



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
P.O. Box 532711
LOS ANGELES, CALIFORNIA 90053-2325

December 13, 2000

REPLY TO
ATTENTION OF:

Office of the Chief
Operations Branch

RECEIVED
DEC 15 2000

DEC 15 2000

Mr. Chuck Coe
City of Chino, Planning Dept.
13220 Central Avenue
P.O. Box 667
Chino, CA 91708

Dear Mr. Coe;

We have received your letter requesting our review of the City's land use plan for that portion of the Chino Preserve within Prado Flood Control Basin which is within your City limits. The Corps appreciates the City's efforts to coordinate their land use for these lands with the Corps' Master Plan. However, we will rely on the our Master Plan, which is being updated, to guide land use at Prado FCB, rather than the appropriate sections of your General Plan. Anticipated long-term land uses at Prado FCB include recreation, open space and agriculture. Since recreation is secondary to our flood management mission, we cannot guarantee these land uses. The Corps will gladly provide you with a copy of our newest Prado Master Plan which will be published in 2001 - 2002.

Any proposed or stated land uses of Corps fee/flowage easement lands in your document "*The Preserve Project Description and Notice of Preparation*" need individual review by the Corps via the National Environmental Policy Act (NEPA). POC for environmental review is Phyllis Träbold, 213.452.3391.

Sincerely,

Charles L. Beams
GEORGE L. BEAMS, P.E.,
Chief, Construction-
Operations Division



Chino Basin Water Conservation District

December 15, 2000

City of Chino
Attn. Mr. Brent Arnold, Principal Planner
Community Development Department
13220 Central Avenue
Chino, CA 91710

DEC 18 2000

Re: The Chino Preserve Specific Plan/Annexation/General
Plan Amendment EIR"

Dear Mr. Arnold:

As the City completes its PEIR for the above referenced Project the Conservation District recommends that it consider imposing development standards that provide greater emphases on the use of "water conserving landscaping techniques" when designing and constructing industrial, commercial, recreational, and open space areas. In this regard, the Conservation District recommends that the City's standards provide that the developers of such areas construct mini-recharge basins within each development as a means to not only capture and utilize local rainfall on the premises but to reduce the off-site migration of water borne pollutants and such due to broken irrigation works. Particularly we are recommending that rather than using "mounded" grass and shrubbery plant screens to block the visual impacts of parking and the like facilities that developers be required to utilize "depressed" planted areas bordered by "Xeriscape-type" shrubbery. In this manner each depressed area will retain and temporarily store for plant consumption both applied irrigation water and stormwater falling upon the premises while still providing the desired screening effect.

As you can see, properly designed mini-basins will not only beautify the property, provide screening when desired, and help to offset for the loss of naturally occurring rainwater recharge due to urbanization, but will also reduce the consumption of pumped and treated water and will further assist city in meeting the requirements of its NPDES Permit.

Please feel free to call me at most anytime should you like to discuss this matter in greater detail.

Sincerely yours,

Barrett Kehl,
General Manager

cc. Board of Directors

DIRECTORS
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JOHN T. REDDICK
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4594 SAN BERNARDINO STREET
P.O. BOX 2400
MONTECITO, CA 91763-0900
(909) 626-2711
FAX (909) 626-5974



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse



Steve Nissen
ACTING DIRECTOR

Notice of Preparation

DEC 17 2000

December 12, 2000

To: Reviewing Agencies

Re: The Chino Preserve Specific Plan/Annexation/General Plan Amendment
SCH# 2000121036

Attached for your review and comment is the Notice of Preparation (NOP) for the The Chino Preserve Specific Plan/Annexation/General Plan Amendment draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Brent Arnold
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2000121036
Project Title The Chino Preserve Specific Plan/Annexation/General Plan Amendment
Lead Agency Chino, City of

Type NOP Notice of Preparation

Description The proposed project includes the annexation of the largest remaining portion of the Chino Valley Dairy Preserve within the City of Chino's Sphere of Influence to allow for development of a portion of the approximate 5,435 acres currently within the Preserve. The City of Chino is preparing a master plan to guide the future development and annexation of the Preserve. The master plan will consist of a comprehensive, policy-level specific plan/land use plan.

Lead Agency Contact

Name Brent Arnold
Agency City of Chino
Phone 909 591-9812 **Fax**
email
Address Community Development Department
13220 Central Avenue
City Chino **State** CA **Zip** 91710

Project Location

County San Bernardino
City Chino, Chino Hills, Ontario, Norco, Corona
Region

Cross Streets

Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways State Route 71, 91, 60, I-15

Airports Chino

Railways

Waterways Santa Ana River

Schools

Land Use Community of residential neighborhoods.

A Community Core area, envisioned as an idyllic "main street" with a mix of commercial retail and office uses, entertainment areas, residential uses, and public and religious uses.

A regional commercial center.

An employment center focusing upon the Chino Airport.

An open space preserve, including multi-purpose recreational, agricultural, and natural open space uses.

Project Issues Agricultural Land; Landuse; Flood Plain/Flooding; Water Quality; Other Issues; Geologic/Seismic; Soil Erosion/Compaction/Grading; Minerals; Toxic/Hazardous; Traffic/Circulation; Noise; Air Quality; Population/Housing Balance; Public Services; Schools/Universities; Forest Land/Fire Hazard; Recreation/Parks; Solid Waste; Water Supply; Archaeologic-Historic; Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Food and Agriculture; Department of Fish and Game, Region 6; Native American Heritage Commission; State Lands Commission; Office of Emergency Services; Caltrans, District 8; Department of Housing and Community Development; California Highway Patrol; Integrated Waste Management Board; State Water Resources Control Board, Division of Water Quality; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 6 (So Lake Tahoe)

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report
State Clearinghouse Data Base**

Date Received 12/11/2000 **Start of Review** 12/11/2000 **End of Review** 01/09/2001

Note: Blanks in data fields result from insufficient information provided by lead agency.

NCP Distribution List

County: San Bernardino

SCH#

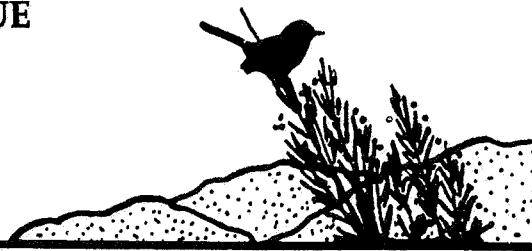
2000121036

- Resources Agency
- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Bill Curry
- California Coastal Commission
Elizabeth A. Fuchs
- Dept. of Conservation
Ken Trott
- Dept. of Forestry & Fire Protection
Allen Robertson
- Office of Historic Preservation
Hans Kreutzberg
- Dept. of Parks & Recreation
Debra Gilbert
- Resource Mgmt. Division
- Reclamation Board
Pam Bruner
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Resources Agency
Nadell Gayou
- Dept. of Water Resources
- Health & Welfare
- Health & Welfare
Wayne Hubbard
- Dept. of Health/Drinking Water
- Food & Agriculture
- Food & Agriculture
Tad Bell
- Dept. of Food and Agriculture
- Fish and Game
- Dept. of Fish & Game
Joe Vincenty
- Environmental Services Division
- Dept. of Fish & Game
Donald Koch
- Region 1
- Dept. of Fish & Game
Banky Curtis
- Region 2
- Dept. of Fish & Game
Brian Hunter
- Region 3
- Dept. of Fish & Game
William Laudemilk
- Region 4
- Dept. of Fish & Game
Sandy Peterson
- Region 5, Habitat Conservation Program
- Dept. of Fish & Game
Gabrina Gatchel
- Region 6, Habitat Conservation Program
- Dept. of Fish & Game
Tammy Allen
- Region 6, Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game
DeWayne Johnston
- Marine Region
- Independent Commissions
- California Energy Commission
Environmental Office
- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Andrew Barnsdale
- State Lands Commission
Betty Silva
- Colorado River Board
Gerald R. Zimmerman
- Tahoe Regional Planning Agency (TRPA)
Lyn Barnett
- Office of Emergency Services
John Rowden, Manager
- Delta Protection Commission
Debbie Eddy
- Santa Monica Mountains Conservancy
Paul Edelman
- Dept. of Transportation
- Dept. of Transportation
IGR/Planning
District 1
- Dept. of Transportation
Vicki Roe
- Local, Development Review,
District 2
- Dept. of Transportation
Jeff Pulverman
- District 3
- Dept. of Transportation
Jean Finney
- District 4
- Dept. of Transportation
Lawrence Newland
- District 5
- Dept. of Transportation
Marc Blirbaum
- District 6
- Dept. of Transportation
Stephen J. Buswell
- District 7
- Dept. of Transportation
Mike Sirm
- District 8
- Dept. of Transportation
Caroline Yee for Kate Walton
- District 9
- Dept. of Transportation
Chris Sayre
- District 10
- Dept. of Transportation
Lou Salazar
- District 11
- Dept. of Transportation
Allen Kennedy
- District 12
- Business, Trans. & Housing
- Housing & Community Development
Cathy Creswell
- Housing Policy Division
- Caltrans - Division of Aeronautics
Sandy Hesnard
- California Highway Patrol
Lt. Dennis Brunetta
- Office of Special Projects
- Dept. of Transportation
Ron Helgeson
- Caltrans - Planning
- Dept. of General Services
Robert Sleppy
- Environmental Services Section
- Air Resources Board
- Airport Projects
Rob Rogen
- Transportation Projects
Ann Geraghty
- Industrial Projects
Mike Tollstrup
- California Integrated Waste Management Board
Sue O'Leary
- State Water Resources Control Board
Diane Edwards
- Division of Clean Water Programs
- State Water Resources Control Board
Diane Edwards
- Division of Clean Water Programs
- State Water Resources Control Board
Greg Frantz
- Division of Water Quality
- State Water Resources Control Board
Mike Falkenstein
- Division of Water Rights
- Dept. of Toxic Substances Cont
CEQA Tracking Center
- Regional Water Quality Control Board (RWQCB)
Cathleen Hudson
- North Coast Region (1)
- RWQCB
Environmental Document Coordinator
- San Francisco Bay Region (2)
- RWQCB
Central Coast Region (3)
- RWQCB
Jonathan Bishop
- Los Angeles Region (4)
- RWQCB
Central Valley Region (5)
- RWQCB
Central Valley Region (5)
- Central Valley Region (5)
- Fresno Branch Office
- RWQCB
Central Valley Region (5)
- RWQCB
Lahontan Region (5)
- RWQCB
Lahontan Region (6)
- Victorville Branch Office
- RWQCB
Colorado River Basin Region (7)
- RWQCB
Santa Ana Region (8)
- RWQCB
San Diego Region (9)

ENDANGERED HABITATS LEAGUE

Dedicated to Ecosystem Protection and Improved Land Use Planning

Dan Silver • Coordinator
PMB 592
8424-A Santa Monica Blvd.
Los Angeles, CA 90069-4267
TEL 323-654-1456 • FAX 323-654-1931 • dsilver@exo.com



December 19, 2000

Brent Arnold, Principal Planner
Community Development Department
City of Chino
13220 Central Ave.
Chino, CA 91710

DEC 22 2000

**RE: Notice of Preparation for the Chino Preserve Specific
Plan/Annexation/General Plan Amendment Environmental Impact Report**

Dear Mr. Arnold:

The Endangered Habitats League (EHL) appreciates this opportunity to comment on the Notice of Preparation for this regionally significant project. For your reference, EHL is a Southern California organization dedicated to ecosystem protection, improved land use planning, and collaborative conflict resolution. We participate in a wide variety of planning effects in the region, including General Plan Updates in Riverside and San Diego County.

General comments

EHL is generally supportive of the direction the General Plan amendment is taking. We commend the visioning process and stakeholder input. Indeed, the emphasis on more compact, "livable community" features could set a vital precedent for Southern California. While we would have preferred to see more natural open space outside of the inundation area, we acknowledge the responsiveness of the City to many of our concerns and recognize the balance of uses in the Proposed Project as a defensible outcome for meeting an array of planning objectives.

However, we strongly urge the City to retain the *higher* residential densities around the community core. Without them, there really *is* no pedestrian-oriented "community core." Only with a larger number of units nearby is there a sufficient base for the commercial, civic, and entertainment uses. Also, only with sufficient units within a walkable distance can a successful transit element be supported.

It is also essential to ensure that the potential natural and open space values inherent in the Proposed Project are fully realized and then maintained over time.

Specific comments on EIR topics

1. Land use and circulation

The progressive community design features (community center, walkability, etc.) must be supported by fully adequate population densities (as noted above) and by appropriate transportation

improvements. *Transit systems*, which serve both internal and external needs, should be developed. For example, a circulator loop should be incorporated into the Proposed Project. External links, for example to Metrolink, are similarly important. The EIR should show reductions in trip generation and traffic impacts due to transit access, community design, and walkability. Such trip reductions have been empirically validated for the entire SCAG region. This information will be furnished to you via electronic mail.

2. Natural open space

The OS-N, AG OS-N, and AG designations have great potential to add amenity and wildlife values to the community. The purchase of flood easements in the inundation area is an excellent start, but ecosystem protection, restoration, and management over time are all essential in order to create and maintain the benefits. A long-term *resource management plan* (RMP) would be an appropriate vehicle to achieve these objectives. Thus, within the context of an RMP, the EIR should explore opportunities for major ecosystem restoration in conjunction with continued and compatible agricultural operations. Passive recreation, such as trails, should also be included.

3. Mitigation of impacts

The developed areas (residential, commercial, civic, active recreation, etc.) will cause a variety of environmental, hydrological, and biologic impacts. These impacts are not, of course, mitigated by purchase of flood easements by third parties, or by agricultural or open space zoning *per se*, as such zoning is not permanent.

Often, the ecological values in semi-disturbed or agricultural landscapes are minimized in EIRs, such as in failing to appreciate the significance of locally and regionally declining raptor foraging habitat. As part of a rare and unique block of open space in the Southern California metropolitan area, this project site has large ecosystem significance.

As a way of recognizing and mitigating the impacts of development, EHL supports a streamlined mitigation fee system, on a per unit, per acre and square foot, or other basis. If such a system is incorporated at the program EIR level, subsequent projects can use the fee without further costly, time-consuming, and perhaps contentious CEQA analysis. Such a fee also provides a stable and predictable funding source, which facilitates the achievement of meaningful environmental goals.

We request that that EIR explore the use of such a fee, and also explore how it might be directed to support the environmental goals of the resource management plan described above. Potential uses of the fee include voluntary conservation easements purchased from landowners and habitat restoration (upland and wetland) within the OS-N, AG OS-N, and AG designations. Mitigation "off-site" of the annexation area should also be evaluated for its comparative value.

In addition to a mitigation fee for biological impacts, a fee should be collected to compensate for loss of agricultural and general open space resources. This fee could go toward the purchase of easements in the AG designators to ensure continued agricultural uses, compatible with the resource management plan. A single, consolidated fee, administered, for example, by a land trust, would be an efficient way to maximize benefits.

Finally, reducing the impacts of development on adjacent agricultural and natural open space should be evaluated through the use buffer zones within the development area.

Thank you for considering these comments. We look forward to continued discussions and to working with you as the process advances.

Sincerely,

A handwritten signature in cursive script that reads "Dan Silver, MD". The signature is written in black ink and is positioned above the printed name.

Dan Silver, MD
Coordinator

cc: Charles Coe
San Geronio Chapter Sierra Club
Pomona Valley Audubon Society



December 28, 2000

Mr. Brent Arnold
Principal Planner
City of Chino Community Development
13220 Central Avenue
Chino, CA 91710

COMMUNITY DEVELOPMENT
RECEIVED

JAN 4 2001

SUBJECT: Chino Preserve, Notice of Preparation

Dear Mr. Arnold:

Thank you for giving Omnitrans the opportunity to review the *Notice of Preparation of a Draft Environmental Impact Report* for the Chino Preserve Specific Plan. While Omnitrans does not currently operate service in this area, we anticipate that there will be a community need for transit service as the project matures.

We encourage all developers, within the framework of community standards, to design their projects with transit in mind. Omnitrans currently encourages developers and city planners to review *Designing For Transit: A Manual For Integrating Public Transportation and Land Development* during project planning. A copy of this document is included with this letter.

Omnitrans is developing our own area specific design manual that we anticipate releasing in the spring of 2001. This document will be forwarded to you upon completion. In the meantime, due to the 30-day window for responses to your document, I have included detailed diagrams of the primary stop designs preferred by Omnitrans.

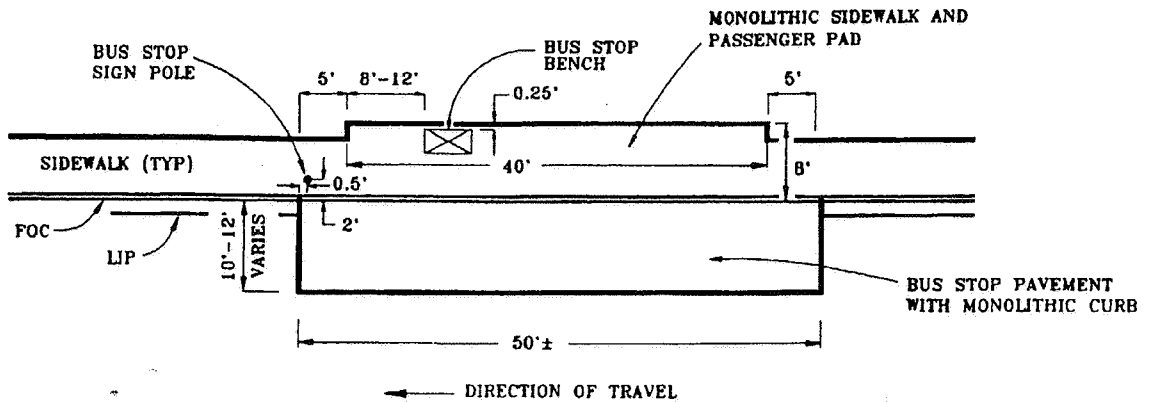
As this project develops, Omnitrans will be in a better position to provide input on transit requirements. Please forward additional information concerning this project to my attention at 909-379-7253 or to Kristy Welchel, Planning Analyst, at Kristy.Welchel@Omnitrans.Org.

Sincerely,

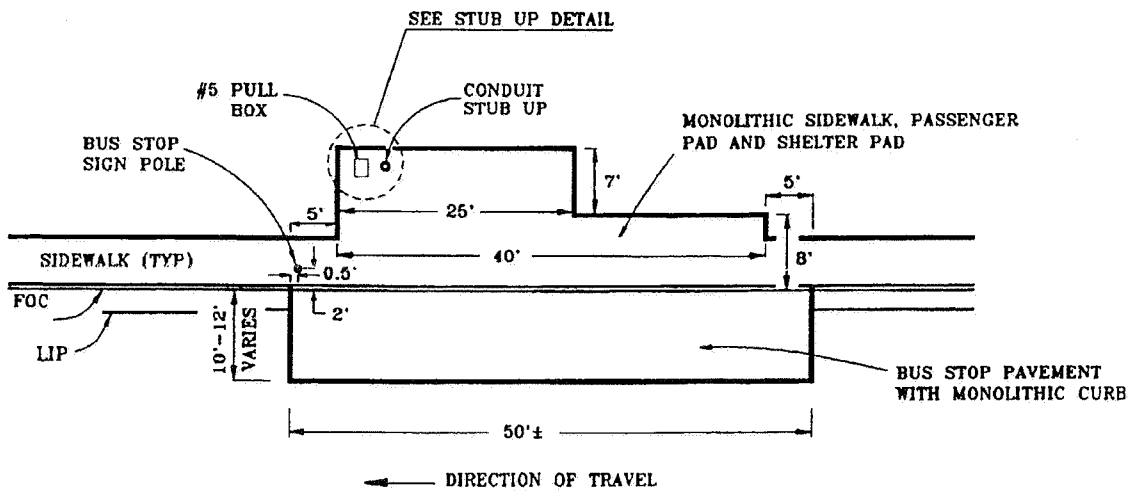
Patrick Merrick
Stops & Stations Supervisor
Patrick.Merrick@Omnitrans.Org

CC: Kristy L. Welchel, Planning Analyst, Omnitrans

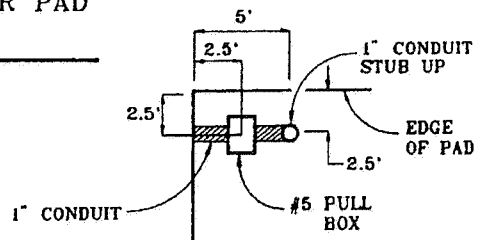
Enclosures



BUS STOP AND PASSENGER PAD
WITHOUT SHELTER



BUS STOP AND PASSENGER PAD
WITH SHELTER



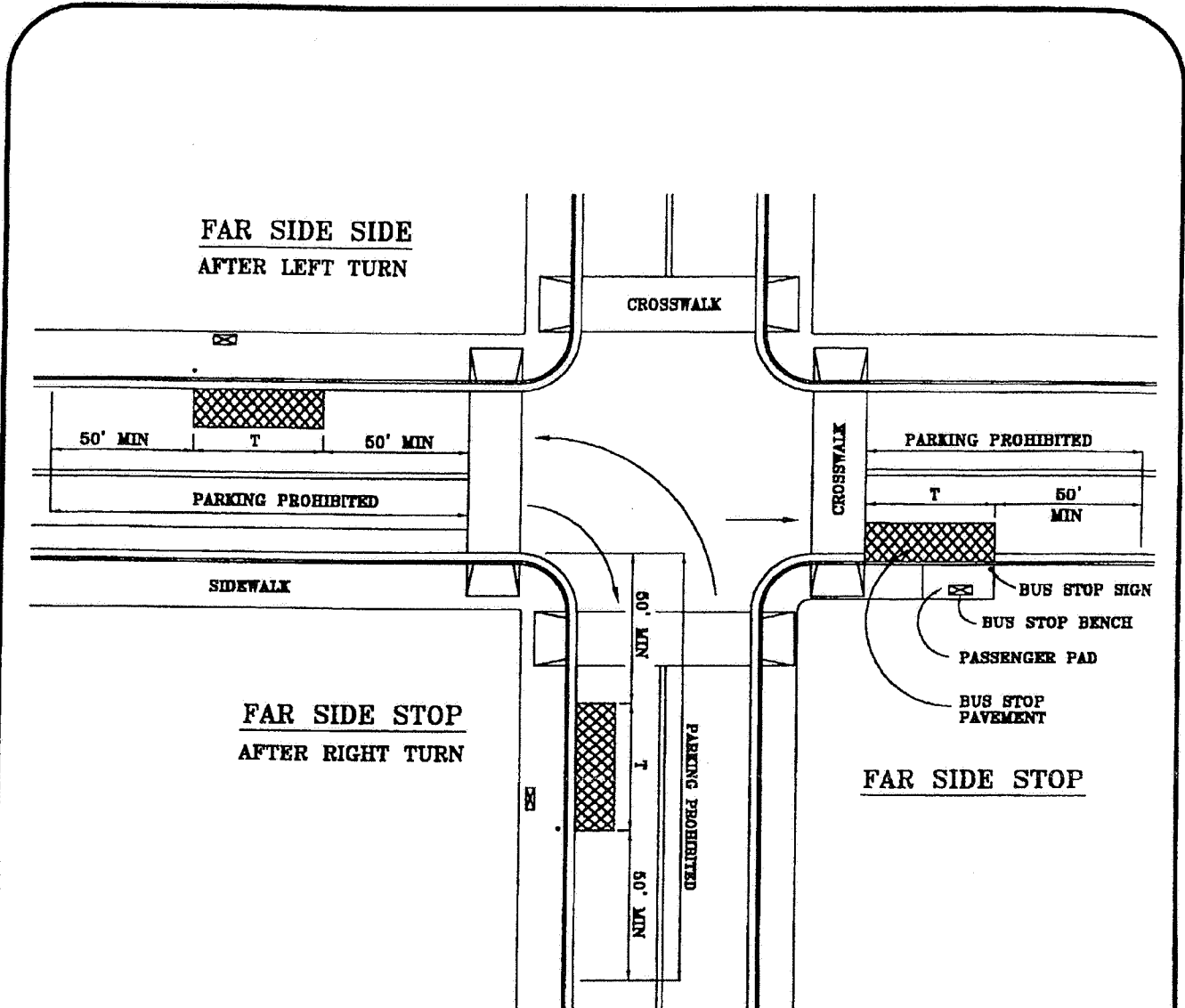
STUB UP DETAIL



1700 WEST FIFTH STREET
SAN BERNARDINO
CALIFORNIA 92411

BUS STOP CONFIGURATION

FIGURE 20



T = 50' FOR STANDARD BUS
 T = 70' FOR ARTICULATED BUS
 T = 110' FOR TRANSFER POINT



1700 WEST FIFTH STREET
 SAN BERNARDINO
 CALIFORNIA 92411

NOTES:

1. FOR BUS STOP PAVEMENT, PASSENGER PAD, BENCH AND SIGN DETAILS, SEE APPROPRIATE DETAILS.

BUS STOP INSTALLATION – FAR SIDE STOPS
FIGURE 8



1700 WEST FIFTH STREET
SAN BERNARDINO
CALIFORNIA 92411

TECHNICAL SPECIFICATIONS

1. P.C.C. pavement with monolithic curb and gutter shall conform to the provisions in Section 40, "PORTLAND CEMENT CONCRETE PAVEMENT," and Section 90, "PORTLAND CEMENT CONCRETE" of the State Standard Specifications and these special provisions.
2. P.C.C. pavement shall be class A with a compressive strength of 4000 psi at the age of 28 days. Polypropylene fibers (Fibermesh or approved equal), length 1/2", shall be added to the concrete at a rate of 1 1/2 lbs/cy.
3. After spreading and compacting, P.C.C. shall be given a preliminary finish which shall be smooth and true to grade. In advance of curing operations, the pavement shall be given a final rough broom finish with grooves having a depth of 1/8" perpendicular to the curb and gutter.
4. All newly - placed concrete shall be cured in accordance with the provisions in Section 90-7, "Curing Concrete," of the State Standard Specifications. Curing compound to be used shall be applied to the P.C.C. following the surface finishing operations immediately before the moisture sheen disappears from the surface and before any drying, shrinkage or craze cracks begin to appear. Curing compound shall be applied at a nominal rate of one gallon per 150 square feet. At any point, the application rate shall be within +/- 50 square feet per gallon of the nominal rate specified.
5. Sawcutting of the contraction joints must be performed within 24 hours after concrete has received final surface finish.
6. Contractor shall protect P.C.C. pad as specified in Section 90-8.03, "Protecting Concrete Pavement." Where public traffic will be required to cross over new pavement, and if directed by the Engineer, Type III Portland Cement shall be used in concrete. When Type III Portland Cement is used in concrete, and if permitted in writing by the Engineer, the pavement may be opened to traffic as soon as the concrete has developed a modulus of rupture of 550 pounds per square inch. The modulus of rupture will be determined by California Test Method 523.

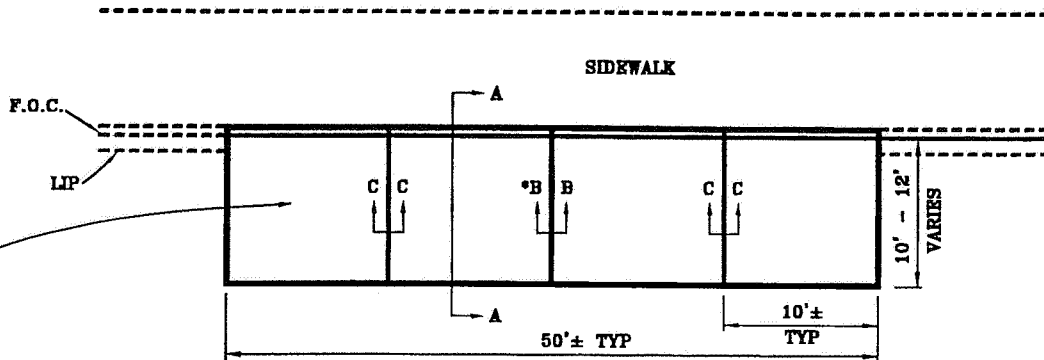
No traffic or Contractor's equipment, except as hereinafter provided, will be permitted on the pavement before a period of ten (10) calendar days has elapsed after the concrete has been placed, nor before the concrete has developed a modulus of rupture of at least 550 pounds per square inch. Concrete that fails to attain a modulus of rupture of 550 pounds per square inch within 10 days shall not be opened to traffic until directed by the Engineer.

Equipment for sawing contraction joints (weakened plane joints) will be permitted on the pavement as specified in Section 40-1.08B, "Weakened Plane Joints," of the State Standard Specifications.

7. Contraction joints, expansion joints and gaps between the P.C.C. pad and the existing pavement section shall be cleaned and sealed prior to permitting traffic on the pad. Removable cap joint shall be placed around the perimeter of the concrete pad excluding curb and gutter. Joint sealing compound shall be type "A" joint seal and shall conform to the provisions of Section 51-1.12F of the State Standard Specifications. The 2 component polyurethane sealant shall be State Specification 8030 - 61J - 01 or approved equal.

BUS STOP PAVEMENT DETAILS

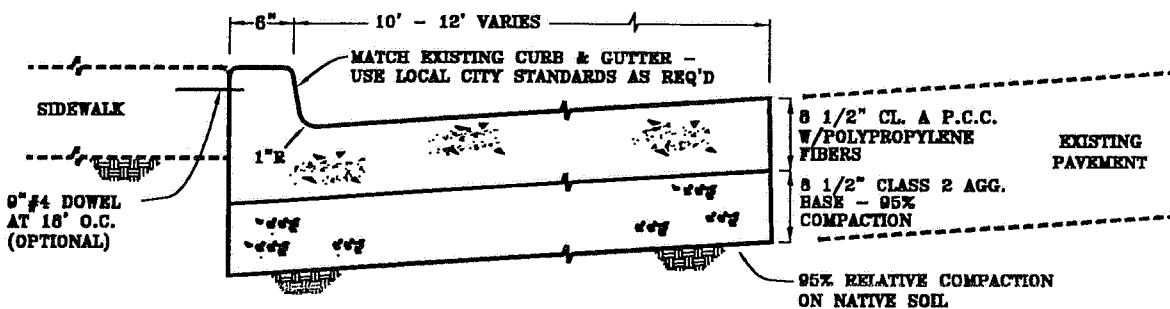
ATTACHMENT 1 FOR FIGURE 26



SAWCUT AND EXCAVATE EXISTING PAVEMENT, INCLUDING CURB & GUTTER. REPLACE WITH P.C.C. PAVEMENT SECTION AND MONOLITHIC CURB.

*EXPANSION JOINT IS REQUIRED ONLY IF PAD IS 75' LONG OR LONGER. EXPANSION JOINT SHALL BE PLACED AT 1/2 THE LENGTH OF THE P.C.C. PAD. IN LONG PADS, EXPANSION JOINTS SHALL BE PLACED AT APPROXIMATELY 75-FOOT INTERVALS OR AS SPECIFIED BY THE ENGINEER.

PLAN VIEW



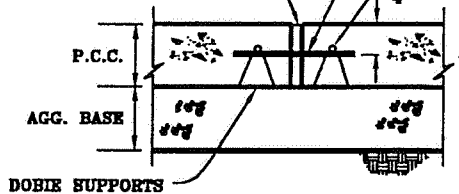
SECTION A-A

PCC PAVEMENT WITH MONOLITHIC CURB

INSTALL 3/4" WIDE FIBER FABRIC TO 1/2" BELOW FINISHED SURFACE. FILL REMAINDER WITH APPROVED SEALING COMPOUND; ROUND CORNERS TO 1/4" R.

#9 DOWELS-15" LONG SMOOTH BAR @ 18" O.C. LUBRICATE BOTH ENDS OF DOWEL

#4 BARS TO STABILIZE #9 DOWELS



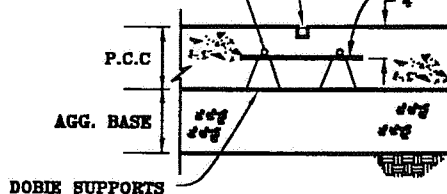
SECTION B-B

EXPANSION JOINT

2" X 1/4" WIDE SAWCUT CONTRACTION JOINT, FILL WITH APPROVED SEALING COMPOUND

#9 DOWELS-15" LONG SMOOTH BAR @ 18" O.C. LUBRICATE BOTH ENDS OF DOWEL

#4 BARS TO STABILIZE #9 DOWELS



SECTION C-C

CONTRACTION JOINT

NOTE: FOR TECHNICAL SPECIFICATIONS REFER TO ATTACHMENT 1.



1700 WEST FIFTH STREET
SAN BERNARDINO
CALIFORNIA 92411

BUS STOP PAVEMENT DETAILS

FIGURE 26

DEPARTMENT OF PUBLIC HEALTH



COUNTY OF SAN BERNARDINO HUMAN SERVICES SYSTEM

ENVIRONMENTAL HEALTH SERVICES

- 385 North Arrowhead Avenue • San Bernardino, CA 92415-0160 • (909) 884-4056
- 1647 East Holt Boulevard • Ontario, CA 91764 • (909) 458-9673
- 15505 Civic Drive • Victorville, CA 92392 • (760) 243-8141
- 17780 Arrow Boulevard • Fontana, CA 92335 • (909) 356-6444
- San Bernardino County Vector Control Program
2355 East Fifth Street • San Bernardino, CA 92415-0064 • (909) 388-4600

THOMAS J. PRENDERGAST, JR., MD, MPH
Director of Public Health

PAMELLA V. BENNETT, REHS, MPA
Chief, Division of Environmental Health

Also serving the cities of:

Adelanto	Montclair
Apple Valley	Needles
Barstow	Ontario
Big Bear Lake	Rancho Cucamonga
Chino	Redlands
Chino Hills	Rialto
Colton	San Bernardino
Fontana	Twentynine Palms
Grand Terrace	Upland
Hesperia	Victorville
Highland	Yucaipa
Loma Linda	Yucca Valley

December 29, 2000

Brent Arnold, Principal Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

RE: RESPONSE TO THE NOTICE OF PREPARATION OF A PROGRAM EIR FOR THE
CHINO SPHERE OF INFLUENCE- SUBAREA 2

Dear Mr. Arnold:

The San Bernardino County Local Enforcement Agency is in receipt of the above-stated Notice of Preparation for a Program EIR. The following categorical subject areas should be included in the scope, and evaluated as part, of the EIR:

- 1) Solid Waste Disposal
- 2) Solid Waste projects and facilities
- 3) Composting activities
- 4) Composting projects and facilities
- 5) Transfer/Processing activities
- 6) Transfer/Processing projects and facilities (including Material Recovery Facilities)
- 7) Solid Waste Transformation projects
- 8) Transportation of Solid Waste.

In accordance with Section 21080.4 of CEQA, the LEA is providing the scope and content of the environmental information that is germane (and typical) to our statutory responsibilities regarding the above types of activities:

- 1) Quantities and types of materials to be generated/accepted/handled/processed
- 2) Design capacities
- 3) Permitted area (acreage), facility boundaries, and operations area boundaries
- 4) Setbacks and buffer zones
- 5) Traffic Volumes
- 6) Load-checking/hazardous waste prevention/prohibited wastes
- 7) Hours of site activities/hours open to the public

COMMUNITY DEVELOPMENT

7111

- 8) Drainage/erosion control
- 9) The potential creation of health hazards and/or public nuisances related to:
 - i) Noise
 - ii) Odors
 - iii) Dust
 - iv) Vectors
 - v) Litter.

Also, please recognize that the intent of AB 1220 was to separate regulatory responsibilities of the LEAs, the Regional Water Boards, and the Regional Air Districts. Although this was achieved to a certain degree, please be aware that some issues and responsibilities remain which overlap among the Santa Ana Regional Waster Quality Control Board, the South Coast Air Quality Management District, and the San Bernardino County LEA.

Sincerely,

Matthew Slowik
by JCB

Matthew W. Slowik, REHS
Senior Associate Planner
Waste Management/LEA Section

MWS:ar

cc: Dixie Lass, SARWQCB
Bill Thompson, SCAQMD
Tina Twing, San Bernardino County Planning

DEPARTMENT OF PUBLIC HEALTH



COUNTY OF SAN BERNARDINO

ENVIRONMENTAL HEALTH SERVICES

305 North Arrowhead Avenue • San Bernardino, CA 92415-0160 • (909) 884-4056
320 East "D" Street • Ontario, CA 91704 • (909) 391-7570
15605 Civic Drive • Victorville, CA 92392 • (619) 243-8141
17830 Arrow Boulevard • Fontana, CA 92335 • (909) 829-6244
San Bernardino County Vector Control Program
2355 East Fifth Street • San Bernardino, CA 92415-0064 • (909) 383-3200

THOMAS J. PRENDERGAST, JR., MD, M.
Director of Public Health

PAMELLA V. DENNETT, REHS, MPA
Director of Environmental Health

Also serving the cities of:

- Adelanto, Apple Valley, Barstow, Big Bear Lake, Chino, Chino Hills, Colton, Fontana, Grand Terrace, Healdsburg, Highland, Loma Linda, Mantecak, Needles, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Twentynine Palms, Upland, Victorville, Yucaipa, Yucca Valley

SAN BERNARDINO COUNTY
ENVIRONMENTAL HEALTH SERVICES
FACSIMILE MESSAGE - COVER SHEET
(FAX # (909) 387-4323)

DATE: DEC 29, 2000

TIME: 9:00 AM

TO: BRENT ARNOLD
PRINCIPAL PLANNER
DEBRA HARPER
CITY OF CHINO

FAX NO: (909) 590-5535

FROM: MATT SLOWIK
SAN BERNARDINO COUNTY-LEA

SUBJECT: DRAFT EFR FOR CHINO SPHERE OF INFLUENCE SUBAREA 2

Number of pages (including this page) ONE (1)

SPECIAL INSTRUCTIONS: THE LEA REQUESTS A COPY OF THE
DRAFT EFR. PLEASE OVERNIGHT MAIL TO:
MATT SLOWIK, SAN BERNARDINO COUNTY LOCAL ENFORCEMENT AGENCY
385 N. ARROWHEAD AVE, SAN BERNARDINO CA 92415-0160
2ND FLOOR

If you experience any problems in receiving this information,
please contact the operator whose name is noted below:

Matthew W Slowik
Transmitting Operator

387-3039 or 387-4655
Phone Number

DEPARTMENT OF PUBLIC HEALTH



COUNTY OF SAN BERNARDINO

ENVIRONMENTAL HEALTH SERVICES

305 North Arrowhead Avenue • San Bernardino, CA 92415-0160 • (909) 884-4056
320 East "D" Street • Ontario, CA 91704 • (909) 391-7670
15605 Civic Drive • Victorville, CA 92392 • (619) 243-8141
17030 Arrow Boulevard • Fontana, CA 92335 • (909) 829-6244
San Bernardino County Vector Control Program
2355 East Fifth Street • San Bernardino, CA 92415-0064 • (909) 383-3200

THOMAS J. PRENDERGAST, JR., MD, M
Director of Public Health

PAMELLA V. BENNETT, REHS, MPA
Director of Environmental Health

Also serving the cities of:

Table listing cities served: Adelanto, Apple Valley, Brea, etc.

SAN BERNARDINO COUNTY
ENVIRONMENTAL HEALTH SERVICES
FACSIMILE MESSAGE - COVER SHEET
(FAX # (909) 387-4323)

DATE: 1/11/01

TIME: 11:45 AM

TO: BRENT ARNOLD
COMMUNITY DEV. DEPT.,
CHINO [FAX# (909) 590-5535]



DEPARTMENT OF PUBLIC HEALTH
DIVISION OF
ENVIRONMENTAL HEALTH SERVICES

MATTHEW W. SLOWIK, REHS, MURP
Senior Associate Planner
Waste Management/LEA

(909) 387-4855
Fax (909) 387-4323

385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160
mslowik@ph.co.san-bernardino.ca.us

FROM: MATTHEW W. SLOWIK
SAN BERNARDINO COUNTY
LEA

NOTE: I'M AWARE THAT ONE EXISTS DATED AUGUST, 2000. THEREFORE IF THIS IS THE LATEST, THE REQUEST IS FOR THIS REPORT. IF A MORE RECENT VERSION HAS BEEN PRODUCED, THE REQUEST IS FOR THE MOST RECENT VERSION.

SUBJECT: REQUEST FOR A COPY OF "THE LATEST VERSION" OF THE LAND USE PLAN/REPORT ASSOCIATED WITH THE SPECIFIC PLAN/AMENDATION/ GENERAL PLAN AMENDMENT.

Number of pages (including this page) ONE (1)

SPECIAL INSTRUCTIONS: AS THE NOP RESPONSE DEADLINE IS 2/5/01, PLEASE PROVIDE THE ABOVE-STATED "LATEST" LAND USE PLAN/REPORT AS SOON AS POSSIBLE

If you experience any problems in receiving this information, please contact the operator whose name is noted below:

Matthew W. Slowik
Transmitting Operator

(909) 387-3039
Phone Number



Chino Valley Independent Fire District

2005 Grand Avenue
Chino Hills, CA 91709
(909) 902-5260 Administration
(909) 902-5280 Fire Prevention
(909) 902-5250 Fax

January 2, 2001

Board of Directors
David A. Voigt,
President
James S. Espinosa,
Vice President
Patti Aguiar
Tina Revane
Bill Stace

Fire Chief
Paul L. Benson

Mr. Brent Arnold, Principal Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

COMMUNITY DEVELOPMENT
FEB 1 2001

RE: CHINO PRESERVE - DRAFT ENVIRONMENTAL
IMPACT REPORT (Received December 12, 2000)

Dear Mr. Arnold:

It is the understanding of the Fire District that the City of Chino is preparing to annex approximately 5,435 acres within the Chino Agricultural Preserve (Sub-area 2) and to allow up to 8,064 dwelling units, 640 acres of business and 584 acres of Public Facilities to be developed.

The Fire District is requesting to be involved in the entire planning process for this project. This is especially important in that the proposed development is significantly larger than previously anticipated.

The Fire District's concern is regarding the significant increase in service demand to this area. The cost of fire facilities and equipment for the area needs to be provided for. Additionally, Pine Avenue completion becomes more critical with the large development planned for the area.

The Fire District contact for this project is:

Tom Maxham, Division Chief
2005 Grand Avenue
Chino Hills, CA 91709
(909) 902-5260

We look forward to assisting with the development of the Chino Agricultural Preserve.

Sincerely,

A handwritten signature in cursive script that reads "Paul L. Benson".

Paul L. Benson
Fire Chief

PLB:ms



Inland Empire

UTILITIES AGENCY

9400 Cherry Ave., Bldg. A • Fontana, CA 92335
P.O. Box 697 • Rancho Cucamonga, CA 91729
TEL (909) 357-0241 • FAX (909) 357-3884
www.ieua.org
A Municipal Water District

Richard W. Atwater
Chief Executive Officer
General Manager

January 4, 2001

Board of Directors

John L. Anderson
President

Terry Catlin
Vice President

Anne W. Dunihue
Secretary/Treasurer

Wyatt L. Troxel
Director

Gene Koopman
Director

Brent Arnold, Principal Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

Subject: Notice of Preparation of a Draft Environmental Impact Report for the
Chino Preserve Specific Plan/Annexation/General Plan Amendment

Dear Mr. Arnold:

Thank you for the opportunity to review and comment on the Notice of Preparation for the Draft Environmental Impact Report (DEIR) for the Chino Preserve Specific Plan/Annexation/General Plan Amendment that was received on December 7, 2000. The Inland Empire Utilities Agency (IEUA) is a service provider for the southwestern portion of San Bernardino County, which includes the cities of Fontana, Rancho Cucamonga, Ontario, Upland, Montclair, Chino, and Chino Hills. The Agency is involved in four primary service programs that may be affected by this project. These programs include regional domestic wastewater treatment and disposal, non-reclaimable wastewater collection and disposal, importation of supplemental water supplies, and water resources management within the Chino Groundwater Basin.

As noted on page 2-2 of the Notice of Preparation, IEUA's Co-Composting Facility is located within the project area. Medium density, low density, and estate residential zoning are proposed for and adjacent to its location. Although a study is currently being performed which evaluates the feasibility of relocating the facility, the possibility remains that it will continue "as is" or that a new enclosed facility will be built on the same site. The DEIR will hopefully address the provisions necessary to make the Co-Composting Facility compatible with the project plans for the area.

At the present time, the project area is serviced by Regional Plant No. 2 (RP-2). Regional Plant No. 5 (RP-5) is currently under construction and will eventually replace RP-2. RP-5 is scheduled to be complete in early 2003. It is assumed that wastewater flows from this project will be conveyed to

Notice of Preparation of a
Draft Environmental Impact Report
for the Chino Preserve Specific Plan/
Annexation/General Plan Amendment
Page 2
January 4, 2001

RP-2/RP-5 for treatment and disposal. As the project progresses, the Kimball Interceptor will be available for conveying wastewater to RP-5. To better assess the project's impacts on the Agency's facilities, it would be helpful if the DEIR presents a flow routing plan identifying the estimated wastewater flows and anticipated connection point(s) to the regional system.

The non-reclaimable waste (NRW) system in the project area is the Santa Ana Regional Interceptor (SARI). The SARI line runs through the project area up Euclid Avenue (starting just south of Pomona-Rincon Road) and along Pine Avenue (continuing east of the project area). Industries, especially those near the airport, may have a need to dispose of non-reclaimable wastes. The DEIR should present a flow routing plan identifying the estimated flows and anticipated connection point(s) to the SARI line.

The DEIR should discuss any existing facilities that are within the project area. The Regional Plant No. 1 outfall line / recycled water line is routed along Carpenter Street, Remington Street, Walker Avenue, Pine Avenue, Johnson Avenue, Comet Avenue, and Chino-Corona Road (East-West). The Kimball Interceptor runs along Kimball Avenue, between Mountain Avenue (west of the project area) and Baker Avenue. The CIW / Prado Park Interceptor runs in an easement between Pine Avenue and Chino-Corona Road (East-West) from west of the project area past Johnson Avenue to the California Institution for Women (CIW). Please contact Taghi Monzavi in IEUA's Engineering and Construction Management Department for any questions you may have regarding the Agency's encroachment requirements. Also, please be aware that the Santa Ana Watershed Project Authority (SAWPA) desalter line runs along Hellman Avenue and Kimball Avenue. Also, as stated above, the SARI line, owned by SAWPA, runs up a portion of Euclid Avenue and across Pine Avenue. You may contact SAWPA at (909) 785-5411.

Finally, please consider that reclaimed water can be made available for irrigation or other purposes. Given the growing need for a limited supply of potable water, the Agency and its member agencies are pursuing reclamation to extend this supply. In recognition of the potential availability of reclaimed water supplies, consideration should be given to the design and installation of landscape irrigation systems that utilize reclaimed water. For more specific information concerning the availability and supply of this water source, please contact Garth Morgan in IEUA's Water Resources Department.

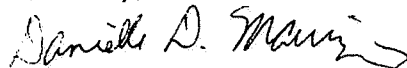
Notice of Preparation of a
Draft Environmental Impact Report
for the Chino Preserve Specific Plan/
Annexation/General Plan Amendment

Page 3

January 4, 2001

We would appreciate it if you keep us apprised as your project moves forward. We look forward to reviewing the DEIR. If you have any questions concerning our comments, please feel free to contact me at your convenience.

Sincerely,



Danielle D. Maurizio
Senior Associate Engineer

DDM

c: Garth R. Morgan
Taghi Monzavi

G:\Group\Pp\Danni\Ceqalresponse to chino DEIR NOP for preserve annexation.doc



CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 590-1511 + (909) 590-5646 FAX

OFFICE OF THE CITY MANAGER

JAN 05 2001

CITY OF CHINO

CITY COUNCIL:

ED M. GRAHAM
GARY G. LARSON
GWENN E. NORTON-PERRY
JAMES S. THALMAN
MICHAEL G. WICKMAN

January 4, 2001

Glen Rojas, City Manager
City of Chino
P.O. Box 667
Chino, CA 91708—667

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE CHINO PRESERVE GENERAL PLAN AMENDMENT, ANNEXATION, AND SPECIFIC PLAN

Dear Glen:

This letter has been prepared to provide you with our comments on Notice of Preparation of an Environmental Impact Report (EIR) for "The Preserve" project providing for urbanization of the 5,435 acre Chino Valley Dairy Preserve. The Preserve project proposes to annex those properties located in the County of San Bernardino into the corporate limits of the City of Chino. It encompasses the area generally bounded by Euclid Avenue on the west, Merrill Avenue on the north, Hellman Avenue on the east, and the San Bernardino/Riverside County boundary on the south in the vicinity of the southeastern border of the City of Chino Hills.

We are interested in actively participating in the plan development and review process for this project located at our border. Detailed financing, phasing, infrastructure, and design guidelines should be established so as to direct development of the Preserve in such a way as to guarantee that it will be an asset to the City of Chino and the region. The City of Chino Hills would like to stress the importance of our two cities working together:

- To determine the appropriate land uses to be established in close proximity to our respective city boundaries;
- To ensure that provisions are put in place to upgrade the circulation system serving The Preserve in its entirety (including the properties within the City of Ontario's portion of the Preserve and the properties in the City of Chino's Subarea 1 portion of the Preserve) and the region; and,
- To establish a coordinated and complementary enhancement program for the open space and recreational facilities along both sides of Chino Creek.

The City of Chino Hills believes that the scope of the EIR for The Preserve project should be expanded. It should include a discussion of the various alternatives for avoiding or mitigating any potential adverse effects, especially with regard to land use compatibility, aesthetics, traffic and circulation. These areas of concern to the City of Chino Hills, as well as others are set forth in our letter to you dated August 16, 2000 (attached).

I wanted to thank you in advance for responding to our comments and for your favorable consideration of the City of Chino Hills' concerns. Please call me at (909) 364-2610 so that we may discuss the appropriate process to allow our two cities to cooperatively work together to address development along our borders.

Sincerely,

Douglas N. La Belle, City Manager

cc: Mayor and City Council

Juna



CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 590-1511 • (909) 590-5646 FAX

CITY COUNCIL:

ED M. GRAHAM
GARY G. LARSON
GWENN E. NORTON-PERRY
JAMES S. THALMAN
MICHAEL G. WICKMAN

August 16, 2000

Glen Rojas, City Manager
City of Chino
P.O. Box 667
Chino, California 91708-0667

SUBJECT: Subarea 2 -- City of Chino Sphere of Influence

Dear Glen:

This letter has been prepared to provide you with the City of Chino Hills' comments regarding the development of a Preferred Land Use Plan Concept for Subarea 2. The City of Chino Hills has reviewed the various land use alternatives under consideration. We are generally supportive of the direction being undertaken by the City of Chino and are pleased to see that comments are being solicited at the beginning of the formal land use planning and environmental review process.

Our comments focus on the areas of concern to the City of Chino Hills:

- 1) **Land Use Compatibility** – Emphasis should be placed on our two (2) cities working together to establish a buffer area with open space, recreational, and agricultural land uses as a significant focal point and boundary between the urban core areas of Chino and Chino Hills. Compatible and complementary land uses should be established adjacent to the Chino Valley Freeway (SR 71) and Chino Creek within the general vicinity of our respective borders;
- 2) **Quality of Life** – Adequate provisions should be instituted to ensure that the quality of life enjoyed throughout the residential neighborhoods in Chino Hills is protected from any deleterious effects (such as traffic, noise, lights, air pollution, odors, a reduction in available public facilities and services, and the like) that may result from urbanization of the agricultural lands;
- 3) **Adequate Infrastructure** – Financing plans should be developed and all associated capital improvement projects should be identified in order to ensure that the required infrastructure to support urban land uses is constructed in a timely manner;
- 4) **Environmental Remediation** – Programs should be put in place to address remediation of any contaminated properties to ensure that they are cleaned up prior to urbanization; and
- 5) **Phasing Plan**—A comprehensive approach should be taken for providing a smooth transition from agricultural land to an urban area and for establishing adequate buffers between different land uses.

Subarea 2 – City of Chino Sphere of Influence
Comments on Development of a Preferred Land Use Plan
Page 2 of 3

We look forward to continued involvement in the planning and environmental review process to address conversion of the agricultural preserve lands east of Euclid Avenue and south of Merrill Avenue into an urban area.

While we realize that Subarea 2 is not immediately contiguous to our border, we would like to reiterate the comments previously presented to the City of Chino during the review and processing of plans for Subarea 1. We would like to stress the importance of our two cities working together to determine the appropriate land uses to be established in close proximity to our respective city boundaries. The City's focus on retaining the majority of the agricultural land uses within Subarea 1 should be continued, as appropriate, in the plans being developed for Subarea 2. The provision of a combination of agricultural, open space, and recreational land uses along the western boundary of Subareas 1 and 2 would provide a buffer between the urban core areas of both cities.

We are concerned that the quality of life enjoyed by our existing residents and those who locate here in the future is maintained and enhanced. It is important that both the Environmental Impact Report (EIR) and the Planning Program itself for Subarea 2 address how preservation of the high standards and quality living environment of our communities will be accomplished.

The basic land use pattern to the west of Subarea 1 and 2, exclusive of the Soquel Canyon Parkway/SR 71 quadrant, is residential. There are a significant number of Chino Hills residents who live adjacent to this area. In addition to the existing population, we anticipate that there will be approximately 600 to 800 families moving into the area within the next year, including the 787 unit Fairfield Ranch, the 99 unit Silver Sage community, the 322 unit Pinehurst West, and the 142 unit Griffin Communities Legacy Ranch. Since January of this year, approximately 400 new Chino Hills' families have moved into the area.

In addition, it is critical that financing plans for construction of the necessary public infrastructure are developed. Development should not proceed without first setting aside sufficient funds for the improvements needed to support conversion of this area to urban land uses. We are primarily concerned that provisions are put in place to upgrade the circulation system serving both Subarea 2 and the region. Any financing plan established for infrastructure improvements should also include fair share contributions from the City of Chino to fund the projects identified in the Four Corners Transportation Study Report and any others that may be warranted based on the Traffic Impact Analysis Report prepared specifically for Subarea 2.

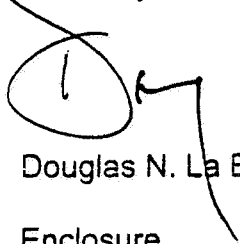
Subarea 2 – City of Chino Sphere of Influence
Comments on Development of a Preferred Land Use Plan
Page 3 of 3

The regional traffic and circulation impacts associated with development of the Sphere of Influence area needs to be properly analyzed and mitigated. Additional and/or improved connections to the surrounding freeways (SR 71, SR 60, I-15, and SR 91) must be provided. Particular emphasis should be placed on establishing an additional east/west transportation corridor directly connecting SR 71 and I-15. Further, improvements should be made to the SR 71/Pine Avenue interchange and the SR 71/Euclid Avenue interchange to accommodate the planned urbanization. Easy access to the Chino Valley Freeway (SR 71) is critical.

We look forward to being included as part of the EIR preparation and the review process for Subarea 2 and the Planning Program itself. We would appreciate your assurance that development of Subarea 2 will not proceed without enactment of a comprehensive approach for mitigating and addressing our concerns regarding land use compatibility, maintenance of the quality of life, provision of adequate infrastructure, environmental remediation, and development phasing. Recognition should be given to the current agricultural land uses and related support facilities that may remain for some time. Further, the planning of the mixture of land uses for Subarea 2 and the subsequent implementation of the planning programs needs to address how compliance with the existing peace agreement and OBMP mandate that manure must not be stored above the basin will be achieved.

Thank you for your favorable consideration of the City of Chino Hills' concerns. Please feel free to call me at (909) 364-2610 to discuss these issues in greater detail.

Sincerely,

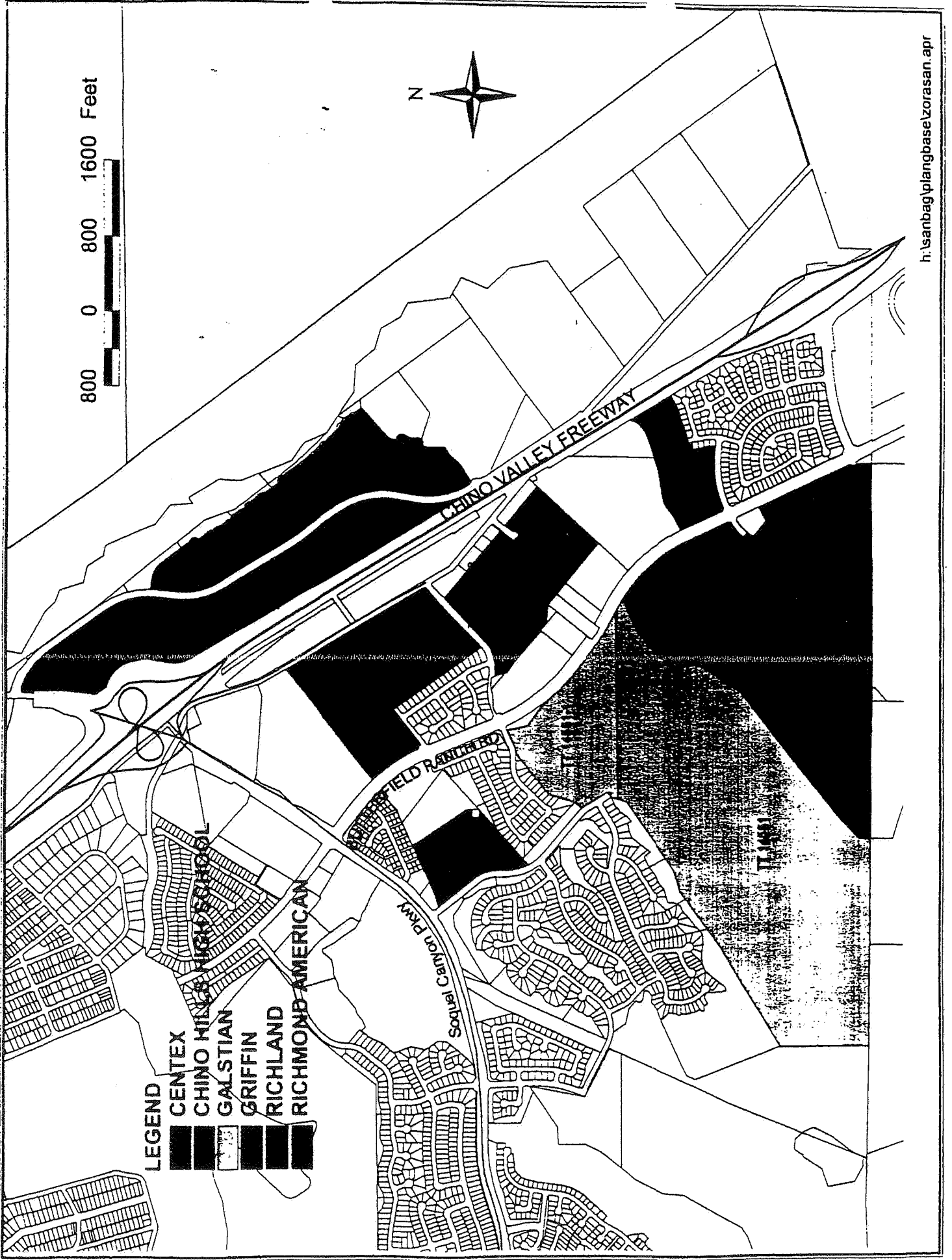
A handwritten signature in black ink, appearing to read "D. La Belle", with a stylized flourish extending from the end of the signature.

Douglas N. La Belle, City Manager

Enclosure

cc: Mayor and City Council

800 0 800 1600 Feet



LEGEND

 **CENTEX**

 **CHINO HILLS HIGH SCHOOL**

 **GALSTIAN**

 **GRIFFIN**

 **RICHLAND**

 **RICHMOND AMERICAN**



DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

January 5, 2001

Mr. Brent Arnold, Principal Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

■ ■ ■
801 K STREET
SACRAMENTO
CALIFORNIA
95814

PHONE
916/322-1080

FAX
916/445-0732

TDD
916/324-2555

INTERNET
consvr.ca.gov

■ ■ ■
GRAY DAVIS
GOVERNOR

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Chino Preserve Specific Plan, Annexation and General Plan Amendment – SCH #2000121036

The Department of Conservation's Division of Land Resource Protection (Division) has reviewed the referenced NOP. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments for your consideration.

The proposed project includes the annexation of the largest remaining portion of the Chino Valley Dairy Preserve within the City of Chino's Sphere of Influence. The annexation would allow for development of a portion of the approximately 5,435 acres currently within the Preserve. The Chino Basin is home to one of the largest dairy herd populations in the world. Portions of these dairies, covering over a quarter of the project area, are located within the Preserve. An additional 40 percent of the project area is devoted to pasture land and agricultural uses. The proposed project would allow up to 8,064 dwelling units on 1,223 acres; 640 acres of business uses; 584 acres of public facilities and rights-of-ways; and, approximately 2,988 acres in open space.

To assess the significance of the project's agricultural impacts, the Division recommends that the City of Chino use the California Land Evaluation and Site Assessment (LESA) model. The model provides an objective methodology to consistently document, in a quantitative manner, the significant environmental impacts of a project on agricultural land. The model may also be used to rate the relative value of alternative project sites. A user's guide to the LESA model is available from the Division at the contact number listed below.

The California Code of Regulations (Section 15000 et seq., Appendix G) includes a sample initial study checklist by which lead agencies may also determine the significance of project impacts on agricultural resources.

Mr. Brent Arnold
January 5, 2001
Page 2

In accordance with the checklist and LESA approach, the Department recommends that the DEIR address the following issues when a project has the potential to impact agricultural resources.

Agricultural Setting of the Project

Existing and potential agricultural productivity is determined to a large extent by soil quality and water availability. The Department's Important Farmland series maps define farmland categories according to these attributes. Since Important Farmland Maps are available for the project area, we recommend that the DEIR include a map identifying areas of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland in the project area and on surrounding lands. In addition, the following site information should be addressed.

- Current and past agricultural use of the project area, including data on the types of crops grown, and related yields and farmgate values.
- The total economic value of agricultural production from the project site. Economic multipliers should be used to assess the total agricultural value to the local, regional and state economies. State and Federal agencies such as the UC Cooperative Extension Service and USDA are sources of economic multipliers.

Project Impacts on Agricultural Land

- Type, amount, and location of farmland conversion resulting directly and indirectly (including growth-inducing impacts) from project implementation.
- Impacts on current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, vandalism, etc.
- Incremental project impacts leading to cumulatively considerable impacts on agricultural land. These impacts would include impacts from the proposed project as well as impacts from past, current and foreseeable future projects.

The Division's 1990 publication, *The Impacts of Farmland Conversion in California*, contains a thorough discussion of the kinds of physical, social and economic impacts that can occur as a result of farmland conversion. This publication could be helpful in guiding the analysis of the agricultural land impacts of this project. This publication is available through the Division at the address listed below.

Williamson Act Lands

A project is deemed to be of statewide, regional, or area-wide significance if it will result in the cancellation of a Williamson Act contract for a parcel of 100 or more acres [California Code of Regulations Section 15206(b)(3)]. Since lands under Williamson Act

Mr. Brent Arnold
January 5, 2001
Page 3

contract exist in the project area, the Department recommends that the DEIR provide the following information.

- A map detailing the boundaries of the agricultural preserve and location of contracted land within the preserve. The DEIR should also include the number of acres in the agricultural preserve by contract status and land type (e.g., prime or non-prime agricultural land). Similarly, the DEIR should map and enumerate total preserve and contained contracted lands that will be impacted directly or indirectly by the project.
- A description of Williamson Act contracts that may be terminated in order to accommodate the project. The DEIR should discuss the impacts that termination of Williamson Act contracts could have on remaining contracted properties in and adjacent to the project site.

As a general rule, land can be withdrawn from Williamson Act contract only through the nine-year nonrenewal process. Immediate termination via cancellation is reserved for "extraordinary", unforeseen situations (See Sierra Club v. City of Hayward (1981) 28 Cal.3d 840, 852-855). Cancellation must be based on specific findings that are supported by substantial evidence. If Williamson Act contract cancellation is proposed, we recommend that a discussion of the specific findings (Government Code Section 51282) that must be made by the City in order to approve tentative contract cancellation, be included in the DEIR. Notice of the public hearing on cancellation, and a copy of the landowner's petition, must be mailed to the Director of the Department of Conservation ten (10) working days prior to the hearing on tentative contract cancellation. (The notice should be mailed to Darryl Young, Director, Department of Conservation, 801 K Street, MS 24-01, Sacramento, CA 95814-3528).

- A discussion of proposed uses for lands that will remain under Williamson Act contract. Land uses proposed for Williamson Act contracted land must meet compatibility principles identified in Government Code Sections 51238 - 51238.3. Otherwise, contract termination (see paragraph above) must occur prior to the initiation of the land use.
- Government Code Section 51230 states that an agricultural preserve may contain land other than agricultural land, but the use of any non-contracted land within the preserve must be restricted by zoning or other means to not be incompatible with the agricultural use of contracted land. Therefore, the DEIR should discuss any proposed general plan designations or zoning within the project area that could preclude or be incompatible with agricultural uses, especially on lands under Williamson Act contract.

Mr. Brent Arnold
January 5, 2001
Page 4

- A discussion of Williamson Act lands that may be acquired as part of the project. The Act requires that a public agency proposing to acquire Williamson Act land notify the Department of Conservation prior to the acquisition. In addition, the acquiring agency must first make specified findings to support the purchase of Williamson Act lands (Government Code Sections 51291-51292). We recommend that the DEIR identify Williamson Act lands that may be acquired for the project, and, consistent with the required findings, discuss why project alternatives that would avoid Williamson Act lands are not feasible.
- If land within an agricultural preserve is annexed, the city must succeed to the rights, duties and powers of administering the preserve and contracts, unless conditions specified in Government Code Sections 51243 and 51243.5 apply. Annexation of Williamson Act lands also requires notification of the Department (Government Code Sections 56828.5 and 56835).

Mitigation Measures

Feasible mitigation measures and alternatives to lessen farmland conversion impacts should be discussed in the DEIR. The Division has compiled an annotated listing of approximately thirty "conservation tools" that have been used by communities in the U.S. to conserve or mitigate impacts on agricultural land. The unpublished report may be requested from the Division at the below listed phone number.

One of the tools described in the report is the purchase of agricultural land conservation easements on land of equal quantity and size as replacement for the land converted. We highlight this mitigation measure because of its growing application by state and local agencies in California. Also, at least one California court has ruled that conservation easements should be considered as a reasonable mitigation measure for the loss of agricultural land. (El Toro Land Use Planning Authority, et al v. County of Orange, et al, San Diego Superior Court #710123, January 6, 1998). Agricultural land conservation easements have been used to mitigate agricultural land impacts both directly and indirectly, the latter through the use of impact mitigation fees that are subsequently used to acquire easements directed by the lead agency or a land trust.

Information on conservation easements and related Department of Conservation programs is available on the Department's website, or by contacting the Division at the address and phone number listed below. The Department's website address is:

<http://www.consrv.ca.gov/dlrp/CFCP/index.htm>

We note that right-to-farm provisions and buffers are proposed to minimize conflict between incompatible uses. Other mitigation measures that could be considered to

Mr. Brent Arnold
January 5, 2001
Page 5

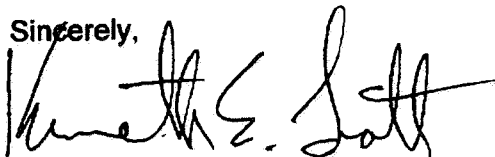
fulfill the requirements of CEQA with respect to the project's environmental impacts include the following.

- Direct urban growth to lower quality soils in order to avoid valuable agricultural lands.
- Avoid low density, estate type residential development in favor of development designs that include higher home densities and clustering of residential units to allow a greater portion of the project area to remain in agricultural production.
- Similarly, encourage compact development patterns in the proposed commercial areas of the project.
- Protect the proposed open space areas of the project with long-term restrictions on use such as by agricultural conservation easements [e.g., Department of Conservation's California Farmland Conservancy Program (Public Resources Code Section 10200-10277)].
- Prevent the premature conversion of agricultural land through the use of less than permanent land restrictions, such as 20-year Farmland Security Zone contracts (Government Code Section 51296), or 10-year Williamson Act contracts (Government Code Section 51200 et seq.).

Finally, we suggest that the best mitigation approach is through a general or master plan-level comprehensive farmland protection policy supported by implementation measures such as those listed above, which address the loss of farmland systematically rather than case-by-case. Transfer of development credits, mitigation banking, and economic incentives for continuing agricultural uses, are other strategies that could be integrated into such a comprehensive approach.

Thank you for the opportunity to comment on the NOP. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation issues please contact the Division at 801 K Street, MS 13-71, Sacramento, CA 95814; or, phone (916) 324-0850. You may also call me at (916) 445-8733.

Sincerely,



Kenneth E. Trott
Environmental Coordinator

cc: Erik Vink, Assistant Director
Division of Land Resource Protection



California Regional Water Quality Control Board Santa Ana Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov/~rwqcb8>
3737 Main Street, Suite 500, Riverside, California 92501-3339
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Gray Davis
Governor

January 5, 2001

Mr. Brent Arnold, Principal Planner
City of Chino
Community Development Department
13220 Central Avenue
Chino, CA 91710

COMMUNITY DEVELOPMENT
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2/01

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT TO ADDRESS THE CHINO PRESERVE SPECIFIC PLAN/ANNEXATION/GENERAL PLAN AMENDMENT EIR

Dear Mr. Arnold:

We have reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report to Address The Chino Preserve Specific Plan/Annexation/General Plan Amendment EIR. Regarding the statutory concerns of the Santa Ana Regional Water Quality Control Board (Regional Board), the Draft Environmental Impact Report (EIR) should address the following:

- I. Water Quality and Beneficial Uses
 - A. Mitigation of adverse impacts should be addressed.
 - B. The description of potential impacts of the proposed projects on surface and ground water quality and beneficial uses should address the following:
 1. Any activities that could cause violations of narrative or numeric water quality objectives contained in the Regional Board's 1995 Water Quality Control Plan for the Santa Ana River Basin.
 2. Proposed projects occurring upstream of or discharging into impaired waterbodies listed on the Clean Water Act Section 303(d) list may be subject to additional controls (specifically Total Maximum Daily Loads or TMDLs) pursuant to federal regulation. Depending on the proposed project, these controls could include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts. This is especially important in the Chino Basin Watershed. Environmental documents for proposed projects need to acknowledge that these additional requirements may be imposed in the future.
 3. Urban development can lead to an increase in impermeable surfaces that cause an increase in storm water runoff. The EIR should address existing

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and future storm water runoff and flood control in the study area as it affects water quality and particularly concentrated animal feeding operations (CAFOs). Storm water runoff has the potential to inundate CAFOs and significantly affect the ability of CAFO operators to comply with Regional Board discharge requirements.

4. Construction activities (including grading) that could result in water quality impacts.
5. Soil characteristics related to water quality including the potential for erosion and subsequent siltation, and any increase or decrease in water percolation.
6. Impacts of toxic substances handling and disposal (if appropriate).
7. If any of the projects impact riparian or wetland habitats, a complete description of the impacts, acreage of the impacts, and any proposed mitigation should be provided.

II. Wastewater Disposal and Treatment

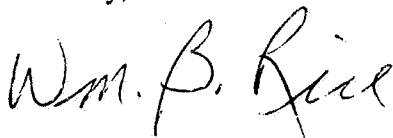
- A. Types and amounts of waste materials generated by various projects should be considered.
- B. Proposed waste treatment and disposal methods should be evaluated in regards to the following:
 1. Treatment facilities: location, current capacity, treatment standards, master treatment facilities expansion plan (if appropriate)
 2. Treatment plant collection system: location of major trunk lines and tie-ins, current capacity
 3. Disposal facilities: location, capacity
- C. Applications or permits required to implement waste disposal should be addressed.
- D. The impact of calculated project waste volume on the capacity of existing and proposed treatment and disposal facilities should be evaluated.

III. Permits

- A. Storm water runoff in the area is currently regulated by an areawide discharge permit, which was issued to cities and counties under the National Pollutant Discharge Elimination System (NPDES).
- B. A notice of intent (NOI) with appropriate fees for coverage of any projects under the General Construction Activity Storm Water Runoff Permit must be submitted to the State Water Resources Control Board at least 30 days prior to initiation of construction activity. This is required for any construction activity covering at least five acres.
- C. The Regional Board requires an NPDES permit for any discharge of wastes to surface waters or Waste Discharge Requirements for any discharge of wastes to land.
- D. If reclaimed water is to be used, Water Reclamation Requirements must be issued by the Regional Board.

We look forward to reviewing the Draft EIR when it becomes available. If you have any questions, please contact me at (909) 782-4459.

Sincerely,



William B. Rice, Associate Engineering Geologist
Chino Basin Watershed Management Section

Cc: Scott Morgan, California State Clearinghouse

WBR/c:/data/bill/Chbasin/cbinfo/Chino Annexation NOP letter



California Regional Water Quality Control Board

Santa Ana Region



Winston H. Hickox
Secretary for
Environmental
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January 5, 2001

Brent Arnold
Principal Planner, City of Chino
13220 Central Ave.
Chino, CA 91710

RESPONSE TO THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PREFERRED LAND USE PLAN FOR THE CITY OF CHINO, SUBAREA 2

Dear Mr. Arnold:

Staff of the Regional Water Quality Control Board, Santa Ana Region (RWQCB), have reviewed the Preferred Land Use Plan for the above referenced project and have the following comments:

- The Prado Dam Wildlife area supports a number of listed and threatened plant and animal species. The Regional Board is concerned that the land adjacent to and inside this wildlife area maintain appropriate land uses that would be conducive to support this sensitive community. This plan proposes recreation such as golf courses and equestrian facilities that fall below the dam inundation level. It is also proposed that some of the larger estate houses have their backyard extend below the dam inundation level. The potential for negative water quality impacts and subsequent habitat degradation should be addressed, as well as alternatives that might be more appropriate to such a sensitive wildlife area.
- The plan also states that below the inundation level there will be a preservation effort. The use of golf courses, horses and non-native landscaping is not considered to be part of a preservation effort.
- Adding additional impervious surfaces will cause additional runoff being generated from this area. The impacts of increased volume of runoff, the increased velocity of this runoff and the urban pollutants this water will carry should be looked at.

California Environmental Protection Agency

Brent Arnold
Principal Planner, City of Chino

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January 5, 2001

We would appreciate the opportunity to provide assistance in developing a plan that will benefit both the quality of Waters of the State, and the community. If you have any questions, please call Kelly Schmoker at (909) 782-4990 or Wanda Smith at (909) 782-4468.

Sincerely,



Kelly Schmoker
Planning Section

cc: Scott Morgan – State Clearinghouse
USFWS, Carlsbad Office – Loren Hayes
CDFG, Chino Hills Office – Juan Hernandez

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