

**Addendum to the City of Chino General Plan EIR**  
SCH# 2008091064

City of Chino  
13220 Central Avenue  
Chino, CA 91710

**August 29, 2013**



---

ADDENDUM TO THE EIR  
FOR THE  
CITY OF CHINO GENERAL PLAN  
2013–2021 HOUSING ELEMENT  
SCH#2008031064

---

*Prepared for:*

CITY OF CHINO  
13220 CENTRAL AVENUE  
CHINO, CA 91710

*Prepared by:*



**AUGUST 29, 2013**



**1.0 INTRODUCTION**

1.1 Introduction..... 1.0-1

1.2 Organization and Scope..... 1.0-1

**2.0 PROJECT DESCRIPTION**

2.1 Proposed Housing Element ..... 2.0-1

**3.0 ENVIRONMENTAL ANALYSIS**

Basis for Decision to Prepare Addendum ..... 3.0-1

Discussion of Findings..... 3.0-3

3.1 Aesthetics ..... 3.0-4

3.2 Agricultural Resources..... 3.0-5

3.3 Air Quality and Greenhouse Gas..... 3.0-6

3.4 Biological Resources..... 3.0-8

3.5 Cultural Resources ..... 3.0-8

3.6 Geology, Soils, and Seismicity ..... 3.0-9

3.7 Hazards and Hazardous Materials..... 3.0-9

3.8 Hydrology and Water Quality..... 3.0-10

3.9 Land Use ..... 3.0-10

3.10 Noise ..... 3.0-11

3.11 Population and Housing ..... 3.0-12

3.12 Public Services ..... 3.0-12

3.13 Traffic and Circulation..... 3.0-13

3.14 Utilities and Infrastructure ..... 3.0-14



### 1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines (Article 11, Sections 15162 and 15164). The City of Chino adopted the 2025 Chino General Plan and General Plan Environmental Impact Report (EIR) (SCH No. 2008091064), including findings of fact and a statement of overriding considerations, on July 6, 2010 (Resolution No. 2010-25).

The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Southern California Association of Governments (SCAG) allocates the “fair share” of the region’s projected housing needs, also known as the Regional Housing Needs Allocation (RHNA), to cities and the unincorporated county. The RHNA is based on household income groupings over the eight-year planning period for each specific jurisdiction’s housing element. For the 2013–2021 Housing Element, the RHNA commences on January 1, 2014, and extends through October 31, 2021. For this Housing Element update, the City of Chino is allocated an RHNA of 2,894 units.

The City of Chino Housing Element is designed to address the projected housing needs of current and future city residents and to comply with state law requiring amendment of the Housing Element every eight years (Sections 65580–65589.8 of the California Government Code). The proposed Housing Element is the City’s policy document guiding the provision of housing to meet future needs for all economic segments of Chino, including housing affordable to lower-income households.

The analysis provided in this Addendum (see Section 3.0 for the technical analysis) provides substantial evidence supporting the City’s determination that the proposed Housing Element does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162 and is consistent with the provisions of CEQA Guidelines Section 15164 and 15183.5.

#### 1.1.1 Organization and Scope

##### SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the FEIR Addendum.

##### SECTION 2.0 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed Housing Element.

##### SECTION 3.0 – ENVIRONMENTAL ANALYSIS

Section 3.0 provides substantial evidence to support that none of the circumstances set forth in CEQA Guidelines Section 15162 would result from adoption of the proposed Housing Element. CEQA Guidelines Section 15162 and the Addendum’s consistency with these guidelines are addressed.





**2.0 PROJECT DESCRIPTION**

**2.1 Proposed Housing Element**

The City of Chino Housing Element is based on five goals: (1) maintain and improve the quality of the existing housing stock, (2) assist in the provision of adequate housing to meet the affordable housing needs of the community, (3) provide adequate housing sites to accommodate the City’s Regional Housing Needs Allocation (RHNA), (4) mitigate any governmental constraints to housing production and affordability, and (5) promote equal housing opportunity for all residents to reside in the housing of their choice.

The 2013–2021 Housing Element identifies the policies and implementing actions that the City will implement to ensure housing in Chino is affordable, safe, and decent. The proposed Housing Element addresses housing needs for all income groups by encouraging the provision of an adequate quantity of sites, by facilitating housing opportunities, by improving existing housing quality, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

While the Housing Element is subject to CEQA, no specific development projects are proposed as part of the Housing Element. The City currently has adequate housing sites to meet the RHNA, requiring no changes in the General Plan land use map designation or zoning district for any property. The only change to the Zoning Ordinance results from Implementing Action 9, which requires the revision of the Zoning Ordinance to include language regarding single-room occupancy housing and a change in the definition of “family.”

The adopted 2008–2014 Housing Element was previously analyzed for the potential to cause an environmental impact as part of the General Plan EIR. A comparison between the adopted 2008–2014 Housing Element policies and implementing actions and the 2013–2021 Housing Element policies and implementing actions was completed in order to determine the potential for an environmental impact. The proposed 2013–2021 Housing Element does not result in policy changes for any of the other elements of the General Plan. Changes in the proposed 2013–2021 Housing Element include the following:

**Discontinued Policies**

- Policy HE-1.1.4      Preserve and improve the quality of rental housing stock through acquisition and/or rehabilitation.
  
- Policy HE-2.1.2      Provide direct housing assistance to lower- and moderate-income households.
  
- Policy HE-3.1.3      Support development at the maximum density allowed by General Plan 2015 along Riverside Drive and Central Ave.
  
- Policy HE-3.1.6      Work with land owners along Riverside Dr and Central Ave to consolidate parcels so they can create large enough spaces for new development of either mixed-use or multifamily residential buildings.

**Revised Policies**

- Policy HE-4.1.3      Provide priority processing for residential and mixed-use developments that include an affordable housing component (including extremely low

## 2.0 PROJECT DESCRIPTION

---

income households) or serve persons with disabilities (including developmental disabilities).<sup>1</sup>

Policy HE-2.1.1 Provide ~~financial and~~ technical assistance, as well as regulatory incentives to assist in the new construction of affordable housing.

Policy HE-4.1.1 Offer ~~financial and/or~~ regulatory incentives where feasible to offset or reduce the costs to development of affordable housing.

### New Implementing Actions

Action 3: Affordable Housing Opportunities

The City will facilitate the development and preservation of quality affordable housing, as well as provision of housing assistance. Specifically, the City will pursue various opportunities, including but not limited to the following:

- Acquisition/rehabilitation/conversion of market-rate rental housing into affordable housing;
- Infill housing development;
- Abatement of dangerous properties (such as abandoned or boarded up buildings) that threaten public health and safety;
- Gap financing of affordable housing development; and
- Provision of homebuyer and rehabilitation assistance.

The City will emphasize the development of affordable rental housing for extremely low, very low, and low income households, affordable ownership housing for low and moderate income households, and housing for persons with special needs (such as persons with disabilities, including persons with developmental disabilities).

Action 9: Zoning Ordinance

In 2013, the City amended the Zoning Ordinance to include specific provisions for emergency shelters, transitional housing, and supportive housing to comply with the requirements of state law (Senate Bill 2, Cedillo). However, the Zoning Ordinance does not currently address the provision of single room occupancy housing. In addition, the City's definition of "family" distinguishes a family by the sharing of living expenses, a single lease or rental agreement, and other characteristics indicative of a single household. This may potentially impede housing options for persons with disabilities since some residential programs for disabled persons require individual leases with participants.

---

<sup>1</sup> Additions are underlined while deletions are ~~double strikethrough~~.

### Discontinued Implementing Actions

#### Action 2: Dangerous Properties Abatement Program

The program identifies and abates conditions that threaten public health and safety within the CDBG target areas. Examples of activities are the boarded-up or demolition of abandoned buildings.

#### Action 3: Acquisition/Conversion

The City will work with nonprofit and for-profit housing developers to convert market-rate multi-family rental housing into affordable housing for extremely low, very low, low, and moderate income households. Converted units will meet all of the standards established in Government Code Section 65583.1(C), including State Uniform Housing Code and HUD Housing Quality Standards, and will be deed-restricted as affordable housing for lower and moderate income households for at least 55 years. As permitted by the structural configurations, rehabilitation work may also include merging smaller units into larger units (with three or more bedrooms) to accommodate large families and relieve overcrowding conditions.

#### Action 5: Affordable Housing Development

The City will facilitate the development of quality housing through a variety of actions including, but not limited to, the following:

- Letter of support for funding applications;
- Financial assistance to “gap finance” development of affordable units;
- Fee reduction or deferral;
- Density bonus, incentives, and regulatory concessions pursuant to State density bonus law;
- Priority processing; and
- Assistance in identification of appropriate sites and lot consolidation.

The City will emphasize the development of affordable rental housing for extremely low, very low, and low income households, as well as affordable ownership housing for low and moderate income households.

#### Action 6: Infill Housing Development

The goal of the program is to eliminate the destabilizing and blighting influence of vacant/abandoned parcels in the Downtown Chino area by encouraging homebuilders and landowners to construct high quality single family homes compatible with the character of the surrounding neighborhood.

The Chino Infill Housing Development Program encourages new infill development by mitigating the unique obstacles and risks associated with such development. This is accomplished through the provision of financial incentives, when warranted, to developers

## 2.0 PROJECT DESCRIPTION

---

or landowners to close the “feasibility gap” that exists on many residential infill development projects.

### Action 11: The Preserve Specific Plan Amendment

The land use strategy for accommodating additional residential growth in Chino relies, to a large extent, on the amendment of The Preserve Specific Plan (see Table 33). The proposed amendment includes converting 12 acres of the Medium Density Residential land use designation to the RD 30 designation (the Marquez site); converting 20 acres of the High Density Residential land use designation to RD30 (the LOC site); and converting 24.5 acres of the Community Core land use designation to Community Core 30 (the Bidart/Pietersma site). This amendment will not require Measure M voter approval and will provide potential for 1,092 additional high-density housing units in The Preserve. The amendment is scheduled to be heard and approved by the City Council concurrent with this Housing Element, as they are both utilizing the same CEQA document.

### Action 12: Land Use Element and Zoning Ordinance

The Land Use Element of General Plan 2025 creates three new residential/mixed use designations: RD 30, Mixed Use Medium Density, and Mixed Use High Density. These new land use designations will provide additional residential development potential at targeted locations to support the concepts of transit oriented/ mixed-use developments, sustainable and “healthy” growth patterns, and vibrant residential neighborhood nodes. However, such action will require voter approval as specified under Measure M. The General Plan update will be put forth for voter approval in November 2009.

### Action 14: Housing for Persons with Special Needs

The City recognizes the need for a range of housing options to meet the varied needs of all segments of the community, including seniors, persons with disabilities, large households, farmworkers, students, and the homeless. To encourage and facilitate the development of housing for persons with special needs, the City will amend the Zoning Ordinance to address the following:

- **Transitional Housing:** Differentiate transitional housing in the form of group quarters versus multifamily rental housing developments, and expand the scope of transitional housing to include all users. For transitional housing facilities that operate as multi-family rental housing developments, such uses will be permitted by right where multi-family housing is permitted. For transitional housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities.
- **Supportive Housing:** Specify the provisions for supportive housing and differentiate between supportive housing in the form of multi-family rental apartments versus group quarters. The former will be permitted by right where multi-family is permitted. The latter will be permitted as residential care facilities.
- **Emergency Shelters:** Identify emergency shelters as a permitted use in Service Commercial (SC) zone (see detailed discussion in Needs Assessment on page 55). Objective and specific management standards, similar to those for other lodging uses, will be established for emergency shelters to provide clear understanding of requirements and therefore facilitate the development of or conversion to emergency shelters.

- Single Room Occupancy (SRO): Specify SRO as a conditionally permitted use in General Commercial (CG) zone. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.
- Residential Care Homes: Expand the definition of residential care homes to include facilities that do not require licensing by the State, such as homes for battered women and children, and pregnant teens.
- Reasonable Accommodation: Continue to implement the City's reasonable accommodation ordinance through approving requests at an administrative (staff) level.

### Revised Implementing Actions

#### Action ~~13~~ 8: Specific Plan/Planned Development

The City utilizes specific plans and Planned Development Overlay to achieve flexibility in the design of residential neighborhoods and promote an efficient, aesthetically pleasing use of land. During previous Housing Element cycles, the City effectively provided flexible development standards in the Planned Development Overlay district and through the use of specific plans. This flexibility is evidenced in the fact that two major specific plans were adopted—College Park and The Preserve—which provide for the development of over 11,900 new units in a variety of densities and types.



### 3.0 ENVIRONMENTAL ANALYSIS

#### BASIS FOR DECISION TO PREPARE ADDENDUM

When an environmental impact report (EIR) has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation should be prepared in support of further agency action on the project. In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Under the CEQA Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met. Text in italics is from the CEQA Guidelines, while text in underline provides the substantial evidence supporting the City's decision to prepare an addendum.

*(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

*(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

The Housing Element does not propose any changes to existing land use designations or substantial changes to existing General Plan policies. The changes required in the Zoning Ordinance by the Housing Element bring the ordinance into compliance with state law governing single-room occupancy (SRO) housing (Action 9). Action 9 also requires the redefining of the term "family" because the present definition in the Zoning Ordinance is considered to impede housing for certain groups. None of the changes result in physical changes to the environment and therefore do not affect the impact analysis contained in the General Plan EIR.

*(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

The General Plan was adopted on July 6, 2010, and included the current housing element. On December 21, 2011, the City entered into a settlement agreement that established development parameters for some residential projects and mandated the adoption of a Climate Action Plan (CAP) by December 31, 2013. Only three years have passed since the certification of the EIR for the General Plan and only one year since the settlement agreement. Because the current General Plan EIR was recently adopted and very little physical change has occurred in the city since adoption, no increases in environmental impacts are anticipated.

*(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at*

### 3.0 ENVIRONMENTAL ANALYSIS

---

*the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

As discussed in this addendum, the proposed Housing Element does not increase the impact of any environmental impact identified in the General Plan EIR. The proposed changes align definitions with state law. The changes in definitions affect the existing built environment or would be part of future project(s) and subject to additional project-level environmental analysis.

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

The proposed Housing Element does not increase the severity of any of the environmental impacts identified in the General Plan EIR as the proposal does not make changes to the land use designations or patterns.

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

No new mitigation measures are proposed as a result of the new Housing Element. The changes in housing policy are procedural in nature and affect the processing or review of future housing projects.

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

The Housing Element does not make any changes to the land use designations or map, and there is no need to modify the mitigation measures contained in the General Plan EIR that address projects developed pursuant to the General Plan.

- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

As summarized above and further discussed in this addendum, the proposed Housing Element does not make changes to the General Plan that would require substantial revision to the General Plan EIR. Nor have circumstances changed significantly since adoption of the General Plan EIR in 2010, and amendment in 2012, that would require revision of the General Plan EIR.

#### Discussion of Findings

As demonstrated in this addendum, the adoption of the new Housing Element does not meet the criteria for preparing a supplemental or subsequent EIR. First, the Housing Element does not propose substantial changes to existing General Plan policies. The changes required in the



Zoning Ordinance by the Housing Element bring the Zoning Ordinance into compliance with state law governing single-room occupancy housing (Action 9). Action 9 also requires the redefining of the term “family” because the present definition in the Zoning Ordinance is considered to impede housing for certain groups. Adoption of a new Housing Element with these changes to policy and procedure is not anticipated to result in an increase in severity of any previously identified significant impact from the General Plan FEIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the General Plan FEIR. Further, as the change only affects the use within completed buildings, the policy changes does not result in a physical effect on the environment.

In addition to the General Plan policies, all land development in the city is governed by engineering standards, the California Building Code, and state and federal permitting associated with wetlands, cultural resources, and water quality. These requirements apply to both nondiscretionary (by right) and discretionary development permits. Discretionary permits have the added protection of both conditions of approval and additional CEQA analysis. The General Plan EIR evaluated urban development in Chino and recognizes the existing permitting and approval process described above. Adoption of the Housing Element neither alters these requirements nor proposes development beyond that analyzed in the General Plan EIR.

The Housing Element is a policy-level document, meaning that while the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect the environment. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Second, the Housing Element’s proposed modifications to the General Plan and Zoning Ordinance are programmatic in nature. The Housing Element includes a set of goals, policies, and actions intended to guide the City’s decision-making process as private development projects are considered. While the Housing Element establishes housing targets for income levels as required in the RHNA, the City can only encourage development of housing units. As a policy document, the Housing Element does not propose changes in physical circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). Therefore, there have been no changes in the environmental conditions in the city not contemplated and analyzed in the General Plan EIR that would result in new or substantially more severe environmental impacts.

Third, as documented in this addendum, there is no new information of substantial importance (which was not known or could not have been known at the time of General Plan adoption by Chino in 2010) that identifies a new significant impact (condition “A” in CEQA Guidelines Section 15162[a][3]); there would not be a substantial increase in the severity of a previously identified significant impact (condition “B” in CEQA Guidelines Section 15162[a][3]); and there are no mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan, or mitigation measures or alternatives that are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” in CEQA Guidelines Section 15162[a][3]). The Housing Element only encourages the provision of a range of housing types and affordability levels; it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect the environment. None of the “new information”

### **3.0 ENVIRONMENTAL ANALYSIS**

---

conditions listed in CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent or supplemental EIR.

#### **3.1 AESTHETICS**

##### PREVIOUSLY IDENTIFIED IMPACTS IN THE CHINO GENERAL PLAN EIR

No potentially significant impacts to aesthetics resulting from implementation of the proposed General Plan were identified in the General Plan EIR. The General Plan EIR identified the following issue areas as less than significant impacts: (a) impacts to visual character or (b) scenic vistas. The General Plan EIR concluded that the proposed General Plan would have no impacts to scenic highways or light and glare.

The General Plan EIR determined that while new or redeveloped uses in existing community area or new development on vacant lands may alter the visual character or impact scenic vistas, General Plan policies would reduce all potential impact to visual character or scenic vistas to a less than significant level (City of Chino 2010b, p. 4.1-6). Additionally, the General Plan EIR determined that there are no scenic highways in the city. As such, the General Plan would have a less than significant impact to scenic highways (City of Chino 2010b, p. 4.1-7). Finally, the General Plan EIR concluded that new development has the potential to create additional light and glare. However, General Plan Policy P5 would reduce this potential to a less than significant level (City of Chino 2010b, p. 4.1-7).

##### PROPOSED HOUSING ELEMENT

The Housing Element is consistent with the land uses envisioned in the General Plan and would not remove or modify any policies that currently protect visual character or scenic vistas. Additionally, the Housing Element does not propose any policies or actions that would be inconsistent with General Plan light and glare policies.

The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific designs or proposals, nor does it grant any entitlements for development that would degrade the existing visual character of the city. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element. No policies or actions are included in the 2013–2021 Housing Element that would result in a change to the existing General Plan land use or zoning designations. Future residential development projects will require compliance with General Plan policies related to aesthetic resources.

##### **Summary**

The proposed Housing Element would result in land uses and development consistent with those assumed and analyzed in the original General Plan EIR. In addition, the Housing Element would not result in development of any additional land that could contribute to light and glare beyond that analyzed in the General Plan EIR. Since the policies in the Housing Element are consistent with the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe aesthetic impacts beyond those analyzed and mitigated in the General Plan EIR.

### 3.2 AGRICULTURAL RESOURCES

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

##### **Impact AG-1:** Williamson Act Conflict

In addition to these potentially significant impacts, the General Plan EIR identified the following issue areas as less than significant impacts: (a) conversion of farmland and (b) compatibility with surrounding urban uses.

Implementation of the General Plan resulted in significant and unavoidable impacts due to Williamson Act conflicts for two parcels of land. Both of these parcels were designated for residential land uses in the General Plan and Focused Growth Plan and as such were considered to conflict with Williamson Act lands (City of Chino 2010c, p. 3-4; City of Chino 2010b, p. 4.2-13).

The General Plan EIR also determined that the conversion of farmland was considered a less than significant impact, as the conversion of the majority of existing agricultural land was previously analyzed regarding the potential loss of this resource in environmental analyses. While these analyses concluded that the loss of farmland was a significant and unavoidable impact, implementation of the General Plan would not increase this loss beyond those identified in previous documents. For those farmlands not previously included in previous documents, the General Plan EIR concluded that the loss of this farmland was less than significant based on General Plan policies. As development in Chino continues, these locations will become less viable for agriculture, and significant agricultural operations are not likely to continue (City of Chino 2010b, p. 4.2-11).

According to the General Plan EIR, the effects of the General Plan and Focused Growth Plan would be minimal regarding the compatibility with surrounding land uses. Of the few remaining active farms in Chino, most are located in areas that would be continued to be designated for agricultural use and where surrounding urban uses would not conflict with existing agricultural operations. These areas include the southern portion of the city, in The Preserve and in Sub-Area 1, where agricultural designations are relatively expansive and are not surrounded by urban uses. The policies included in the General Plan and Focused Growth Plan would reduce the impact on agricultural resources due to compatibility with surrounding urban uses to a less than significant level (City of Chino 2010b, p. 4.2-14).

#### PROPOSED HOUSING ELEMENT

The proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses consistent with the existing land use designations established by the General Plan Land Use Element. New Housing Element policies and actions, or the discontinuation of existing Housing Element policies or actions, do not propose to change any land uses in the city and therefore would not result in new impacts to agricultural land uses. Future residential development projects would require compliance with General Plan policies related to agricultural resources that are intended to preserve blocks of agricultural land in agricultural or open space use and maintain continuing agricultural use of those lands.

##### **Summary**

The proposed Housing Element would result in land uses and development identical to those assumed and analyzed in the General Plan EIR. Since no additional area is proposed for urban

### 3.0 ENVIRONMENTAL ANALYSIS

---

development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts beyond those addressed in the General Plan EIR.

#### 3.3 AIR QUALITY AND GREENHOUSE GAS

##### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN FINAL EIR

**Impact AQ-1:** Implementation of Air Quality Plan

**Impact AQ-2:** Greenhouse Gas Emissions

In addition to these potentially significant impacts, the General Plan EIR identified the following issue areas as less than significant impacts: (a) air quality standard; (b) expose sensitive receptors; and (c) create objectionable odors.

The General Plan EIR concluded that the General Plan will result in significant and unavoidable air quality impacts by conflicting with the adopted 2007 South Coast Air Quality Management Plan (City of Chino 2010b, p. 4.3-47). Additionally, the EIR determined that implementation of the General Plan would result in significant and unavoidable impacts through the production of greenhouse gases (City of Chino 2010b, p. 4.3-77). On December 21, 2011, the City of Chino entered into a settlement agreement with Citizens for Responsible Equitable Environmental Development (CREED) and amended the General Plan to add policies P9 and P10 under Objective AQ-1.1 of the Air Quality Element of the General Plan. The amendment, adopted by Resolution 2012-09, included the policies:

##### **Policy P9**

The City shall prohibit each and every new land use that has the potential to be a source of air pollution from being located closer than the specified minimum distance from any sensitive land use (when measured as a straight line between the points of the new land use and the sensitive land use that are closest to each other):

- Freeways, urban roads with over 100,000 daily vehicle trips, or rural roads with over 50,000 daily vehicle trips: 500 feet
- Distribution centers, warehouses, and other facilities serving as a distribution point for the transfer of goods with over 100 trucks per day, over 40 trucks with transport refrigeration units per day, or with all such units operating more than 300 hours per week: 1,000 feet
- Rail yards or railroads: 1,000 feet
- Facilities where crude oil is converted into any petroleum product: 1,000 feet
- Chrome platers and other operations using hexavalent chromium: 1,000 feet
- Dry cleaners and other operations using perchloroethylene: 500 feet
- Gasoline dispensing facilities with the potential for total throughput equal to 3,600,000 gallons or more per year: 300 feet
- Gasoline dispensing facilities with no potential for total throughput in excess of 3,600,000 gallons per year: 50 feet

“Sensitive land use” refers to any and all land uses where sensitive receptors are likely to spend time including but not limited to schools, schoolyards, parks, playgrounds, daycare facilities, nursing homes, hospitals, religious facilities, and residential communities. “Sensitive receptors” refers to children, the elderly, and members of the public with serious health problems affected by air quality, and “new land use” includes the development of undeveloped land, the

redevelopment of an existing developed site, or any use that requires a new permit from the City, whether ministerial or discretionary, even if no construction is involved.

### **Policy P10**

The City shall require each and every new land use where any sensitive receptor may be present for any period of time to employ all commercially reasonable design techniques and equipment sufficient to minimize, to the maximum extent feasible, all potential exposures to air pollution on the site of the use.

In addition, the City adopted Action A1 that reads:

### **Action A1**

No later than December 31, 2013, the City shall develop and approve a Climate Action Plan (CAP). The CAP shall include at a minimum the elements specified in Exhibit D of the Settlement and Release Agreement between CREED and the City of Chino dated December 19/20, 2011.

### PROPOSED HOUSING ELEMENT

Future development of housing units could result in an increase in criteria air pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of the South Coast Air Basin, which includes Chino.<sup>2</sup> The proposed Housing Element does not include any new policies or implementing actions that would conflict with land uses or policies identified in the existing General Plan. Because implementation of the proposed Housing Element would have the same impacts as the existing General Plan, the impacts associated with air attainment plans and greenhouse gases would also be the same.

### **Summary**

The proposed Housing Element would result in land uses and development similar to those assumed and analyzed in the original Air Quality and Greenhouse Gas section of the General Plan EIR. In addition, the Housing Element would not result in development of any additional land that could result in air quality or greenhouse gas impacts not already identified in the General Plan EIR. As noted above, the City is in the process of preparing a Climate Action Plan (CAP) that must be completed by December 31, 2013. The proposed Housing Element will not conflict with the City's CAP, and the emphasis on housing and density may help with implementation of measures designed to reduce greenhouse gas impacts. Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe air quality impacts beyond those analyzed and mitigated in the General Plan EIR.

---

<sup>2</sup> The California Air Resources Board provides the following definition for criteria air pollutant: An air pollutant for which acceptable levels of exposure can be determined and for which an ambient air quality standard has been set. Examples include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM<sub>10</sub>, and PM<sub>2.5</sub>. The term "criteria air pollutants" derives from the requirement that the EPA must describe the characteristics and potential health and welfare effects of these pollutants. The EPA and CARB periodically review new scientific data and may propose revisions to the standards as a result (<http://www.arb.ca.gov/html/gloss.htm#C>).

## **3.0 ENVIRONMENTAL ANALYSIS**

---

### **3.4 BIOLOGICAL RESOURCES**

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN FINAL EIR

The General Plan EIR determined that all impacts to biological resources as a result of implementation of the General Plan and Focused Growth Plan would be less than significant. The EIR considered the following impact areas in making this determination: (a) special-status species; (b) riparian habitat and sensitive natural communities; (c) federally protected wetlands; (d) interference with the movement of wildlife species; and (e) conflicts with habitat conservation, natural community conservation, or other plans.

#### PROPOSED HOUSING ELEMENT

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning district changes to the General Plan that may affect biological resources. Implementation of the Housing Element would not increase biological impacts beyond those already analyzed in the General Plan EIR.

#### **Summary**

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe biological impacts beyond those addressed in the General Plan EIR.

### **3.5 CULTURAL RESOURCES**

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

The General Plan EIR determined that all impacts to cultural resources as a result of implementation of General Plan would be less than significant.

#### PROPOSED HOUSING ELEMENT

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning changes (except for the addition of language in the Zoning Code allowing single-room occupancy units) to the General Plan that may affect cultural resources. Implementation of the Housing Element would not increase cultural resource impacts beyond those already analyzed in the General Plan EIR.

#### **Summary**

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe cultural resources impacts beyond those addressed in the General Plan EIR.

### 3.9 GEOLOGY, SOILS, AND SEISMICITY

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

Like all of Southern California, Chino has and will continue to be subject to ground shaking and associated seismic impacts resulting from activity on local and regional faults. Land subsidence, expansive soils, and erosion-related impacts are also a potential in the city. Implementation of General Plan policies and existing requirements will reduce potential impacts associated with fault rupture hazards, ground shaking, liquefaction, landslides, seismically induced settlement, subsidence and collapsible soils, and soil erosion and loss of topsoil to a less than significant level.

#### PROPOSED HOUSING ELEMENT

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning changes (except for the addition of language in the Zoning Code allowing single-room occupancy units) to the General Plan that may increase the potential for impacts related to geology, soils, or seismicity. Implementation of the Housing Element would not increase these impacts beyond a level of significance already analyzed in the General Plan EIR.

#### Summary

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe geological, soils, or seismic impacts beyond those addressed in the General Plan EIR.

### 3.7 HAZARDS AND HAZARDOUS MATERIALS

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

No potentially significant hazardous material impacts resulting from implementation of the proposed General Plan were identified in the General Plan EIR. The General Plan EIR identified the following issue areas as less than significant impacts: (a) hazardous materials and waste use, transportation, storage, and disposal; (b) wildland fires; and (c) airport hazards. The analysis concluded that policies contained in the General Plan and Focused Growth Plan would reduce all impacts to a less than significant level.

#### PROPOSED HOUSING ELEMENT

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning changes (except for the addition of language in the Zoning Code allowing single-room occupancy units) to the General Plan that may increase the potential for impacts related to hazards or hazardous materials. Implementation of the Housing Element would not increase these impacts beyond a level of significance already analyzed in the General Plan EIR.

#### Summary

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the

### **3.0 ENVIRONMENTAL ANALYSIS**

---

existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts related to hazardous materials, wildland fires, or airport hazards beyond those addressed in the General Plan EIR.

#### **3.8 HYDROLOGY AND WATER QUALITY**

##### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

Implementation of the General Plan resulted in no significant and unavoidable impacts to hydrology and water quality. The General Plan EIR identified the following issue areas as less than significant impacts: (a) drainage; (b) water quality; (c) flooding and dam inundation; and (d) seiche, tsunami, or mudflow hazards. The analysis concluded that policies contained in the General Plan and Focused Growth Plan would reduce all impacts to a less than significant level.

##### PROPOSED HOUSING ELEMENT

The proposed Housing Element includes policies designed to facilitate the construction and conservation of housing to meet Chino's affordable housing needs. However, as a policy-level document, the Housing Element does not include any specific development proposals, nor does it grant any entitlements for development.

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning changes (except for the addition of language in the Zoning Code allowing single-room occupancy units) to the General Plan that may increase the potential for impacts related to hydrology and water quality. Implementation of the proposed Housing Element does not result in an increase in these impacts beyond those identified in the General Plan.

##### **Summary**

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts related to drainage, water quality, flooding and dam inundation, and seiche, tsunami, or mudflow hazards beyond those addressed in the General Plan EIR.

#### **3.9 LAND USE**

##### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

Implementation of the General Plan resulted in no significant and unavoidable impacts to land use. The General Plan EIR identified the following issue areas as less than significant impacts: (a) division of an established community; (b) conflicts between land uses; and (c) conflicts between land use plans. The analysis concluded that policies contained in the General Plan and Focused Growth Plan would reduce all impacts to a less than significant level.

##### PROPOSED HOUSING ELEMENT

The proposed Housing Element includes policies designed to facilitate the construction and conservation of housing to meet Chino's affordable housing needs. However, as a policy-level document, the Housing Element does not include any physical development proposals, nor does it grant any entitlement for development. Further, the proposed Housing Element does not



include any policies or implementing actions that result in land use changes or zoning changes. Implementation of the proposed Housing Element does not result in an increase in housing or development potential beyond that identified in the General Plan and analyzed in the General Plan EIR.

### Summary

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts related to land use beyond those analyzed and mitigated in the General Plan EIR.

### 3.10 NOISE

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

Implementation of the General Plan and Focused Growth Plan resulted in no significant and unavoidable noise impacts. The General Plan EIR identified the following issue areas as less than significant impacts: (a) noise levels in excess of standards; (b) increased ambient noise; (c) groundborne vibration; and (d) airport noise exposure. The analysis concluded that policies contained in the General Plan and Focused Growth Plan would reduce all impacts to a less than significant level.

#### PROPOSED HOUSING ELEMENT

The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the General Plan. However, as a policy-level document, the Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development projects will require compliance with General Plan policies related to noise and vibration standards.

The Housing Element does not propose changes to existing land use densities and land use regulations, and it does not involve the construction or expansion of any residential land uses. Therefore, impacts related to temporary or permanent increases in noise levels would be the same as analyzed in the General Plan EIR. Further, all future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

### Summary

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts related to noise beyond those analyzed and mitigated in the General Plan EIR.

## 3.0 ENVIRONMENTAL ANALYSIS

---

### 3.11 POPULATION AND HOUSING

No potentially significant housing and population impacts resulting from implementation of the proposed General Plan were identified in the General Plan EIR. The General Plan EIR identified the following issue areas as less than significant impacts: (a) population growth; (b) displacement of housing units; and (c) displacement of people. The analysis concluded that while implementation of both the General Plan and the Focused Growth Plan would result in substantial population increases, the growth would be expected, would be planned for, and would have adequate infrastructure and public services.

The General Plan EIR identifies the estimated population and number of housing units under the General Plan and Focused Growth Plan. The General Plan anticipated the 2025 population at 141,067, while the number of housing units at 38,814 (City of Chino 2010b, p. 4.11-13). The Focused Growth Plan anticipated the 2025 population at 143,556 and the number of housing units at 39,781 (City of Chino 2010b, p. 4.11-13).

#### PROPOSED HOUSING ELEMENT

The RHNA for the City anticipates a need for 2,894 additional housing units in the city by 2021 (City of Chino 2013, p. 85). In 2010, the city had 21,797 housing units (City of Chino 2013, p. 37). Combining the 2010 housing units with the RHNA results in a total of 24,691 housing units by 2021. Based on the projected number of housing units for the year 2025 anticipated in the General Plan (38,814), the increase of 2,894 housing units would not result in a number of units greater than those identified in the General Plan or Focused Growth Plan.

The proposed Housing Element contains housing goals intended to encourage housing to meet the City's affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, as a policy-level document, the proposed Housing Element encourages the provision of a range of housing types and affordability levels. It does not include any specific development proposals, nor does it grant any entitlements for development that would induce population growth. Future residential development projects will require compliance with General Plan policies related to population growth in the city.

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning changes. Implementation of the proposed Housing Element does not result in an increase in population or housing beyond that identified in the General Plan.

#### Summary

The proposed Housing Element would result in development beyond that assumed and analyzed in the General Plan EIR. Since the policies in the Housing Element are similar to the existing General Plan policies and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts beyond those analyzed and mitigated in the General Plan EIR.

### 3.12 PUBLIC SERVICES

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

Implementation of the General Plan and Focused Growth Plan resulted in no significant and unavoidable impacts to public services. The General Plan EIR identified the following issue areas

as having less than significant impacts: (a) fire protection impacts; (b) police protection impacts; (c) schools; (d) library services; and (e) parks and recreation. The analysis concluded that policies contained in the General Plan and Focused Growth Plan would reduce all potential impacts to a less than significant level.

#### PROPOSED HOUSING ELEMENT

The proposed Housing Element includes policies and actions designed to facilitate the construction and conservation of housing to meet Chino's affordable housing needs. Subsequent development projects could result in an increase in demand for public services due to regulatory changes resulting in increased population densities. However, as a policy-level document, the Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance.

The 2013–2021 Housing Element does not propose any policies or implementing actions that result in land use changes or zoning changes. Implementation of the proposed Housing Element does not result in an increase in these impacts beyond those identified in the General Plan.

#### Summary

Since the policies in the Housing Element are similar to the existing General Plan policies, no additional area is proposed for urban development, and no changes are proposed to the existing permitting and approval process, adoption of the Housing Element would not result in new or more severe impacts related to public services beyond those analyzed and mitigated in the General Plan EIR.

### 3.13 TRAFFIC AND CIRCULATION

#### PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR

Implementation of the General Plan and Focused Growth Plan resulted in no significant and unavoidable impacts to traffic and circulation. The General Plan EIR identified the following issue areas as having less than significant impacts: (a) increase in traffic; (b) emergency access and roadway design; (c) parking capacity; (d) alternative transportation; and (e) air traffic. The analysis concluded that policies contained in the General Plan and the Focused Growth Plan would reduce all potential impacts to a less than significant level.

#### PROPOSED HOUSING ELEMENT

The proposed Housing Element includes policies and programs that are designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs. Projected housing growth in the Housing Element does not exceed housing growth anticipated in the General Plan for the year 2025. The traffic analysis provided in the General Plan EIR uses the anticipated growth in the city as a defining factor for future traffic impacts. Because the Housing Element has less anticipated growth than the General Plan and the General Plan EIR determined that all traffic and circulation-related impacts were less than significant, implementation would have a similar impact.

## **3.0 ENVIRONMENTAL ANALYSIS**

---

### **Summary**

The proposed Housing Element would result in land uses and development similar to those assumed and analyzed in the General Plan EIR. In addition, the Housing Element would not result in development of any additional land that could result in impacts different from those analyzed in the General Plan EIR. Since the proposed Housing Element does not include any policies or actions that would increase the potential for traffic or circulation impacts, adoption of the Housing Element would not result in new or more severe impacts related to transportation beyond those analyzed and mitigated in the General Plan EIR.

### **3.14 UTILITIES AND INFRASTRUCTURE**

#### **PREVIOUSLY IDENTIFIED IMPACTS IN THE CITY OF CHINO GENERAL PLAN EIR**

Implementation of the General Plan and Focused Growth Plan resulted in no significant and unavoidable impacts to utilities and infrastructure. The General Plan EIR identified the following issue areas as having less than significant impacts: (a) water supplies; (b) new or expanded water facilities; (c) new or expanded wastewater treatment facilities; (d) wastewater treatment capacity; (e) wastewater treatment requirements; (f) stormwater; and (g) solid waste. The analysis concluded that policies contained in the General Plan and Focused Growth Plan and existing standards and requirements would reduce all potential impacts to a less than significant level.

#### **PROPOSED HOUSING ELEMENT**

The proposed Housing Element includes policies and programs that are designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs. Projected housing growth in the Housing Element does not exceed housing growth anticipated in the General Plan for the year 2025. Future utility service is, in part, based on anticipated growth. Because the Housing Element has less anticipated growth than the General Plan and the General Plan EIR determined that all utility-related impacts were less than significant, implementation would have a similar impact.

### **Summary**

The proposed Housing Element would result in land uses and development similar to those assumed and analyzed in the General Plan EIR. In addition, the Housing Element would not result in development of any additional land that could result in impacts different from those analyzed in the General Plan EIR. Since the proposed Housing Element does not include any policies or actions that would increase the potential for utility impacts, adoption of the Housing Element would not result in new or more severe impacts related to utilities beyond those analyzed and mitigated in the General Plan EIR.

**REFERENCES**

- City of Chino. 2008. *City of Chino 2008–2014 Housing Element*.
- . 2010a. *Envision Chino, General Plan 2025*.
- . 2010b. *General Plan Environmental Impact Report – Draft*.
- . 2010c. *General Plan Environmental Impact Report – Final EIR*. April 15, 2010; updated May 21, 2010.
- . 2010d. *Findings of Fact and Statement of Overriding Considerations for the Envision Chino–General Plan 2015 Environmental Impact Report*. State Clearinghouse No. 2008091064.
- . 2013. *City of Chino 2013–2021 Housing Element*.