development that is fostered by the adoption of the Project could have pre-existing contaminants on site from past uses. As part of the development process, the City requires submission of environmental site assessments prior to entitlement for vacant or redeveloped properties. Any potential pre-existing contaminants would be identified and mitigated at that time. Therefore, the Project would not create a significant hazard from the release of hazardous materials into the environment hazardous materials.

- c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a ¼ mile of an existing or proposed school?

NO IMPACT: As discussed above, residential development is typically not associated with the transport, use, or disposal of hazardous materials. Therefore, the Project would not emit hazardous emissions or handle hazardous materials within ¼ mile of a school.

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

NO IMPACT: The land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites does not include any sites on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not create a significant hazard to the public or environment.

- e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

NO IMPACT: The nearest public airport to the City is the Chino Airport located approximately 5 miles east of the City. The City is outside airport land use plans or safety hazard areas of the Chino Airport. Therefore, the Project would not result in airport related safety hazard impacts.

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

NO IMPACT: The 6th Cycle Housing Element establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the Chino Valley Independent Fire District to ensure adequate emergency access is provided. Therefore, the Project would not conflict with, nor impair, emergency evacuation plans or emergency response plans in the area.

- g) Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death, involving fires, because the Project is located: i) within a high fire hazard area with inadequate access? ii) within an area with inadequate water and pressure to meet fire flow standards? iii) within proximity to land uses that have the potential for dangerous fire hazard?

NO IMPACT: Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the Chino Valley Independent Fire District and would be required to comply with applicable Fire Code and City fire hazard overlay standards. Therefore, the Project would not expose persons or structures to wildfire hazard risks.

- h) Does the proposed use constitute a potentially dangerous fire hazard?

NO IMPACT: As discussed above, any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the Chino Valley Independent Fire District and

would be required to comply with applicable Fire Code and City fire hazard overlay standards. Therefore, the Project does not constitute a potentially dangerous fire hazard.

6.9.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding hazards and hazardous materials. Therefore, no mitigation is required.

6.10 HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in 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?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

6.10.1 REGULATORY FRAMEWORK

Water Quality: Federal policies applicable to hydrology and water quality and the Project include:

- Clean Water Act. The Federal Water Pollution Control Act of 1948 was the first major U.S. law to address water pollution. Growing public awareness and concern for controlling water pollution led to sweeping amendments in 1972. As amended in 1972, the law became commonly known as the Clean Water Act (CWA).
- National Pollutant Discharge Elimination System (NPDES). The NPDES permit program implements the CWA by addressing water pollution and by regulating point sources that discharge pollutants to waters of the United States. Created in 1972 by the Clean Water Act, the NPDES permit program is authorized to state governments by EPA to perform many permitting, administrative, and enforcement aspects of the program.

Regional policies applicable to hydrology and water quality and the Project include:

- Regional Water Quality Control Board (RWQCB). The RWQCB implements the requirements of the control board and ensures local compliance with the NPDES permit and applies best management practices for point source discharges.

6.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project violate any water quality standards or waste discharge requirements?

NO IMPACT: The 6th Cycle Housing Element establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review by the City Public Works Department to ensure compliance with applicable water quality and discharge standards and drainage requirement, including NPDES. Therefore, the Project would not violate any water quality standards or waste discharge requirements.

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?

NO IMPACT. Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 Urban Water Master Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out consistent with Chino Hills' current General Plan and proposed 6th Cycle Housing Element. The UWMP includes the addition of the 3,729 new RHNA units promulgated by this Housing Element. The UWMP finds that the additional residential units and associated population increase that will result from the 6th Cycle RHNA can be accommodated by the City's planned water supply and conveyance capacity. Therefore, the Project would not substantially decrease or adversely interfere with groundwater supplies.

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 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?

NO IMPACT. Any residential development that occurs pursuant to 6th Cycle Housing Element policies would be required to submit drainage plans for City review and approval, and would be required to comply with City engineering and development standards that require collection of site's drainage to the public storm drain system. Therefore, the Project will not alter the existing drainage pattern of the site or area.

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

NO IMPACT. A tsunami is a tidal wave or sea wave caused by seismic activity. Chino Hills is located inland approximately 50 miles from the Pacific Ocean and is not subject to tsunamis. A seiche involves the oscillation of a body of water in an enclosed basin, such as a reservoir, storage tank, or lake. The City General Plan Safety Element Figure 5-7, Flooding and Inundation Zones, identifies areas subject to flood hazard. The land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites, none of which are shown in the General Plan Safety Element Figure 5-7. Therefore, the Project would not risk release of pollutants due to inundation.

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

NO IMPACT. The 6th Cycle Housing Element establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review by the City Public Works Department to ensure compliance with applicable water quality plans and discharge standards, including NPDES. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, or otherwise substantially degrade water quality.

6.10.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding hydrology and water quality. Therefore, no mitigation is required.

6.11 LAND USE AND PLANNING

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

6.11.1 REGULATORY FRAMEWORK

Land Use and Planning: Policies applicable to land use and planning are established by the City General Plan Land Use Element and Chapter 16 of the CHMC.

6.11. ANALYSIS OF ENVIRONMENTAL IMPACTS**a) Would the Project physically divide an established community?**

NO IMPACT: The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory that is a focus of the plan identifies housing sites that are distributed throughout the City and adjacent to existing residential and commercial properties. The Project would facilitate housing, including affordable housing. Upon its adoption, the Project would become an element of the City General Plan. Policies of the Project require the City to update the General Plan and Zoning Map to accommodate 6th Cycle Housing Element provisions. Therefore, the Project would not divide an established community and there would be no impact.

b) Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

NO IMPACT: The Project would facilitate housing, including affordable housing. Upon its adoption, the Project would become an element of the City General Plan. Policies of the Project require the City to update the General Plan and Zoning Map to accommodate 6th Cycle Housing Element provisions. Therefore, the Project would not conflict with any applicable land use plan, policy, or regulation.

6.11.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding land use and planning. Therefore, no mitigation is required.

6.12 MINERAL RESOURCES

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

6.12.1 REGULATORY FRAMEWORK

Mineral Resources: The State of California Department of Conservation maps the states mineral resources in accordance with the California Surface Mining and Reclamation Act of 1975, which requires the State Geologist to classify land into mineral resource zones based on the known or inferred mineral resource potential of that land. The primary goal is to ensure that important mineral resources do not become inaccessible due to uninformed land-use decisions.

6.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

NO IMPACT: The City General Plan Conservation Element reports that no significant mineral deposits are known to exist in the City. Oil production has occurred in the City since the late 1800s. Minor oil production continues in the Chino-Soquel Oil Field and the Mahala Oil Field, both located in the southern portion of the City. The land inventory that is a focus of the 6th Cycle Housing Element does not include any new housing sites known to contain oil fields or active wells. Therefore, the Project would have no impact related to the loss of availability of known regional or local mineral resources.

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

NO IMPACT: As noted above, the City Conservation Element reports that there are no significant mineral deposits or mineral resource recovery sites in Chino Hills. Therefore, the Project would not result in the loss of a locally important mineral resource recovery site.

6.12.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding mineral resources. Therefore, no mitigation is required.

6.13 NOISE

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

6.13.1 REGULATORY FRAMEWORK

Noise/Land Use Compatibility: The State of California has established Title 24, Part 2, of the California Code of Regulations which requires all multifamily residential dwellings, hotels, and motels exposed to a CNEL of 60 dB or greater to have an acoustical study performed that shows how an interior CNEL of 45 dB or less will be achieved in habitable rooms.

The City of Chino Hills General Plan Noise Element establishes noise/land use compatibility standards in Table 7.1 Noise/Land Use Compatibility Matrix. For both single family and multiple family residential development, the acceptable level for interior noise is set at 45 dB CNEL, and for exterior noise is set at 65 dB CNEL.

Construction Noise: CHMC 8.08.020 regulates the hours during which construction activities are permitted between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays, excluding federal holidays.

Operational Noise: CHMC 16.48.020 regulates operational noise within the City and CHMC 16.48.030 regulations operational vibration within the City.

6.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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?

LESS THAN SIGNIFICANT IMPACT: Construction of new residential development that may occur as a result of 6th Cycle Housing Element policies would generate temporary noise. These construction activities would be required to comply with CHMC 8.08.020, and based on their temporary nature, would be considered less than significant. Operational noise associated with future residential uses that may occur as a result of 6th Cycle Housing Element policies would

include noise from vehicles, people speaking, motorized gardening tools, HVAC equipment, pool equipment, and indoor/outdoor sound systems. These types of operational noises are typical of those that currently occur within Chino Hills various residential neighbors. Operational noises from future residential development would be required to comply with the City General Plan Noise Element and CHMC 16.48.020. Therefore, Project impacts related to exposure of persons to noise levels in excess of local standards established would be less than significant.

- b) Would the Project result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

LESS THAN SIGNIFICANT IMPACT. As discussed above, construction of new residential development that may occur as a result of 6th Cycle Housing Element policies would generate temporary vibration impacts. These construction activities would be required to comply with CHMC 8.08.020 and 16.48.030, and based on their temporary nature, would be considered less than significant.

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

NO IMPACT: The nearest public airport to the Project site is the Chino Airport located approximately 5 miles east of the City. The City is outside airport land use plans or safety hazard areas of the Chino Airport. No private air strips are located within or adjacent to the City of Chino Hills. Therefore, the Project would not cause exposure to excessive noise levels associated with airport operations.

6.13.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding noise. Therefore, no mitigation is required.

6.14 POPULATION AND HOUSING

POPULATION AND HOUSING. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

6.14.1 REGULATORY FRAMEWORK

Housing: The State of California Department of Housing and Community Development (HCD) formulates guidelines and programs that direct local governments to promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians. As part of its mission statement, HCD focuses on:¹¹

- Increasing the Supply of Affordable Places to Live in California
- Preserving Affordable Homes and Protecting Public Investment

Authority for HCD's housing guidelines and programs is established in Government Code Title 7, specifically Sections 65580-65889, that requires all local governments to adopt and implement a Housing Element as part of the jurisdiction's General Plan.

6.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project induce substantial 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)?

LESS THAN SIGNIFICANT IMPACT: The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory that is a focus of the plan identifies housing sites that are in areas with infrastructure available on site or nearby. Future development of these housing sites would occur consistent with state housing growth mandates. Population growth induced by the Project would comply with state mandates, and therefore are considered to be less than significant.

- b) Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

¹¹ <https://www.hcd.ca.gov/about/mission.shtml>; accessed October 29, 2021.

NO IMPACT: The land inventory that is a focus of the 6th Cycle Housing Element identifies housing sites that are on vacant or underutilized properties. None of the potential sites identified have existing housing. Therefore, the Project would not displace substantial numbers of people.

6.14.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding population and housing. Therefore, no mitigation is required.

6.15 PUBLIC SERVICES

PUBLIC SERVICES. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) 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?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

6.15.1 REGULATORY FRAMEWORK

Fire: The Master Plan, adopted in 2018, outlines the Chino Valley Independent Fire District (CVIFD) current organization and existing services, and identifies future facility needs.

Police: The California Penal Code establishes the basis for the application of criminal law in California.

Schools: Assembly Bill 2926 (AB 2926) allows school districts to collect standardized impact fees from developers of new residential and commercial/industrial building space prior to issuance of building permits. Part of this bill establishes these standard fees as a sufficient mitigation measure to offset impacts on public school facilities in the CEQA process.

Parks: The Quimby Act (California Government Code §66477) allows cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City of Chino Hills has a Quimby In-Lieu fee as well as a Parks & Recreation Facilities Fee to fund parks construction.

6.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project impact fire protection services?

LESS THAN SIGNIFICANT IMPACT: The Chino Valley Independent Fire District (CVIFD) provides fire protection services in the City of Chino Hills and also serves the adjacent City of Chino and its sphere of influence. CVIFD currently operates seven fire stations, a training facility, and administrative offices. The closest fire station to the Project site is Fire Station 66, which is located approximately 1.9 miles northwest at 13707 Peyton Avenue.

The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. Future development of housing developed pursuant to these mandates will require review by CVIFD to determine provision of adequate emergency access, compliance with Fire Code requirements, and adequate CVIFD equipment and staff. This review is conducted as part of the City of Chino Hills standard review of new housing development. Additionally, future housing would generate annually recurring property tax used to fund CVIFD facilities and operations. With inclusion of CVIFD Project review and collection of property taxes, Project impacts relative to creating demand for new or physically altered fire protection facilities would be less than significant.

b) Would the Project impact police protection services?

LESS THAN SIGNIFICANT IMPACT: The City of Chino Hills contracts with the San Bernardino County Sheriff's Department to receive law enforcement services. The Chino Hills Police Station, staffed and operated by the sheriff's department, is located in the Chino Hills Government Center at 14077 Peyton Drive.

The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. Future development of housing developed pursuant to these mandates would generate annually recurring revenue to the City in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). A portion of such revenue would be available to address costs associated with potential demands for police services. Therefore, Project impacts relative to creating demand for new or physically altered police services facilities would be less than significant.

c) Would the Project impact school services?

LESS THAN SIGNIFICANT IMPACT: Public school facilities within the City of Chino Hills are provided by the Chino Valley Unified School District (CVUSD). The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. Future development of housing developed pursuant to these mandates would be subject to the payment of school impact fees. As authorized under Section 17620(a) of the California Education Code and Section 65995(b) of the California Government Code, local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the school impacts associated with new residential development. Therefore, Project impacts relative to school facilities and services would be less than significant.

d) Would the Project impact parks?

LESS THAN SIGNIFICANT IMPACT: The City of Chino Hills currently operates over 35 public parks consisting of community, neighborhood, and nature parks. Future development of housing developed pursuant to the 6th Cycle Housing Element policies and RHNA mandates would be subject to the payment of City Quimby In-Lieu and Parks & Recreation Facilities fees. These fees are established to provide for residential development's fair share of park facilities. Therefore, Project impacts relative to park facilities or services would be to less than significant levels.

e) Would the Project impact other public facilities?

LESS THAN SIGNIFICANT IMPACT: The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. Future development of housing developed pursuant to these mandates would generate annually recurring revenue to the City in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). A portion of such revenue would be available to address costs associated with potential demands for other public facilities. Therefore, Project impacts relative to creating demand for new or physically altered public facilities would be less than significant.

6.15.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding public services. Therefore, no mitigation is required.

6.16 RECREATION

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

6.16.1 REGULATORY FRAMEWORK

Parks: The Quimby Act (California Government Code §66477) allows cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City of Chino Hills has a Quimby In-Lieu fee as well as a Parks & Recreation Facilities Fee to fund the construction of parks.

6.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

LESS THAN SIGNIFICANT IMPACT: As discussed in Section 16.15 of this ISMND Study, future development of housing developed pursuant to the 6th Cycle Housing Element policies and RHNA mandates would be subject to the payment of City Quimby In-Lieu and Parks & Recreation Facilities fees. These fees are established to provide for residential development's fair share of park and recreational facilities. Therefore, Project impacts relative to park and recreational facilities would be to less than significant levels.

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

NO IMPACT: The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. No recreational facilities are identified within the 6th Cycle Housing Element. Therefore, Project impacts relative to impacts on the environment from construction and operation of the recreational facilities would not be significant.

6.16.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding recreation services or facilities. Therefore, no mitigation is required.

6.17 TRANSPORTATION

TRANSPORTATION. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

6.17.2A REGULATORY FRAMEWORK

Vehicle Miles Traveled (VMT): Senate Bill (SB) 743 mandates that VMT replace Level of Service (LOS) as the transportation metric under CEQA. A key element of SB 743, signed in 2013, is the elimination of automobile delay and LOS as the sole basis of determining CEQA impacts. Pursuant to CEQA guidelines, Section 15064.3, VMT is the most appropriate measure of transportation impacts. However, SB 743 does not prevent a city or county from continuing to analyze, delay, or reference LOS as part of other plans (i.e., the General Plan), studies, or ongoing network monitoring.

Circulation: The City General Plan Circulation Element establishes a plan to provide adequate vehicular, transit, and bicycle circulation within the City.

6.17.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities?

LESS THAN SIGNIFICANT IMPACT: The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing, consistent with state housing growth mandates. New residential development that is fostered by the adoption of the Project would be required to conform to state and city circulation system policies, including transit, roadway, bicycle, and pedestrian facilities. Therefore, any Project conflicts with a circulation system program, plan, ordinance, or policy would be less than significant.

- b) Would the Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

LESS THAN SIGNIFICANT IMPACT: CEQA Guidelines § 15064.3, subdivision (b) describes criteria for analyzing transportation impacts related to vehicle miles traveled. Vehicle miles traveled (VMT) is the process authorized by Senate Bill 743 (SB 743), changing the way analysis of transportation impacts are conducted under CEQA. The intent of VMT is to reduce the total length of vehicle trips caused by a project in order to: 1) reduce GHG emissions; 2) develop multimodal transportation

networks; and 3) diversify land uses. To assist local governments develop a methodology for analyzing VMT, the state of California Office of Planning and Research (OPR) issued, in 2018, a *Technical Advisory for Evaluating Transportation Impacts in CEQA*. The OPR methodology recommended several screening approaches for determining when a VMT analysis is not necessary. These included:

- Small infill projects generating or attracting fewer than 110 trips per day;
- Projects located in areas that generate low VMT;
- Projects near transit facilities;
- Projects that have less than significant greenhouse gas (GHG) emissions;
- Projects consistent with regional plans and general plans;
- Projects generating per capita or employee VMT less than 15% of the average region/county per capita or employee VMT;
- Local-serving retail and service uses; and
- Affordable housing.

As discussed previously, the Project identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing, consistent with state housing growth mandates. New residential development that is fostered by the adoption of the Project would be required to conform to state and city circulation system policies, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Project impacts relative to consistency with CEQA Guidelines § 15064.3, subdivision (b), would be less than significant.

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

LESS THAN SIGNIFICANT IMPACT: The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The Project does not propose specific development plans. New residential development that is fostered by the adoption of the Project would be required to comply with the City's Engineering, Planning, and Building plan check processes. This is designed to identify and, if appropriate, correct potential design hazards or incompatibilities. Therefore, the Project impacts relative to hazards due to a geometric design feature or incompatible uses would be less than significant.

- d) Would the Project result in inadequate emergency access?

LESS THAN SIGNIFICANT IMPACT: The 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The Project does not propose specific development plans. New residential development that is fostered by the adoption of the Project would be required to comply with the City's Engineering, Planning, and Building plan check processes and CVIFD's plan check process. These plan check processes are designed to identify and, if appropriate, correct inadequate emergency access provisions. Therefore, Project impacts relative to emergency access would be less than significant.

6.17.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding transportation. Therefore, no mitigation is required.

6.18 TRIBAL CULTURAL RESOURCES

TRIBAL CULTURAL RESOURCES. Would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or 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 California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
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 Public Resources Code Section 5024.1.? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

6.18.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Tribal Resources: Assembly Bill (AB) 52 was signed into law in 2015. The law amended Section 5097.94 of the Public Resources Code and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, and 21084.2 of the Public Resources Code, relating to Native Americans. Under AB 52, lead agencies who oversee the preparation of an Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration are required to consult with local Native American tribes to determine the likelihood of encountering significant archaeological resources.

6.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code Section 21074 as either a site, feature, place, or 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 California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

NO IMPACT: As discussed in Section 6.5 of this ISMND, the City General Plan identifies potential historic structures at the Boys Republic property and Tres Hermanos Ranch. The land inventory that is a focus of the 6th Cycle Housing Element plan does not identify potential housing sites on either property. No non-tribal unique archaeological resources meeting the CEQA Guidelines §15064.5 occur in the City. Therefore, the Project will not have a significant impact on a historic resource.

- (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 Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED: As discussed in Section 3 of this Initial Study, two Native American tribes have previously contacted the City requesting notification pursuant to California Environmental Quality Act (CEQA) Public Resources Code section 21080.3, subdivision (b); California Assembly Bill 52. These two tribes are the Gabrieleño Band of Mission Indians/Kizh Nation and the Soboba Band of Luiseno Indians. Letters dated October 29, 2021 were sent to representatives of these two tribes inviting both to request formal consultation. On November 1, 2021, Andrew Salas, Chairman of the Gabrieleño Band of Mission Indians/Kizh Nation, sent a response to the City stating that the tribe is in agreement with the Housing Element, and requests consultation for all future projects when ground disturbance will be occurring.

To ensure Mr. Salas' request is followed, Mitigation Measure TCR-1, below, is added to the Project requiring tribal consultation for all residential development projects promulgated by the 6th Cycle Housing Element policies. With inclusion of this measure, potential impacts relative to tribal resources would be reduced to less than significant levels.

6.18.3 MITIGATION MEASURES

The following measure will be required to mitigate potential Project impacts related to tribal resources to less than significant levels:

Mitigation Measure TRC-1: Native American Monitoring

Timing: Prior to and During any Ground Disturbing Activities

Department Responsible: Community Development

The Applicants for future residential development projects identified within the land inventory for the final adopted 6th Cycle Housing Element shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”) - the direct lineal descendants of the Project location. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

6.19 UTILITIES AND SERVICE SYSTEMS

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

6.19.2 REGULATORY FRAMEWORK

Water: Section 10610 of the California Water Code establishes the Urban Water Management Planning Act. The Act states that every urban water service provider that serves 3,000 or more customers or that supplies over 3,000 acre feet (af) of water, annually, should prepare an Urban Water Management Plan (UWMP) every five years. The goal of a UWMP is to ensure the appropriate level of reliability in its water service and is sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years.

Wastewater: California Integrated Waste Management Act of 1989 requires each California city and county to divert 50 percent of its solid waste through source reduction, recycling, and composting. This ordinance requires recycling collection and loading areas in all development projects. The requirements now call for a waste diversion rate of 75% by the year 2020. Implementation of this legislation is the responsibility of the California Integrated Waste Management Board (CIWMB).

6.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require connection to the City public water system. The City of Chino Hills 2021 Urban Water Master Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out consistent with Chino Hills' current General Plan and proposed 6th Cycle Housing Element. The UWMP includes the addition of the 3,729 new RHNA units promulgated by this Housing Element. The UWMP finds that the additional residential units and associated population increase that will result from the 6th Cycle RHNA can be accommodated by the City's planned water supply and conveyance capacity.

The City is in the process of updating the Sewer Master Plan to assess future water system requirements. Similar to water, the additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and affect future wastewater collection and treatment. Updated population and housing projections have been prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan.

Residential development that occurs pursuant to 6th Cycle Housing Element policies would occur on sites that have or are near to existing public storm drain systems and electrical, gas, and telecommunications facilities. Therefore, the Project would not have a significant impact relative to the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

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?

NO IMPACT: As discussed above, the City of Chino Hills 2021 Urban Water Master Plan (UWMP) outlines a water supply and conveyance system intended to address City build-out consistent with Chino Hills' current General Plan and proposed 6th Cycle Housing Element. The UWMP includes the addition of the 3,729 new RHNA units promulgated by this Housing Element. The UWMP finds that the additional residential units and associated population increase that will result from the 6th Cycle RHNA can be accommodated by the City's planned water supply and conveyance capacity. Therefore, the Project will positively affect water supplies available to the City and have no adverse impacts regarding water supplies.

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?

NO IMPACT: As discussed above, the City is in the process of updating the Sewer Master Plan to assess future water system requirements. Similar to water, the additional residential units and associated population increase that will result from the 6th Cycle RHNA will increase City buildout and affect future wastewater collection and treatment. Updated population and housing projections have been prepared by Community Development staff to include both 6th Cycle RHNA and expected ADU units in the updated Sewer Master Plan. Therefore, the Project will not impact wastewater treatment capacity.

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?

NO IMPACT: The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory that is a focus of the plan identifies housing sites that are in areas with infrastructure available on site or nearby. Future development of these housing sites would occur consistent with state housing growth mandates. The residential development that will result from the 6th Cycle RHNA would be required by the City to participate in trash and recyclable collection services from the City provider, and to pay for these services through City collector user fees. Therefore, the Project would not increase or significantly impact solid waste generation.

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

NO IMPACT: Any residential development that occurs pursuant to 6th Cycle Housing Element policies would be required by the City to participate in trash and recyclable collection services from the City provider, and to pay for these services through City collector user fees. Therefore, the Project would not impact compliance with solid waste statutes and regulations.

6.19.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding utilities and services. Therefore, no mitigation is required.

6.20 WILDFIRE

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors, and exacerbate wildfire risks?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

6.20.1 REGULATORY FRAMEWORK

Fire Hazard Overlay: CHMC 16.33 is established by the City of Chino Hills to mitigate against the threat of wildland fires. The standards set forth in this chapter provide additional opportunity for firefighting vehicles to have access into wildland interface areas. An additional intent of these standards is to prevent structures from becoming a barrier between firefighting equipment/personnel and wildland areas. Project design and structures located within the "Fire Hazard Overlay District" shall also meet the requirements of CHMC 16.06.160, Fire Resistive Design Requirements, unless the requirements of the Fire Hazard Overlay District are more restrictive, in which case the more restrictive requirements shall apply.

6.20.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

NO IMPACT: The 6th Cycle Housing Element establishes policies that encourage the development of housing in urbanized areas and in expansion areas planned and phased to accommodate residential growth. The Project does not propose specific development plans. Rather, it would facilitate housing, including affordable housing. Any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the Chino Valley Independent Fire District to ensure adequate emergency access is provided. Therefore, the Project would not impair emergency response or evacuation plans.

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

NO IMPACT: As discussed above, any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the City Community Development Department and Chino Valley Independent Fire District to ensure compliance with CHMC 16.06.160 and the Fire Code. Therefore, the Project would not exacerbate wildfire risks.

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

NO IMPACT: As discussed above, any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the City Community Development Department and Chino Valley Independent Fire District to ensure compliance with CHMC 16.06.160 and the Fire Code. Therefore, Project impacts relative to the installation or maintenance associated with infrastructure that may exacerbate fire risk are not significant.

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

NO IMPACT: As discussed above, any residential development that occurs pursuant to 6th Cycle Housing Element policies would require review from the City Community Development Department and Chino Valley Independent Fire District to ensure compliance with CHMC 16.06.160 and the Fire Code. Therefore, the Project would not expose people or structures to significant risks related to flooding or landslides as a result of post fire conditions.

6.20.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts related to wildfire. As a result, no mitigation is required.

6.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

6.21.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED: The Project would have less than significant impacts on special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the Project would have less than significant impacts on local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities. There is potential for inadvertent finds of tribal cultural resources during grading of residential development projects promulgated by the 6th Cycle Housing Element policies. This potential impact is mitigated by Mitigation Measures TRC-1. With implementation of this mitigation measures, the Project's Mandatory Finding of Significance relative to degrading the quality of the environment would be less significant.

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

NO IMPACT: The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. The land inventory that is a focus of the plan identifies housing sites that are in areas with infrastructure available on site or nearby. Future development of these housing sites would occur consistent with state housing growth mandates. This future residential development furthers what would be required to comply with applicable City standards and CEQA guidelines, which are designed to identify and provide mitigation potential impacts. Therefore, the Project will result in less than significant cumulative impacts.

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

NO IMPACT: The 6th Cycle Housing Element has been prepared to comply with state mandates, including RHNA. As a result of these mandates, the 6th Cycle Housing Element identifies a plan to meet the 2021-2029 RHNA obligation of 3,729 new housing units. Future development of these housing sites would occur consistent with state housing growth mandates. This future residential development furthers what would be required to comply with applicable City standards and CEQA guidelines, which are designed to identify and provide mitigation potential impacts. Therefore, the Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.