

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • GIMS • REGIONAL PARKS • SURVEYOR • TRANSPORTATION • WASTE SYSTEM

COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
January 9, 2001 Fax (909) 387-8130



KEN A. MILLER
Director of Public Works

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

COMMUNITY DEVELOPMENT
DIVISION

JAN 10 2001

File # 10(ENV)-4.01

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR THE CHINO PRESERVE
ANNEXATION

Dear Mr. Arnold:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced document.

Our Department feels that the following issues should be addressed in the proposed EIR:

Hydrology and Water Quality

The City of Chino should identify potential flooding problems and make recommendations for future local and regional facilities. This can be accomplished by either revising the City's existing Master Plan of Drainage (MPD) or preparing a separate MPD for this area (proposed annexation). The revised and/or prepared MPD shall be coordinated with the Flood Control District.

Traffic/Circulation

A Traffic Impact Analysis should be prepared for this area (proposed annexation) and submitted to the San Bernardino County Department of Public Works, Traffic Division for review and comment.

Sincerely,

FRANK MOLINA, Senior Associate Planner
Environmental Management Division

cc: Naresh P. Varma, Chief
Michael Brandman Associates
KAM/PJM Reading File

FM:fm/ChinoPreserveAnnex



County of Orange
Planning & Development Services Department

THOMAS B. MATHEWS
DIRECTOR

300 N. FLOWER ST.
SANTA ANA, CALIFORNIA

COMMUNITY DEVELOPMENT
RECEIVED

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

JAN 27 2001

NCL 00-130

January 8, 2001

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

SUBJECT: NOP for the Chino Preserve Specific Plan/Annexation/General Plan Amendment

Dear Mr. Arnold:

The above referenced item is a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the City of Chino. The proposed project includes the annexation of the largest remaining portion of the Chino Valley Dairy Preserve within the City's Sphere of Influence to allow for development of a portion of approximately 5,435 acres currently within the Preserve. The master plan will consist of a comprehensive, policy-level specific plan/land use plan. 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. The proposed site is located in the extreme southwestern corner of San Bernardino County.

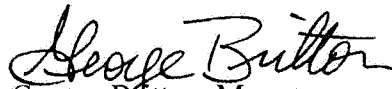
The County of Orange has reviewed the NOP and offers the following comments:

1. We recommend the DEIR make references in all appropriate sections, to the U.S. Army Corps of Engineers' Santa Ana River Mainstem project and the proposed raised design water surface elevation of 566 feet for the proposed Prado Dam Reservoir. (The NOP, under "Project Description", does acknowledge the Corps' project and the El. 566'.) We suggest the DEIR state that no habitable structures should be constructed below the elevation 566 feet.
2. Any planned usage below elevation 566 feet such as those mentioned in the NOP (recreation and agriculture) is also subject to review and approval of the Corps of Engineers and/or the Orange County Flood Control District in addition to review and approval by the San Bernardino County Flood Control District.

3. On page 2-2, "Location and Settings", please make the following corrections in the second paragraph:
 - A. Please correct all "El Prado Dam" references to read "Prado Dam".
 - B. The Prado Dam will be raised 28.6 feet and the spillway 20 feet. The existing references to 28 feet and 8 feet, respectively, are incorrect.
 - C. The raised dam is designed to accommodate a 190-year flood event. The reference to a 333-year flood event is incorrect.

Thank you for the opportunity to respond to the NOP. Please send one complete set of the DEIR to me at the above address when they become available. If you have any questions, please contact me or feel free to call Charlotte Harryman directly. Charlotte may be reached at (714) 834-2522.

Very truly yours,


George Button, Manager
Environmental and Project
Planning Services Division

CH

LOCAL AGENCY FORMATION COMMISSION

175 West Fifth Street, Second Floor
San Bernardino, CA 92415-0490 • (909) 387-5866 • FAX (909) 387-5871
E-MAIL: lafco@lafco.co.san-bernardino.ca.us
www.sanbdnolafco.org

COMMUNITY DEVELOPMENT
JAN 10 2001

Established by the State of California to serve the Citizens, Cities, Special Districts and the County of San Bernardino

January 8, 2001

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- GERALD W. SMITH, Vice Chair
Special Districts
- DIANE WILLIAMS
City Member

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

Dear Mr. Arnold:

ALTERNATES

- BOB COLVEN
Special Districts
- JERRY EAVES
Board of Supervisors
- DAVID R. ESHLEMAN
City Member
- A.R. "TONY" SEDANO
Public Member

**RE: NOTICE OF PREPARATION OF DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE CHINO
PRESERVE SPECIFIC PLAN/ANNEXATION/GENERAL
PLAN AMENDMENT**

The Local Agency Formation Commission has received the Notice of Preparation of the EIR as outlined above. A copy of this information has also been forwarded to the Commission's Environmental Consultant, Tom Dodson & Associates, who will respond by separate correspondence. The following are our comments regarding the project identified above:

STAFF

- JAMES M. RODDY
Executive Officer
- KATHLEEN ROLLINGS-McDONALD
Deputy Executive Officer
- DEBBY CHAMBERLIN
Clerk to the Commission
- ANGELA M. POE
LAFCO Secretary

1. **Land Use/Agriculture:** We concur with the identification that this may have a potentially significant impact. In addition, it should be noted that annexation of this territory would transfer responsibility for administration of Williamson Act Contracts, and the Agricultural Preserve area itself, to the City of Chino. The proposal submitted to LAFCO for annexation will be required to address the issue of the future of the Preserve and the contracts within it.
2. **Public Services:** Fire protection within the area under consideration is within the jurisdiction of the Chino Valley Independent Fire Protection District. LAFCO staff believes that a portion of the southern area of the Preserve is designated as State Responsibility Area (SRA) lands for wild land fire protection by the State of

LEGAL COUNSEL

CLARK H. ALSOP

California. Upon annexation to the City, this designation will be removed and the City will become responsible for payment of costs associated with this type of firefighting condition pursuant to the State Department of Forestry and Fire Protection rules and standards. The impacts to the Chino Valley Independent Fire District, as the fire service provider for the City, upon assumption of this obligation should be addressed.

3. **Utilities and Service Systems:** LAFCO staff concurs with the statements included that major new infrastructure will be needed and its impact addressed in the EIR. Effective January 1, 2001, the provisions of AB 2838 became operational. One of the new requirements related to water service is an evaluation of "the timely availability of water supplies adequate for projected needs including, but not limited to, the projected needs as specified in Section 65352.5" (urban water management plans). These provisions are included in new Government Code Section 56668 and the Commission's Plan for Services Policy.

Should you need additional information regarding the questions/concerns outlined above, please do not hesitate to contact me at (909) 387-5869. We look forward to working with the City on its processing of this project.

Sincerely,



KATHLEEN ROLLINGS-McDONALD
Deputy Executive Officer

/krm

cc: Tom Dodson & Associates



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Department of Toxic Substances Control

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630



Gray Davis
Governor

January 5, 2001

COMMUNITY DEVELOPMENT
RECEIVED

JAN 12 2001

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

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE CHINO PRESERVE SPECIFIC PLAN/ANNEXATION/GENERAL PLAN AMENDMENT (SCH #2000121036)

Dear Mr. Arnold:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the above-mentioned Project.

Based on the review of the document, DTSC's comments are as follows:

- 1) The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- 2) The draft EIR needs to identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The NOP indicates that a variety of educational facilities can be accommodated within the project area including community college, public schools and learning centers that consist of shared schools, day care, library, and satellite civic uses. During the proposed school property acquisition and/or construction utilizing state funding, it should be in compliance with the Assembly Bill 387 (Wildman) and Senate Bill 162 (Escutia) which requires a comprehensive environmental

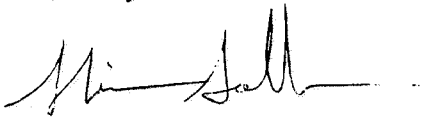
review process and that DTSC's approval is required. DTSC's role in the assessment, investigation, and cleanup of proposed school sites is to ensure that the selected properties are free of contamination, and if the property is contaminated, that it is cleaned up to a level that is protective of the students and faculty who will occupy the new school. A study of the site is to be conducted to provide basic information for determining if there has been a release, or if there is a threatened release of a hazardous material including agricultural chemicals or if there may be a naturally occurring hazardous material present at the site, that may pose a risk to human health or the environment.

- 4) The NOP indicates that the project area includes known hazardous waste sites associated with underground storage tanks and small generators of hazardous wastes. Proper studies should be conducted during the preparation of a draft EIR.
- 5) It also states that the potential for residual pesticides or herbicides exists on agricultural lands or dairies planned for development. Proper studies should be conducted during the preparation of a draft EIR, especially if the area is proposed for building schools or day care centers.
- 6) The NOP shows that potential methane accumulations in dairy soils laden with manure and organic materials present a potential hazard to building foundations and new urban development. It should be noted that methane formation in the proposed development area is a threat to human health or the environment. Therefore, proper precautions or mitigation is required prior to any development at the project area.
- 7) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 8) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil exists, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

Mr. Brent Arnold
January 5, 2001
Page 3

DTSC provides guidance for the Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP or to meet/discuss this matter further, please contact Mr. Johnson P. Abraham, Project Manager at (714) 484-5476 or me at (714) 484-5463.

Sincerely,

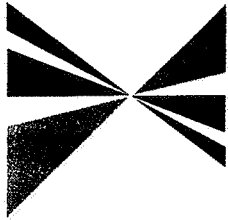


Haissam Y. Salloum, P.E.
Unit Chief
Southern California Cleanup Operations Branch
Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

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Riverside County: Bob Buster, Riverside County • Ron Loveridge, Riverside • Greg Pettus, Cathedral City • Andrea Puga, Corona • Ron Roberts, Temecula • Charles White, Moreno Valley

San Bernardino County: Bill Alexander, Rancho Cucamonga • Jim Bagley, Twentynine Palms • David Eshleman, Fontana • Lee Ann Garcia, Grand Terrace • Gwenn Norton-Perry, Chino Hills • Judith Valles, San Bernardino

Ventura County: Judy Mikels, Ventura County • Donna De Paola, San Buenaventura • Glen Becerra, Simi Valley • Tom Young, Port Hueneme

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

January 10, 2001

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

RE: Comments on the Amended Notice of Preparation for a Draft Environmental Impact Report for the Chino Specific Plan / Annexation / General Plan Amendment – (Refer to SCAG No. I 20000586)

Dear Mr. Arnold:

Thank you for submitting the Amended Notice of Preparation for a Draft Environmental Impact Report for the Chino Specific Plan / Annexation / General Plan Amendment to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG assists cities, counties and other agencies in reviewing projects and plans for consistency with regional plans. The amended NOP reflects an increase in the number of dwelling units, from 8,064 to 9,780.

Last December, SCAG sent you a letter outlining a series of policies referencing SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan, which may be applicable to your project. The same policies may also be applicable to the amended project. Attached is the December 12, 2000 letter, with applicable policies, for your consideration. **We expect the DEIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your DEIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.**

Please provide a minimum of 45 days for SCAG to review the DEIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner
Intergovernmental Review

COMMUNITY DEVELOPMENT

JAN 10 2001

ENDANGERED HABITATS LEAGUE

Dedicated to Ecosystem Protection and Improved Land Use Planning

Dan Silver • Coordinator
8424-A Santa Monica Blvd., #592
Los Angeles, CA 90069-4267
TEL 323-645-1456 • FAX 323-654-1931 • dsilver@exo.com



January 13, 2001

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

**RE: *Amended* 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 Amended 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.

It is our understanding that the greater number of units proposed in the revised project would place higher residential densities around the community core. EHL supports such densities in the core area. Only in this way will a walkable and transit-supportive community arise. We also request that the EIR analyze the reductions in vehicle trips and vehicle miles traveled associated with pedestrian-oriented development.

Thank you for considering these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Silver'.

Dan Silver,
Coordinator

cc: Charles Coe



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse



Steve Nissen
ACTING DIRECTOR

Notice of Preparation

January 12, 2001

JAN 18 2001

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

Project Location

County San Bernardino
City Chino, Chino Hills, Ontario, Norco, Corona
Region
Cross Streets Central Avenue/Kimball Avenue/Euclid Avenue

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 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; Caltrans, Division of Aeronautics; California Highway Patrol; Integrated Waste Management Board; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 6 (So Lake Tahoe)

Date Received 01/11/2001 **Start of Review** 01/11/2001 **End of Review** 02/09/2001

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

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364

SACRAMENTO, CA 95814

(916) 653-4082

(916) 657-5390 - Fax



January 24, 2001

JAN 26 2001

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

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

Dear Mr. Arnold:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess the project-related impact on archaeological resources, the Commission recommends the following action be required:

- ✓ Contact the appropriate Information Center for a records search. The record search will determine:
 - Whether a part or all of the project area has been previously surveyed for cultural resources.
 - Whether any known cultural resources have already been recorded on or adjacent to the project area.
 - Whether the probability is low, moderate, or high that cultural resources are located within the project area.
 - Whether a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage of is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - Required the report containing site significance and mitigation be submitted immediately to the planning department.
 - Required site forms and final written report be submitted within 3 months after work has been completed to the Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and assist in the mitigation measures.

Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should include provisions for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA) §15064.5 (f). Health and Safety Code §7050.5 and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents. If you have any questions, please contact me at (916) 653-4040.

Sincerely,

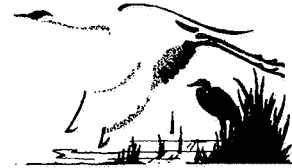
A handwritten signature in cursive script that reads "Rob Wood".

Rob Wood

Associate Governmental Program Analyst

CC: State Clearinghouse

TOM DODSON & ASSOCIATES
2150 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92405
TEL (909) 882-3612 • FAX (909) 882-7015
E-MAIL tda@tstonramp.com



January 26, 2000

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

COMMUNITY DEVELOPMENT
RECEIVED

JAN 29 2001

Dear Mr. Arnold:

Tom Dodson & Associates (TDA) serves as the environmental consultant for the San Bernardino County Local Agency Formation Commission (LAFCO or Commission) which will function as a Responsible Agency for future annexations associated with the area allocated to the City of Chino within the dairy agricultural preserve located in the southwestern portion of San Bernardino County. This is a major environment undertaking that will require extensive development of a good data base and an evaluation of major changes in the last remaining uncommitted major agricultural area within the southwestern portion of San Bernardino County. I believe that these comments on the Notice of Preparation will assist the City in completing an adequate environmental document. On behalf of the Commission I have reviewed the City's Notice of Preparation (NOP) for the proposed project and have developed some general comments which follow these introductory comments.

Since LAFCO will serve as a Responsible Agency as defined by the California Environmental Quality Act (CEQA) because of potential future annexations within the area to the City of Chino, it is important that the environmental impact report (EIR) prepared for this proposed project contain an adequate discussion of all potential environmental impacts so that it can be considered and accepted by the Commission when it considers annexation issues in the future. In this particular case the City's future capability to serve the area with adequate services and utilities and the impacts from delivery of utilities and services to the project site need to be fully analyzed in the City's proposed EIR. Of particular importance is the evaluation of cumulative impacts on the various public service and utility service systems, particularly given the current constraints for electricity and natural gas resources. Comments on the remaining environmental issues discussed in the NOP follow in the order that they are discussed in an Initial Study Environmental Checklist Form provided in the State CEQA Guidelines.

Project description: The broad outlines of future land uses and potential development are identified. It is suggested that a development scenario be created with the goal of enabling quantitative evaluation of impacts during development as well as forecasting the buildout impacts of the plan within the Chino Preserve Specific Plan area. Ultimately, the maximum impact will have to be based on the total number of units and square feet of development that will be considered in the Plan.

1. Aesthetics: For the aesthetic analysis it is suggested that the City consider providing a visual simulation of those areas where scenic vistas may be required to fully characterize the changes in the visual setting. Certain areas within the project area are highly visible and exposed to a large number of viewers from adjacent freeways. The focus should be not only on areas of visual changes, but also the design standards that will guide future development.
2. Agriculture Resources: Concur with the discussion in the NOP. This area contains extensive prime agricultural land and its loss must be characterized in the context of current State programs to fully and adequately address this critical issue. For LAFCO the conversion of prime agricultural land and important farmland is a major issue involved in annexation decision, so it is critical that the projected loss of the resource be accurately characterized.
3. Air Quality: The South Coast Quality Management District has recently finalized the 1999 Air Quality Management Plan update. The EIR should evaluate the changes in basic assumptions of the District's future growth scenarios and emissions scenarios that will be caused by implementation of the new specific plan land use designations. Otherwise I concur with the proposed evaluation of this issue in the EIR.
4. Biological Resources: The project area contains significant biological resources. Recent interactions with the U. S. Fish and Wildlife Service and Department of Fish and Game and the County Museum biologist indicate that any field surveys conducted for listed or sensitive species or sensitive habitat will need to observe special protocols. It is recommended that these protocols be determined through consultation with the above parties and the survey protocols be made available to the experts in the field for verification prior to their implementation. It will also be important to identify an appropriate land use interfaces and buffers between areas proposed for development and critical habitat contained within the planning area.
5. Cultural Resources: There are significant cultural resources in the area, both historic and archaeological. Minimal paleontological resources should be found in the young alluvium found throughout most of the planning area. A broad scope, cumulative evaluation of the planning area's cultural resources would be appropriate.
6. Geology and Soils: Active faults affect the western portion of the planning area. An evaluation of any potential fault rupture and seismic ground shaking issues is required for the project area. Related geotechnical issues, ground failure from liquefaction or other hazards should be fully explored for this complex geologic site. The issue of potential erosion during construction will be a major concern given the level of ground disturbance that will be associated with the proposed plan. Detailed mitigation should be identified.

7. Hazards: The key hazard issues appear to be transport of hazardous materials and wastes into the area for industrial activities and potential hazards from storage of such materials. Existing contaminated areas need to be evaluated, including potential hazards associated with contaminated soils related to agricultural production. The potential for conflicts between uses that pose hazards and sensitive land uses (residences, medical facilities, schools, etc.) and the possible constraints created by existing contamination should be a major focus of the impact analysis for the planning area.
8. Hydrology and Water Quality: Hydrology and water quality issues are of concern for the project area, particularly how to manage storm runoff. This project is located in the upper portion of the Santa Ana River Basin, and given new requirements, such as TMDL's (Total Maximum Daily Loads) and other Basin Plan requirements, the analysis of water quality impacts, during both construction and occupancy, should be included with appropriate best management practices. Evaluation of the remaining water resource issues in the EIR will be necessary and it is recommended that the evaluation be framed in the context of the Optimum Basin Management Plan.
9. Land Use And Planning: The analysis of land use should be framed in the context of carrying capacity of the land; potential conflicts between uses; and ability to support the proposed land uses with adequate public service and utility infrastructure. On a related issue, given the timing of the project, the City may want to confirm that the Multi-Species Habitat Conservation Plan will not be ready before a decision on the project is rendered by the City. There are critical areas of wetland habitat within the City and there may be small areas that could support other endangered species in such plans, such as the Delhi Sands Giant Flower-Loving Fly. The land use and planning evaluation should incorporate a comprehensive assessment of impacts from implementing the Specific plan land use designations and regional planning policies as they apply to both the existing land use designations, existing policies guiding uses in these areas, and the fundamental land use characteristics. Finally, the issue of land use conflicts associated with transition from dairy and other agricultural activities to urban uses must be addressed. Where these two activities are juxtaposed there are inherent land use conflicts (noise, odors, trespass, vectors, etc.) that need to be addressed, now rather than later, in the EIR.
10. Mineral Resources: The discussion of this issue should not be a major one since no major mineral resource deposits are known to occur within the project area. As long as the issue is given a fair evaluation in the EIR, this issue should be adequately addressed.
11. Noise: Existing sources of noise are related to major north-south and east-west roadways and the Chino Airport. The effect of these transportation corridors and related noise should be included as a topic within the EIR. The goal would be to define the actual limits of significant noise constraints on the project site where sensitive residential uses should not be constructed without adequate noise buffering. Stationary sources of noise need to be evaluated along with airport related noise. An unusual source of noise may be recreational activities associated with regional park activities and the City should confer with the County on existing and future park uses and potential conflicts with possible residential land uses.

12. Population and Housing : Anticipated growth inducement from the project needs to be addressed at this stage of review because the project represents a continuation of more intense urban extension into the Chino agricultural area. Conformance with regional plans needs to be fully evaluated in the EIR.
13. Public Services and Utilities: The issue of fire protection needs to be addressed in the EIR. Particularly from a LAFCO perspective, the fire protection system infrastructure required to provide adequate service to this area needs to be evaluated and demonstrated to be adequate. The police protection also needs to be evaluated as part of the proposed EIR. The issue of adequate schools may require additional investigation since this project includes a quasi-legislative decision, the adoption of a Specific Plan which amends the General Plan. Regarding park issues, it is not clear what level of evaluation should be considered in the EIR related to this topic. Some discussion in the EIR of this issue appears warranted, primarily because the overall balance of park facility demand and supply does not yet appear to be well defined.
14. Recreation: See discussion above regarding parks.
15. Transportation/Circulation: Obviously substantial enhancement of the circulation system will be required to meet the increase in traffic related to the level of proposed development. Of critical importance to this issue, as well as all public infrastructure issues, will be adequate and timely financing of the requisite infrastructure improvements. Determination of an equitable or fair share development impact fee should be included along with the EIR to demonstrate the feasibility of providing adequate infrastructure systems to meet demand as it is generated, rather than experiencing the typical lag between demand and supply of services and utilities, including roadways.
16. Utilities and Service Systems: See discussion immediately above.

I anticipate all of the mandatory sections to be addressed in the EIR. The EIR needs to carefully evaluate the defined alternatives for the project. Growth inducement and cumulative impacts are also very important issues that must be evaluated in the for this project. To the extent feasible, the City will benefit by evaluating these issues in the context of carrying capacity of the various systems impacted by the proposed implementation of the Specific Plan. In conjunction with the LAFCO Staff, I am available to discuss these comments and provide input into the EIR process, including reviewing the Screencheck EIR if desired. I look forward to reviewing the Draft EIR when it is made available for public review and comment. Thank you in advance for your consideration of these comments.

Sincerely,



Tom Dodson

cc: Kathleen Rollings-McDonald



United States Department of the Interior
Fish and Wildlife Service
Ecological Services
Carlsbad Fish and Wildlife Office
2730 Loker Avenue West
Carlsbad, California 92008



JAN 31 2001

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

Re: Notice of Preparation of a Draft Environmental Impact Report, Chino Preserve Specific Plan/Annexation/General Plan Amendment, Chino, San Bernardino County, California

Dear Mr. Arnold:

We have reviewed the notice of preparation (NOP) dated December 5, 2000, of a draft environmental impact report (EIR) for the Chino Preserve Specific Plan/Annexation/General Plan Amendment. This draft EIR will evaluate the potential impacts associated with the proposed annexation of remaining portions of the 5,435-acre Chino Valley Dairy Preserve and the adoption of a Specific Plan to allow 8,064 dwelling units on 1,223 acres, 640 acres of business use, 584 acres of public facilities and right-of-ways, and 2,988 acres of open space. We offer the following comments regarding biological impact analysis based on our review of the NOP and our knowledge of the status of biological resources in the project area. We provide these comments in keeping with our agency's mission to work "with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people."

We administer the Endangered Species Act of 1973 (Act), as amended. Section 7 of the Act requires Federal agencies to consult with us if it is determined that their actions may affect federally listed threatened or endangered species. Section 9 of the Act prohibits the "take" (e.g., harm, harassment, pursuit, injury, kill) of federally listed wildlife. "Harm" is further defined to include habitat modification or degradation where it kills or injures wildlife by impairing essential behavioral patterns including breeding, feeding, or sheltering. Take incidental to otherwise lawful activities can be permitted under the provisions of sections 7 (consultation with Federal agencies) 10 (incidental take permits/habitat conservation plans) of the Act.

According to the NOP, the draft EIR will address sensitive habitats. The analysis should include an evaluation of impacts to any federally listed species. The draft EIR should note any Federal approvals required for project implementation, particularly wetland fill permits by the U.S. Army Corps of Engineers (Corps) under section 404 of the Clean Water Act. Section 404 prohibits the unauthorized discharge of dredged or fill material into such waters, including wetlands. The Corps

may issue permits for discharges of dredged or fill material into jurisdictional waters and wetlands. The draft EIR should also detail any proposed mitigation measures.

The Natural Community Conservation Planning Act (NCCP) was enacted in 1991 by the State of California to provide for regional protection and perpetuation of natural wildlife diversity while allowing compatible land use and appropriate development. The law provides an alternative to "single species" conservation through the formulation of regional, natural community based habitat protection programs. The ongoing regional effort to create a multi-species habitat conservation plan (MSHCP) in San Bernardino Valley is under a memorandum of understanding (MOU) with the County and several cities, including the City of Chino. Attachment F of the MOU describes the interim project review guidelines to be used during preparation of the MSHCP. As the Chino Preserve is within the sensitive habitat areas of the MSHCP boundaries, the draft EIR should evaluate the degree to which the proposed specific plan is compatible or conflicts with the MSHCP effort.

To facilitate the evaluation of the proposed project from the standpoint of fish and wildlife protection, we request that the draft EIR contain the following specific information:

1. A description of the environment in the vicinity of the project from both a local and regional perspective.
2. A complete discussion of the purpose and need for the project and each of its alternatives.
3. A complete description of the proposed project, including the limits of the project area. This project description should include all practicable alternatives that have been considered to avoid and minimize project impacts, to the maximum extent practicable, to sensitive habitats, (e.g., coastal sage scrub, wetlands), and endangered, threatened, or sensitive species, as well as measures to compensate for unavoidable impacts.
4. Quantitative and qualitative assessments of the biological resources and habitat types that will be impacted by the proposed project and its alternatives. An assessment of direct, indirect, and cumulative project impacts to fish and wildlife associated habitats, particularly growth-facilitating impacts of the project (e.g., increased population, increased development, increased traffic). All facets of the project (e.g., construction, implementation, operation, maintenance) should be included in this assessment.

This assessment should include a list of Federal candidate, proposed, or listed species; State-listed species; and locally sensitive species that are on or near the project site, including a detailed discussion of these species and information pertaining to their local status and distribution. Therefore, we recommend comprehensive, current biological surveys be performed on the project site, including directed surveys for all potentially occurring Federal and State listed species using standard survey protocols. Investigators conducting surveys for federally listed species must be qualified biologists.

- We are particularly interested in any and all information and data pertaining to potential impacts to populations of federally listed species, including the endangered least Bell's vireo (*Vireo bellii pusillus*), endangered southwestern willow flycatcher (*Empidonax traillii extimus*), endangered Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), threatened coastal California gnatcatcher (*Polioptila californica californica*), and threatened Santa Ana sucker (*Catostomus santaanae*). These species are known to occur in the general project area.
 - The draft EIR must disclose all reasonably foreseeable impacts to these sensitive resources and include feasible conservation measures to avoid, minimize, and offset these impacts. These conservation measures should be spelled out separately from any and all effects analyses.
5. Maps and tables summarizing specific acreages and locations of all habitat types, including the number and distribution of federally listed, State listed, and other sensitive species on or near the project site that may be affected by the proposed project or project alternatives.
 6. A detailed analysis of impacts of the proposed project on the movement of wildlife, and proposed measures to avoid and minimize impacts, and mitigate unavoidable impacts to wildlife movement.
 7. An assessment of potential impacts to wetlands and jurisdictional waters of the United States should be included. Potential areas of Corps' jurisdiction should be evaluated and wetlands should be delineated using the methodology set forth in the Corps' Wetland Delineation Manual. The draft EIR should disclose all impacts to jurisdictional waters and wetlands, and proposed measures to be taken to avoid and minimize impacts, and mitigate unavoidable impacts.

We appreciate the opportunity to comment on the referenced NOP for potential impacts on sensitive and endangered species, wildlife, and wetlands. If you should have any questions pertaining to these comments, please contact Doug McPherson of my staff at (760) 431-9440.

Sincerely,



Jim A. Bartel
Assistant Field Supervisor

1-6-01-NFTA-1283.1

cc: CDFG, Region 6, Chino Hills (Attn: Robin Maloney-Rames, Juan Hernandez)
RWQCB, Riverside (Attn: Kelly Schmoker)
ACOE (Attn: Antal Szijj)

DEPARTMENT OF FISH AND GAME

Eastern Sierra - Inland Deserts Region
4775 Bird Farm Road
Chino Hills, California 91709
(909) 597-5043



CITY DEVELOPMENT
RECORDS

FEB 5 2001

January 31, 2001

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

Re: **Notice of Preparation (NOP) of a Draft Environmental Impact Report
The Chino Preserve Specific Plan/Annexation/General Plan Amendment EIR
SCH# 2000121036**

Dear Mr. Arnold:

The California Department of Fish and Game (Department) has reviewed the NOP of the Draft Environmental Impact Report for the Chino Preserve Specific Plan. The City of Chino proposes the annexation and development of a 5,435-acre portion of the San Bernardino County Dairy Preserve that falls within the City's Sphere of Influence. The Specific Plan area is bounded by Merrill Avenue to the north, Euclid Avenue to the west, and the Riverside County line to the east and south. Interstate 60 lies to the north of the site; the Prado Flood Control Basin and the Santa Ana River lies to the south; and the Chino Hills State Park lies to the west. The Specific Plan proposes to allow up to 8,064 residential units on 1,223 acres, 640 acres of business uses, 584 acres of Public Facilities and Rights-of-ways, and approximately 2,988 acres of open space.

The Department's review is pursuant to the California Environmental Quality Act (CEQA), section 15386 and 15381 of the CEQA guidelines, whereby the Department is a Trustee Agency for fish and wildlife resources, and a Responsible Agency regarding any discretionary actions required by the Department.

Specific Concerns and Recommendations

The proposed Specific Plan area is within and adjacent to areas containing significant biological resources. The Prado Flood Control Basin is noted for having the largest willow woodland riparian habitat and one of the largest concentrations of nesting water-associated birds found in southern California. The Chino Hills State Park provides

important breeding and wintering grounds for a large variety of raptor species. Development within the proposed plan area could have a significant effect on resources within the Santa Ana River and its tributaries, particularly with regards to the degradation of water quality and loss of fish and wildlife habitat.

Based on the Preferred Land Use Concept, 2,988 acres of the 5,435 acres to be annexed by the City fall below the 566 foot Prado dam inundation level and are planned for open space and recreation. Because this area currently provides an important refuge and corridor for sensitive wildlife species, the Department recommends that access to the area by people and their pets be limited. Predation by domestic cats is of concern, as are noise and night-time lighting, which have been shown to interfere with the breeding activities of birds. The Department recommends that the planting of invasive, non-native plant species within or adjacent to natural areas be avoided. The Department understands that the majority of the proposed open space area is owned in fee simple by the U.S. Army Corps of Engineers (ACOE). The Department has been informed by Mr. Alex Watt, ACOE Environmental Coordinator, Planning Division (213) 452-3860, that federal lands cannot be annexed by state governments. However, the ACOE may lease the lands for use by the City, provided the use is in compliance with ACOE regulations. Access and plans for development in areas below the dam inundation level should be coordinated with the ACOE.

Sensitive Species and Habitats. A review of records from the California Natural Diversity Database (CNDDB) indicates that 23 sensitive species and six sensitive habitat types occur within the site's vicinity. Those species and habitats with a high potential for occurrence on or adjacent to the site based on occurrence records and habitat affinity include: golden eagle, western yellow-billed cuckoo, burrowing owl, long-eared owl, willow flycatcher, least Bell's vireo, yellow-breasted chat, arroyo chub, Santa Ana sucker, southwestern pond turtle, San Diego horned lizard, orange-throated whiptail, Delhi Sands flower-loving fly, Robinson's peppergrass, Coulter's saltbush, many-stemmed dudleya, salt spring checkerbloom, Parry's spineflower, Santa Ana River woollystar, Plummer's Mariposa lily, Intermediate Mariposa lily, Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Cottonwood Willow Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub. Other sensitive species known to occur in the area include slender-horned spineflower, thread-leaved brodiaea, American peregrine falcon, Swainson's hawk, ashy rufous-crowned sparrow, long-eared owl, California horned lark, ferruginous hawk, Cooper's hawk, California red-legged frog, loggerhead shrike, merlin, northern harrier, sharp-shinned hawk, San Diego black-tailed jackrabbit, coast-patched nosed snake.

Additionally, areas below the 543 foot inundation level of Prado Dam are listed as critical habitat for the federal and State listed endangered least bell's vireo and willow flycatcher. Early consultation with the Department and U.S. Fish and Wildlife Service (Service) is recommended to resolve potential conflicts with proposed land use plans, identify impacts to listed species and critical habitat, and to formulate adequate mitigation measures to be included in the DEIR.

Streambeds and Riparian Habitat. The NOP states that two major creeks traverse the proposed Specific Plan area, Chino Creek and Cucamonga Creek flood channel. Under Section 1600 et seq of the Fish and Game Code, the Department requires the project applicant to notify the Department of any activity that will divert, obstruct or change the natural flow or the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed prior to the applicant's commencement of the activity. Streams include, but are not limited to, intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams, and watercourses with subsurface flow. The Department's issuance of a Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department, as a responsible agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. However, if the EIR does not fully identify potential impacts to lakes, streams, and associated resources (including, but not limited to, riparian and alluvial fan sage scrub habitat) and provide adequate avoidance, mitigation, monitoring and reporting commitments, additional CEQA documentation will be required prior to execution (signing) of the Streambed Alteration Agreement.

In order to avoid delays or repetition of the CEQA process, potential impacts to a lake or stream, as well as avoidance and mitigation measures need to be discussed within this CEQA document. The Department recommends the following measures to avoid subsequent CEQA documentation and project delays.

A.) Incorporate all information regarding impacts to lakes, streams and associated habitat within the DEIR. Information that needs to be included within this document includes: 1) a delineation of lakes, streams, and associated habitat that will be directly or indirectly impacted by the proposed project; 2) details on the biological resources (flora and fauna) associated with the lakes and/or streams; 3) identification of the presence or absence of sensitive plants, animals, or natural communities; 4) a discussion of environmental alternatives; 5) a discussion of avoidance measures to reduce project impacts; and 6) a discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. The applicant and lead agency should keep in mind that the State also has a policy of no net loss of wetlands. The Department recommends that the project applicant and/or lead agency consult with the Department to discuss potential project impacts and avoidance and mitigation measures.

B.) Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. Pre-project meetings are held every Monday at the Department's Chino Hills office. To schedule a pre-project meeting or to obtain a Streambed Alteration Agreement Notification package, please call (562) 590-5880.

Overall Recommendations

This particular project has the potential to have significant environmental impacts on sensitive species and habitats, including Federally listed endangered species. Therefore, critical aspects of the DEIR should include an alternatives analysis which focuses on environmental resources and specific mitigation measures for impacts identified as significant, including avoidance, minimization (including, but not limited to a reduced scope alternative), and in-kind compensation. To enable Department staff to adequately review and comment on the proposed project, we suggest that updated biological studies be conducted prior to any environmental or discretionary approvals. The following information should be included in any focused biological report or environmental report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats. Please refer above to a more detailed discussion on Sensitive Species and Habitats.
 - a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
 - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.
 - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (See CEQA Guidelines, 15380)
 - d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
 - a. CEQA Guidelines, 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special

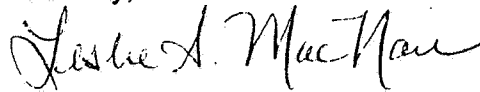
emphasis should be placed on resources that are rare or unique to the region.

- b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
 - c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d. A cumulative effects analysis should be developed as described under CEQA Guidelines, 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - e. The document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under 2800-2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the lead agency ensure that the development of this and other proposed projects does not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP should assess specific projects for consistency with the NCCP Conservation Guidelines.
3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
- a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.

- b. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Ms. Yvonne C. Moore, Environmental Specialist III, Chino Hills, (909) 606-2413.

Sincerely,



Leslie S. MacNair
Acting Supervisor
Habitat Conservation - West
Region 6

cc: **Jeff Newman, USFWS, Carlsbad**
Alex Watt, ACOE, Planning Division



Department of Toxic Substances Control



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630

Gray Davis
Governor

January 31, 2001

COMMUNITY DEVELOPMENT
DEPARTMENT

FEB 5 2001

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

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE CHINO PRESERVE SPECIFIC PLAN/ANNEXATION/GENERAL PLAN AMENDMENT (SCH #2000121036)

Dear Mr. Arnold:

The Department of Toxic Substances Control (DTSC) has received your Amended Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) dated January 5, 2001 regarding the above-mentioned Project.

Enclosed is a copy of DTSC's comments dated January 5, 2001 regarding the previous document. DTSC's comments on the current document are essentially the same. Therefore, prepare a draft EIR incorporating the comments mentioned above.

If you have any further questions, please contact Mr. Johnson P. Abraham, Project Manager at (714) 484-5476.

Sincerely,

Haissam Y. Salloum, P.E.
Unit Chief
Southern California Cleanup Operations Branch
Cypress Office

Enclosure

Mr. Brent Arnold
January 31, 2001
Page 2

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806



CITY OF CHINO HILLS

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CITY COUNCIL:

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

COMMUNITY DEVELOPMENT
RECEIVED

FEB 9 2001

February 9, 2001

Mr. Brent Arnold
Principal Planner
City of Chino
P.O. Box 667
Chino, California 91708

SUBJECT: AMENDED NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE CHINO
PRESERVE SPECIFIC PLAN, ANNEXATION, AND GENERAL
PLAN

Dear Mr. Arnold:

The City of Chino Hills has reviewed the City of Chino's Amended Notice of Preparation for the subject project, which now proposes 9,780 dwelling units (21% increase over the previously proposed project). With this change to the project, we reiterate our previous comment stressing the importance of our two cities working together to accomplish the following:

1. Determine the appropriate, compatible land uses to be established in close proximity to our respective city boundaries.
2. Ensure that provisions are put in place to upgrade the circulation system serving the Preserve in its entirety (including 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.
3. Establish a coordinated and complementary enhancement program for the open space and recreational facilities along both sides of Chino Creek.

In addition, the City of Chino Hills reiterates our previous comments that the scope of the EIR for the Preserve project should be expanded to include a discussion of the various alternatives for avoiding or mitigating any potential

adverse effects, especially with regard to land use compatibility, aesthetics, and traffic/circulation. These areas of concern, as well as others, are set forth in our letters to you dated August 16, 2000 and January 4, 2001 (see attachments).

With the increased density now proposed for the project, we are also concerned that the impacts will be magnified beyond the concerns previously expressed. As such, the level of analysis of potential impacts should be increased commensurately to assure the City of Chino Hills, and our residents, that all potential adverse effects are adequately and accurately identified and, most importantly, are fully mitigated.

Furthermore, the EIR must address the current planning efforts underway by the Inland Empire Utilities Agency (IEUA) to consider relocation of their co-composting facility. It is the City of Chino Hills' understanding that manure co-composting uses are not permitted in the City of Chino and, if true, this should be clearly addressed in the EIR and specific plan. The City of Chino Hills believes that a manure composting facility is an incompatible land use within an urban setting and should not be located within five miles of any residential neighborhood. However, if this use is to be considered as a potential land use within the Preserve, then the scope and project description of the EIR must be revised again. Further, the EIR would need to fully address all potential impacts and mitigation for such a facility, including but not limited to:

1. An assessment of potential airborne transmission of dust/particulate matter, allergens, odors, or releases of other materials from the co-composting facility.
2. Preparation of a human health risk assessment to assess potential risks to residents, participants at the City of Chino Hills' Big League Dreams sports park, Chino Hills High School, and other sensitive receptors within the vicinity of the co-composting facility.
3. Assessment of the potential economic and social impacts that may occur due to the project's physical impacts on residents and uses in Chino Hills.
4. Assessment of potential air, noise, vibration, circulation system and traffic safety impacts associated with increased vehicle trips (especially truck trips) to and from the proposed co-composting facility.
5. Consideration of a variety of alternate sites that will result in a reduction in impacts to residents of the City of Chino Hills.

Again, I would like to thank you for the opportunity to comment on your Amended Notice of Preparation. We would appreciate any further opportunities to discuss

the scope of the project and EIR as part of any further early consultation efforts the City of Chino may undertake to clarify our understanding of the project.

Please feel free to call me at (909) 364-2741 if you have any questions on our comments or if you would like to meet so we can work cooperatively together to address the future development along our common border.

Sincerely,

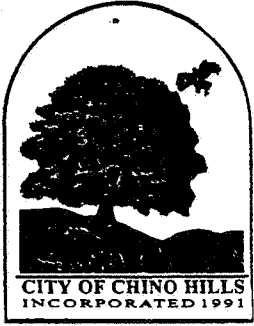


Jeffrey W. Collier
Community Development Director

Attachments: Comments on Development of Preferred Land Use Plan letter, dated August 16, 2000

Response to Notice of Preparation, dated January 4, 2001

cc: Mayor and City Council
Douglas N. La Belle, City Manager
Winston Ward, Assistant Community Development Director
Jeff Adams, City Planner



CITY OF CHINO HILLS

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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

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.

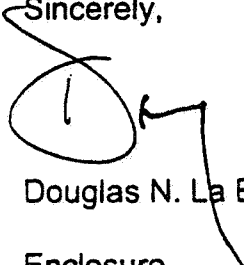
Subarea 2 – City of Chino Sphere of Influence
Comments on Development of a Preferred Land Use Plan
Page 3 of 3

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,

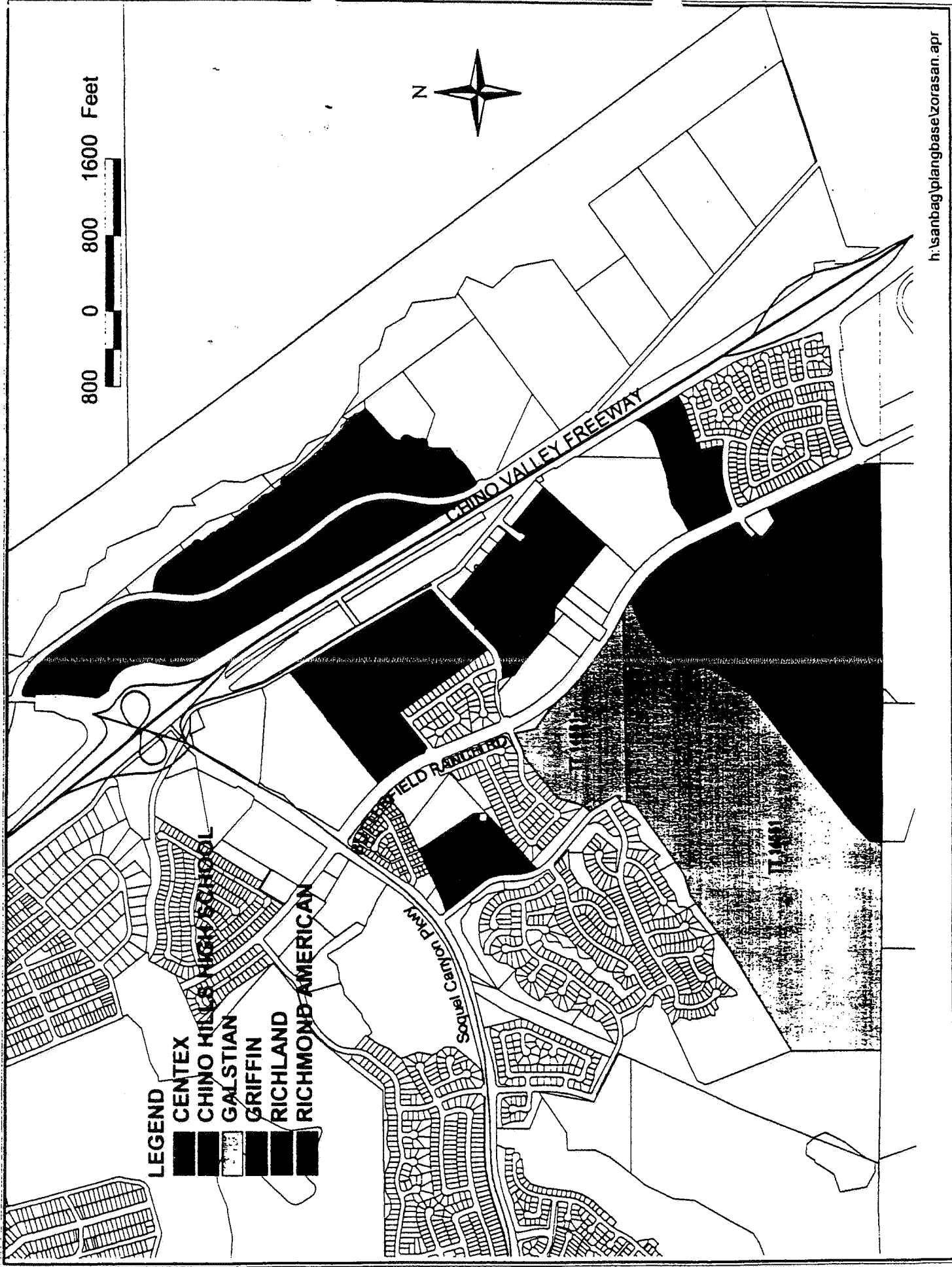
A handwritten signature in black ink, appearing to read "D. La Belle", with a stylized flourish extending from the end.

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**

LAND USE SERVICES DEPARTMENT



COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP

PLANNING DIVISION

385 North Arrowhead Avenue • San Bernardino, CA 92415-0182 • (909) 387-4131
First Floor Fax (909) 387-3249 • Third Floor Fax (909) 387-3223
15505 Civic Drive • Victorville, CA 92392 • (760) 243-8245 • Fax (760) 243-8212
<http://www.co.san-bernardino.ca.us/landuseservices>

MICHAEL E. HAYS
Director of Land Use Services

COMMUNITY DEVELOPMENT
FEB 13 2001

February 9, 2001

FEB 13 2001

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

RE: 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 comment on the scope and content of the anticipated Draft Environmental Impact Report for the Chino Preserve Specific Plan, Annexation and General Plan Amendment under preparation by the City of Chino. Based on the information provided in the Notice of Preparation, the County offers the comments described below.

In regard to the potential environmental effects of the land use plan proposed by the City, the County requests that the following issues be addressed in the EIR: the Chino Airport, the Prado Regional Park, hydrology and water quality, traffic circulation and natural open space opportunities that may contribute to the objectives of the San Bernardino Valley Multi-Species Habitat Conservation Plan.

Chino Airport

The EIR should contain an analysis of potential effects of both noise and airport safety on proposed future development. According to the Chino Airport Comprehensive Land Use Plan (ACLUP), portions of the Chino Preserve project area lie within Safety Zones II & III. Based on the County Hazard Overlay Maps, the ACLUP Safety Zones are identified as Airport Safety Review Areas 1 and 2. Airport Safety Review Area 2 overlays portions of the Preserve surrounding the airport located within the 65 CNEL Noise Contours. The noise contours are based on a 1991 ACLUP that may not accurately reflect noise levels associated with aircraft is using the airport in recent years. The EIR should consider current and projected noise conditions at the airport. The County is concerned with the potential for non-aviation compatible land uses to encroach on the airport boundaries, thereby affecting continued viability of the Chino Airport. The County is looking forward to working with the City to ensure that the proposed land use plan is consistent with the long term operation of the airport. The County is pleased to see changes in the "Preferred Land Use Concept" that increases "Airport Related" land use designations south and east of the southerly boundary of the airport as compared to the earlier version of the Land Use Concept Plan dated August 2000. The County continues to have additional concern with the "tier" Medium Density Residential land use designation lying south of Kimball and north of the

"Community Core" due to the fact that this area is within the 65 decibal noise contour of the airport. Please address this potential noise impact in the EIR.

Prado Regional Park

The Regional Park is a significant County facility at 2,000 acres located in the southern portion of the Preserve Area. There are three specific areas of concern that the County would like to see addressed in the EIR relative to the park:

- While the proposed development plan alleviates the nitrate issue, it also greatly reduces the existing and valuable watershed north of the park. If not properly designed and managed, the existing nitrate situation will be replaced by an exponentially larger urban run-off problem. The urban runoff, when combined with the tremendous reductions in local watershed land, will cause major drainage and flood control concerns for the park during the rainy season.
- The Regional Park's potable water supply comes from a well that is located just north of Kimball Avenue, east of Euclid Avenue, on San Bernardino County property within the boundary of Chino Municipal Airport. The main line is routed south, along the undeveloped Sultana corridor to the park via Johnson Avenue. The proposed specific plan will need to recognize the location of this main line and address appropriate measures for future construction to occur.
- The addition of an estimated 38,000 people to the sphere area in close proximity to the Regional Park raises concerns about the capability of existing and planned facilities to accommodate what may arguably be a significant increase in future park visitation. This impact should be addressed in the EIR. Additionally, the County believes that the impacts to the park caused by the proposed future growth should be paid for by that growth. The County would like to encourage the City to consider developing a mitigation measure to help offset the future impacts of the Specific Plan on the Regional Park.

Hydrology and Water Quality

The City of Chino should identify potential flooding problems and make recommendations for future local and regional facilities. This can be accomplished by either revising the City's existing Master Plan of Drainage (MPD) or preparing a separate MPD for this area (proposed annexation). The revised and/or prepared MPD should be coordinated with the Flood Control District.

Traffic/Circulation

A Traffic Impact Analysis (TIA) should be prepared as a technical report for the EIR and to satisfy Congestion Management Plan requirements. The traffic analysis should consider future development of the Chino Airport throughout the planning horizon for the Specific Plan. The County requests that a copy of the TIA be submitted to the San Bernardino County Public Works Department, Traffic Division for review and comment. Furthermore, it is the County's understanding that the proposed plan relies on a light rail-mass transit system as a project component to reduce the overall projected vehicle trips

that may be associated with implementation of the plan. While such a system would be very desirable, establishing such a system would be a significant undertaking that may be beyond the City's direct ability to implement. The County is concerned with the consequences on regional traffic circulation if the Specific Plan is built out without such a system. We believe that the EIR should address the traffic impacts using two scenarios consisting of "with mass transit" and "without mass transit" to consider the "worst case" situation that may occur if mass transit does not become a reality.

San Bernardino Valley Multi-Species Habitat Conservation Plan

As you may be aware, the County of San Bernardino is sponsoring a Multi-Species Habitat Conservation Plan (MSHCP) for the San Bernardino Valley. The planning area of the MSHCP encompasses all of southwestern San Bernardino County, including the City of Chino and its sphere of influence. The area targeted for annexation constitutes the southern portion of the Chino Dairy Preserve, an area that is thought to be biologically sensitive because it supports a number of special status plants and animals. Because the City of Chino is a participating party in the development of the MSHCP, the County would like to encourage the coordination of mitigation alternatives that may be associated with the implementation of this plan so as to facilitate integration of resource protection initiatives within the region.

We look forward to receiving a copy of the Draft EIR when it becomes available. Thank you again for the opportunity to comment. Please free to call me at (909) 387-4147 should you have any questions regarding this letter.

Sincerely,



for
RANDY SCOTT, AICP
Division Chief, Advance Planning Division

cc: John Goss, Assistant County Administrative, ED/PSG
Keith Lee, Associate Administrative Officer, ED/PSG
Norm Kanold, Deputy Administrative Officer, ED/PSG
Mike Hays, Director, Land Use Services Department
Ken Miller, Director, Department of Public Works
James Jenkins, Acting Manager, Chino Airport
Tom Potter, Chief of Regional Parks, Department of Public Works
Phil Krause, Park Planner II, Regional Parks, Department of Public Works
Maureen Snelgrove, Project Analyst, Regional Parks, Department of Public Works
Pat Mead, Assistant Director, Planning, Department of Public Works
Naresh Varma, Division Chief, Environmental Management, Department of Public Works
Jacob Babico, Division Chief, Traffic Division, Department of Public Works
Tracey Creason, Senior Associate Planner, Advance Planning, Land Use Services Department



CHINO VALLEY UNIFIED SCHOOL DISTRICT

BOARD OF EDUCATION

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Lonnie Truett, Clerk
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George H. Bloch, Ed.D., Superintendent

COMMUNITY DEVELOPMENT
RECEIVED

FEB 14 2001

Feb. 13, 2001
~~January 12, 2001~~

VIA FACSIMILE and U.S. MAIL

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

**RE: Response to Notice of Preparation for Chino Preserve
Specific Plan/ Annexation/ General Plan Amendment ("Project")**

Dear Mr. Arnold:

Thank you for this opportunity to respond to the Notice of Preparation ("NOP") and Amended NOP of a Draft Environmental Impact Report ("Draft EIR") for the proposed Chino Preserve Project. We look forward to working with the City of Chino ("City") to ensure that this Project's potential environmental impacts are fully addressed and mitigated wherever possible.

As you are aware, the Chino Valley Unified School District ("District") is responsible for providing K-12 public school services to children living within its boundaries. The District includes most of the City of Chino, all of Chino Hills, a small part of Ontario, and a portion of the unincorporated area in the County of San Bernardino. The District's boundaries also include the Chino Preserve area. A map showing the District's boundaries is enclosed for your reference.

The District is concerned that the Project could adversely affect the District in several ways. Our primary concern relates to the tremendous impact this Project will have on the provision of school facilities and the facilities planning process. To assist in preparing the Draft EIR, we are forwarding to you copies of the District's "Developer Fee Justification and Impact Analysis" ("Impact Analysis") and "Population Dynamics and

Demographics Report” (“Demographics Report”), which were adopted in May 2000. The Impact Analysis contains information regarding the facilities capacity and projected student enrollment in the District. It also estimates the costs required to accommodate student growth in the District. The Demographics Report contains data supporting the findings and conclusions included in the Impact Analysis.

You can see from the Impact Analysis that the District’s student enrollment in 1999-2000 school year was 31,545. This is more than double the enrollment in 1980. By contrast, the District’s current permanent adequate capacity is 25,033, resulting in a shortfall of 6,014 seats. The Impact Analysis also shows that the Student Generation Factor (“SGF”) in the District is .62, which means that every new housing unit built in the District will result in .62 students. Because the Project would permit up to 9,780 new dwelling units, it will ultimately generate approximately 6,064 new students in the District. This will require the construction of several schools at significant cost. As set forth in the Impact Analysis, the cost to provide new school facilities is \$5.07 per square foot of new residential development. By contrast, the District collects only \$2.65 per square foot in statutory school fees.

This dramatic influx of students would place a tremendous burden on the District, especially when the District is operating over capacity. Therefore, the Draft EIR should include a discussion of the Project’s impacts on school facilities and services and provide measures to help mitigate any significant adverse impacts. These might include, for example, close coordination among the District, the City, and developers for early designation of school sites in safe and convenient locations, dedication of suitable property for school sites, and formation of Community Facilities Districts.

In addition to school facilities impacts, the District is concerned about other environmental impacts that could affect the provision of school services in the Project area. Section 4 of the NOP summarizes probable environmental effects of the Project. We are concerned that these Project impacts could affect the placement of school sites, the safety of students and school personnel, and school operations in general. For instance:

- Land Use/Agriculture – This section of the NOP identifies significant unavoidable adverse impacts. This includes incompatibilities resulting from acceleration of growth near dairies. The Draft EIR should include a discussion of how this might affect the location of school sites.
- Water Resources – This section of the NOP indicates that drainage patterns may be altered and that there will be an increase in pollutant laden storm water runoff. The Draft EIR should address how this may affect school sites.
- Geology – This section indicates that, because the area is susceptible to liquefaction, structural mitigation will be required to address hazards for critical or high-occupancy facilities such as hospitals and churches. The

Draft EIR should clarify whether schools fall within this category and what this means for school construction.

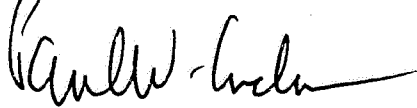
- Dairy Waste – The NOP indicates that there could be significant contamination of soils requiring clean-up and removal. The Draft EIR should discuss the implications for school sites. The District is particularly concerned because of the new, and more stringent, Department of Toxic Substances Control requirements for acquiring and building on school sites. The existence of contaminated property could significantly delay or prevent construction of schools, result in costly clean-up, and affect school site locations. Perhaps this could be alleviated if developers coordinate with the District to provide clean-up in order to expedite site approval and construction.
- Hazardous Materials – The NOP also identifies potential hazards in the Project area, including pesticides, herbicides, and electromagnetic fields associated with power lines, which could present hazards to students and school employees or limit school site locations. The Draft EIR should fully address how these hazards will affect schools.
- Transportation and Circulation – This section indicates that the Project will significantly increase traffic and could result in circulation problems. The Draft EIR should address how this might affect bus routes and the ability of the District to transport students to school effectively.
- Noise – This section indicates significant and unavoidable noise impacts in the Project area. Specifically, the NOP indicates that schools may be impacted by Chino Airport operations and future expansion. The Draft EIR should address how this might impact the ability of the District to locate schools in areas geographically convenient to the residential communities they serve.
- Public Services. The Draft EIR should discuss how the Project's significant demand on public services, such as police and fire facilities, might impact the health and safety of students and school personnel.
- Air Quality – The NOP indicates that the Project will result in elevated levels of ozone, carbon monoxide, and other pollutants, causing significant and unavoidably adverse impacts. The Draft EIR should include a discussion of how air quality impacts may affect schools.

Also please note that Section 3.2 of the NOP, entitled "Project Objectives," does not include any mention of schools as an essential element of residential communities. In addition, Section 3.3, entitled "Agencies with Discretionary Approval or Permit Authority," makes no mention of the District's responsibility to issue Certificates of Compliance to developers who have satisfied school fee obligations prior to building

permit. These areas should be modified and/or corrected as needed. Finally, the Draft EIR should address cumulative effects of the Project, as well as Project Alternatives.

Thank you again for this opportunity to respond to the NOP and express the District's concerns regarding the Project as it affects the provision of school facilities and services. We would be happy to meet with the City to provide any additional information or to discuss options to mitigate these impacts. You may reach me at (909) 628-1201, Ext. 1200.

Yours truly,

A handwritten signature in black ink, appearing to read "Paul Andersen", with a long horizontal flourish extending to the right.

Dr. Paul Andersen
Assistant Superintendent
Facilities/Planning

Enclosures



County of Orange
Planning & Development Services Department

THOMAS B. MATHEWS
DIRECTOR

300 N. FLOWER ST.
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

February 9, 2001 COMMUNITY DEVELOPMENT NCL 00-1

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FEB 15 2001

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

SUBJECT: Amended NOP for the Chino Preserve Spec. Plan/Annex./Gen. Plan Amend.

Dear Mr. Arnold:

The above referenced item is an Amended Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the City of Chino. The proposed project includes the annexation of the largest remaining portion of the Chino Valley Dairy Preserve within the City's Sphere of Influence to allow for development of a portion of approximately 5,435 acres currently within the Preserve. The master plan will consist of a comprehensive, policy-level specific plan/land use plan. The proposed project would allow up to 9,780 (instead of the previously proposed 8,064) dwelling units on 1,236 acres, 627 acres of business uses, 584 acres of Public Facilities and Rights-of-ways; and approximately 2,988 acres in Open Space. The proposed site is located in the extreme southwestern corner of San Bernardino County.

The County of Orange has reviewed the Amended NOP and offers the following comment:

We believe the proposed 21% increase in dwelling units will cause an increase in urban runoff into the Prado Dam Basin and consequently potential increased pollution of these waters.

Thank you for the opportunity to respond to the NOP. Please send one complete set of the DEIR to me at the above address when they become available. If you have any questions, please contact me or feel free to call Charlotte Harryman directly. Charlotte may be reached at (714) 834-2522.

Very truly yours,

George Britton, Manager
Environmental and Project
Planning Services Division

CH

DEPARTMENT OF TRANSPORTATION

AERONAUTICS PROGRAM M.S. #40
1120 N STREET - ROOM 3300
P.O. BOX 942874
SACRAMENTO, CA 94274-0001
(916) 654-4959
FAX (916) 653-9531



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February 14, 2001

FEB 20 2001

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

Dear Mr. Arnold:

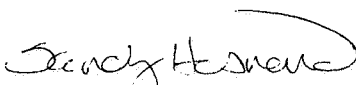
Re: *City of Chino's Amended NOP for the Chino Preserve Specific Plan/Annexation/
General Plan Amendment; SCH# 2000121036*

The California Department of Transportation (Caltrans) Aeronautics Program has reviewed the above-referenced document with respect to CEQA. The following comments are offered 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 to allow for development of a portion of approximately 5,435 acres currently within the Preserve. While the prior NOP proposed 8,064 dwelling units, the amended NOP proposes 9,780 dwelling units on 1,236 acres, a 21% increase in dwelling units. All other aspects of the project will remain essentially the same according to the amended NOP. The Chino Preserve surrounds Chino Airport to the east and south. According to the Chino Airport Comprehensive Land Use Plan (CLUP), portions of the Preserve will be located within the Runway Protection Zone (RPZ)/Safety Zone I and Outer Safety Zone/Safety Zone II, with the remainder of the project site within the Traffic Pattern Zone/Safety Zone III. The EIR should address airport-related noise and safety impacts as well as the project's potential impact on airport operations. Any school sites within two miles of the airport will need a school site evaluation in accordance with Education Code Section 17215. Additionally, the proposal should be submitted to Jim Squire with the San Bernardino County Planning Department to ensure that the proposal is consistent with the CLUP. The proposal should also be coordinated with Chino Airport staff.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at 916/654-5314.

Sincerely,


SANDY HESNARD
Environmental Planner

c : State Clearinghouse, Chino Airport, Jim Squire-San Bernardino County Planning.
Keith Downs-Riverside County ALUC

CITY OF



ONTARIO

303 EAST "B" STREET, CIVIC CENTER ONTARIO

CALIFORNIA 91764-4196

(909) 395-2000
FAX (909) 395-2070

GARY C. OVITT
MAYOR

GERALD A. DuBOIS
MAYOR PRO TEM

ALAN D. WAPNER
PAUL S. LEON
DEBORAH S. ACKER
COUNCIL MEMBERS

COMMUNITY DEVELOPMENT
FEB 27 2001

February 27, 2001

FAXED
2/27/01

GREGORY C. DEVEREAUX
CITY MANAGER

MARY WIRTES, MMC
CITY CLERK

JAMES R. MILHISER
TREASURER

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

RE: Amended Notice of Preparation for the Chino Preserve Specific Plan/General
Plan Amendment EIR

Dear Mr. Arnold:

Thank you for giving us the opportunity to review the Amended Notice of Preparation for the Chino Preserve Specific Plan/General Plan Amendment EIR. We have several concerns regarding this project. They are the increase in residential density proposed, the impacts to the transportation and infrastructure systems, regional coordination of SB 831 (Williamson Act Cancellation Fees) and the impact to sensitive habitats. Please keep us informed of the status of this project. If you have any questions, please call James A. Ragsdale, AICP, Principal Planner at (909) 395-2036.

Sincerely,

ONTARIO PLANNING DEPARTMENT
Jerry L. Blum, Planning Director

James A. Ragsdale AICP
Principal Planner

Focus Group Meeting #1
Topic - Environmental Issues
March 15, 2000

Summary of Input

Inundation Issues

- 566' Flood Elevation Line
 - Potential discrepancy of 566 line
 - Ensure a "common line" and work to resolve any discrepancies
 - Who is going to pay for the property that is under the existing inundation line that hasn't been acquired? OC and ACOE is going to purchase property to 566 or allow flowage easements
 - OC Flood Control Agency provided the County of San Bernardino with accurate lines that have been surveyed and recorded
 - Elevation line and capacity of the basin is changed by what occurs in the basin
- Given infrequent inundation and the various levels of actual flood inundation, there is an opportunity to explore creative uses of properties located between the 556' and 566' elevation lines, such as:
 - Agriculture
 - Trails
 - Grazing
 - Recreation
 - Habitat

Conservation Issues

- Connect to the Regional Open Space and habitat systems (Orange, Riverside and San Bernardino Counties)
- San Bernardino has not embarked on a comprehensive MSHCP
- This project should connect with Riverside MSHCP and Santa Ana Watershed Group's efforts on habitat preservation
- Santa Ana River should be utilized as the basis for regional conservation
- Council's vision should include habitat values. This vision can be expanded by the focus group input through The Planning Center's vision package that is currently being reviewed by the City
- Habitat in the Chino Basin is important to the Chino Hills and visa-versa. City of Chino Hills and State Park have studies of habitat movement between Chino Hills and Basin
- 71 connection to 91 can provide habitat linkages between Chino Hills, State Park and Basin
- Specific Plan could help to finish the wildlife strategy of the Santa Ana Watershed through an implementation measure

Regional Issues

- Capitalize on the fact that the inundation areas and Prado Basin are a major regional recreation resource. Major property that is not developed that can be a regional draw
- Largest infill property in the region with tremendous opportunities to capitalize on proximity to Orange, Riverside and San Bernardino Counties (I-15 High Speed Rail, 60 and 10 east Alameda Corridor, 91 and 15)
- Santa Ana watershed is fastest growing area in country, maybe world
- Consider regional framework in project
- Consider regional open space connections
- Opportunity to act as a transit and transportation hub and help address jobs housing imbalance
- Eastvale has missed the opportunity for a jobs-housing balance and generate employment opportunities
- Specific Plan can include standards to address jobs-housing balance and job growth

- Subarea 2 can be a "Economic Powerhouse" and is a valuable area. Century City may be a smaller comparison.
- Prison, Airport, dairy owners and other major landowners provide the opportunity for a new town (such as discussed in the 1960s) that capitalizes on regional market and location
- Riverside County CETAP program has a number of transportation improvement options, however, the provision of jobs can be a major opportunity to provide jobs and reduce employment commute pattern

Land Use Issues

- This property acts as the entrance to Chino and should be designed to articulate the City's image
- Plan for a balance of housing and employment opportunities
- Land use pattern should allow convenient access to transportation and employment/service opportunities
- An opportunity to create an economic engine and help reduce westward commute pattern

Employment Issues

- Plan for a balance of housing and employment opportunities
- Land use pattern should allow convenient access to transportation and employment/service opportunities
- The availability of jobs can help shift employment and commute patterns to the east

Agricultural Issues

- Agricultural uses may be able to be accommodated in Subarea 2
- Agricultural lands can accommodate conjunctive uses, such as:
 - Habitat
 - Recreation
 - Open space easements
 - Agriculture
- Agricultural uses are being squeezed out
- Agriculture as an urban use, such as metro farming or with conjunctive uses, may be economical and fit with surrounding urban uses
- Agricultural uses may be retained if compensated for uses other than agriculture on other portions of the property, such as easements, recreation, habitat, housing, etc
- Metro Farming – smaller and highly productive agricultural properties that, due to profits and intensity of crops, can compete with development pressures. Same day delivery contracts with supermarkets. Strawberries are an example
- Density of dairies cause impacts, but due to compactness, their impacts may be more readily mitigated
- Three polar questions: Dairies, jobs or housing?
- To what degree do dairies remain in the area or do they remain at all? Dairies may not be compatible with urban uses
- If dairies stay, land must be bought down

Funding Issues

- Funding Opportunities may be available from the Army Corps of Engineers and SAWPA for studies and habitat enhancement.
- The City should consider a comprehensive mitigation fee that would be charged to new development to help preserve habitat
- SB 831 is a bill that allows localities prepare a plan for the use of Williamson Act cancellation fees locally and not into the State general fund. Williamson Act cancellation fees and agricultural easements can be pooled locally for use in the Chino Basin.

Focus Group Meeting #2
Topic – Public Utilities and Services
March 22, 2000

Summary of Input

Army Corps of Engineers

- Dam would be raised 28 feet and the Spillway raised 8 feet
- Actual 566' line is about 4 feet over the spillway. Designed to accommodate a 333-year event. After 100 years, it will accommodate a 190-year event
- OC Flood Control District must still obtain easements or purchase property between the 556' and 566' elevation lines
- Approximately 1,500 acres must be obtained or encumbered
- ACOE in the process of preparing a master plan for the inundation areas
- Allowable uses within the Flood inundation area (provided written guidelines):
 - No habitable structures
 - No Floatable objects
 - Structures must be flood proofed or floodable
 - Agricultural uses are acceptable within the 566' flood elevation area
 - Dairies are not allowable within the 566' flood elevation area, mainly due to on-site habitable structures
 - Recreational uses, such as archery, golf, shooting ranges, dog training, model airplane, bike parks, water parks, soccer, are encouraged
 - Cut and Fill – is allowed, however the overall capacity of the flood basin must remain. Any digging must still to allow a continuous elevation to prevent ponding
 - OC Flood Control has a surveyed and recorded 566' flood line
 - Flood basin is home to critical habitat
 - Habitat linkages to Chino is critical
- There is no land available for habitat mitigation of non-ACOE projects in the flood basin. Flowage easements are a possibility to explore for habitat mitigation
- Flowage easements are a method to allow private ownership within the flood basin
- The Sepulveda Basin and Indian Bend Wash outside Phoenix are examples of successful flood basins in urban environments (ACOE Con Ops division can help provide input on examples)
- Roads in the inundation area:
 - Roads may be allowable
 - They must be able to withstand inundation
 - Road construction must still maintain capacity of the flood basin and limit ponding

Chino Airport

- Main concern is that future uses are compatible with their noise and safety contours
- Airport is growing, larger jets are using the facility now (accommodating 727s now)
- Board of Supervisors is the Airport Authority
- Chino Airport is approximately 1,100 acres. If they were to expand, which is not anticipated, it would expand to the east
- Noise easements in approach areas
- Eastvale has planned for compatible uses, industrial, within the flight path. Residential uses in the noise contours are required to meet the 45 dB noise standards

Water and Sewer

- A desalting facility is in operation that removes salts, from the high nitrates in the area, from the groundwater
- OC Water Control Agency concerned with water quality in basin

- Potential sewage treatment facility in Subarea 1 (RP2) with an option to relocate the co-composting facility adjacent. New sewage treatment plant should have capacity for development in Subarea 2
- Treated sewer water can be an asset to the region. It can be used for landscape irrigation or industrial uses
- Site will need sewer hookups
- Sewer conveyance facility may be costly
- Opportunity for an independent, single utility service provider in the Ontario, Chino and Eastvale Agriculture preserves
- Could provide sewer service to the 566' flood elevation line
- Santa Ana River regional interceptor line is located within the flood basin and is flood proofed

Gas

- A transmission line runs through the airport and should be able to service the area

Chino Hills

- Main concern is circulation and transportation
 - Continue to participate and include the 4-Corners Group
 - Want the Pine Avenue-Highway 71 connection
 - Continue to work with regional agencies
 - Ultimate goal is a complete regional circulation system
- Other concern is that land uses are complimentary
 - Recreational opportunities
 - Trail and habitat linkages to Chino Hills and region
- City participating in a Multiple Species Habitat Conservation Plan

Water Conservation

- Landscape plan should address
 - Drought tolerant planting
 - Retention basins

YMCA

- A potential satellite facility in Subarea 2 or programs in schools might be merited
- Recreational opportunities should be provided, however access to the facilities must be provided
- Ensure coordination with schools
- Recreational uses may help retain the rural character of the area
- Lewis Operating Corporation – concept for a "Learning Center" with:
 - Schools
 - Day Care
 - Libraries
 - Satellite government offices
 - YMCA

**BIOLOGY WORKSHOP
'THE PRESERVE' (SUBAREA 2)**

**MEETING SUMMARY
2/1/01**

Attendees: San Bernardino County Planning, Lisa Northrop; U.S. Fish & Wildlife Service, Doug MacPherson; Bill Geyer (for Ontario); U.S. Army Corps of Engineers, Carvel Bass; Inland Empire Utility Agency, Martha Davis; Endangered Habitats League, Dan Silver; Tri-County Conservation League, Jack Bath, Ph.D; City of Chino, Chuck Coe, Brent Arnold; Michael Brandman Associates, Thomas Holm, Thomas McGill, Claudia Steiding; The Planning Center, Al Bell.

SUMMARY OF ISSUES AND COMMENTS

Agriculture Preservation

- SB 831 funding source for agricultural preservation through purchase of conservation easements
- Utilizes 12 1/2% of cancellation value and 1:1 mitigation
- How to identify and purchase residual values after OC Flood easement purchases?
- Study is needed to identify conservation areas and residual values below 566'; establish program for long-term conservation

Land Use Concept Plan

- Should be some consideration of providing natural open space (OS-N) above 566' line
- Open space extends into urban area via parks and linear paseos, drainages; affords opportunities for connectivity with surrounding open space/corridors
- Over 100 acres of parks within urban core
- It is premature to assume that identified Land Use Concept Plan will be the basis for open space and resource conservation planning until public has opportunity to comment on the Draft EIR; it should not be the role of this group (i.e. workshop attendees) to implement this plan

Habitat Mitigation and Restoration for 'The Preserve'

- USFWS concerned with Delhi sands fly potential impacts; aware of potential habitat within area
- Plan should address need for open space above 566' elevation, as well as below
- Need to address mitigation and restoration opportunities for fallow fields (provide foraging habitat for raptors, birds of prey)
- Birds can use high ground above 566' inundation during future flood events
- Birds capable of using fragmented habitat
- Study is needed to identify conservation areas and 'buy out' residual values below 566'; establish program for long-term restoration
- Need to avoid identifying all resource conservation and restoration measures as 'mitigation'; this may preclude availability of some potential funding sources

Related Conservation and Management Programs

- Corps plans to improve habitat for Santa Ana Sucker
- Other species management programs (contact is Loren Hays, USFWS)
- Trails linkages to Chino Hills State Park
- IEUA looking at Stormwater Management Plan for basin (derived from 'Optimum Basin Management Plan'); Bureau of Reclamation is involved; Chino Creek habitat restoration and groundwater recharge mitigation opportunities
- Need for comprehensive listing and summary of all related agency plans, projects and studies affecting Subarea 2 and Prado Basin
- San Bernardino County Valley-wide Multi-species HCP (14 cities; MOU renewed; \$250,000 from USFWS to implement)

- City of Ontario looking to mitigate habitat and open space loss offsite
- Lower Chino Basin Working Group resource management planning (SARWG)
- Could Orange County Water District (OCWD) sell mitigation credits? OCWD needs to be part of this dialogue
- Recent signed Federal & State MOU (SARWG) gives City of Chino (or other local entity) potential authority to function as trustee/manager of resources within lower Chino Basin
- Need for proactive resource conservation program phased with urban development
- How does Subarea 2 mitigation/conservation planning fit within context of these other conservation programs?

Corps of Engineers Prado Basin Plans

- Corps Master Plan Update in process; draft available 2001/02
- Corps will do land use planning for federal lands
- Federal lands are all leased out to Riverside County and San Bernardino County Parks; there are no opportunities for further mitigation on Corps lands (unless existing leases were to change)
- Corps does not want to serve as the mitigation 'basket' for other planning and development programs
- City of Chino staff and consultants are invited to LA USACOE offices to meet with those involved with Prado Basin Master Plan update

Resource Management Plan (RMP)

- Is Program EIR sufficient to implement long-term management of open space resources?
- Conservation planning for this area 'transcends' the EIR
- RMP could serve as focal point to tie together separate, but related conservation efforts

Potential Action Items:

1. **Solicit agencies/organizations to provide brief summary descriptions of all pending plans, projects and studies effecting or effected by 'The Preserve' (Subarea 2) master plan program (i.e. list and description of all relevant planning programs).**
2. **Identify full range of potential funding sources for resource conservation and management programs in the area.**
3. **Evaluate need for feasibility study of conservation easement purchases (including identification of locations and residual values) within the Plan Area below 566'.**
4. **Evaluate benefit and need of potential Resource Management Plan (or Element) component to 'The Preserve' (Subarea 2) GPA/SP and EIR.**
5. **Continue to network and consult with the Biology Workshop attendees as The Preserve planning program and EIR evolve; include OCWD as participant in this process.**

Focus Group Meeting #3
Topic – Transportation and Circulation
April 6, 2000

Summary of Input

Connections

- There is no southern circulation route anticipated within Subarea 2.
- Northern connections are limited due to airport. Walker Avenue is a possible northern connection from Subarea 2. Archibald is nearest northern connection, located to the immediate east. Roads can go in the RPZ safety zones as long as they provide the minimum clearance – 18'. A depressed roadway may be possibility here
- Most traffic must travel east and west in order to proceed north and south
- Traffic projections, which assume buildout of Ontario and Eastvale, are not "blowing out" the system and volumes are moderate through the Subarea. For example, projections along Euclid Avenue south, toward the 71 interchange, do not increase but decrease. This may be due to the fact that much of the infrastructure improvements and regional connections do not exist in Subarea 2 so people avoid traveling through the area.
- It is important to Subarea 2 that Euclid be improved, Pine be connected to the 71, and Pine be widened and improved

Four Corners

- The Four Corners Transportation Study is focusing on transportation improvements at the convergence of LA, Orange, Riverside and San Bernardino Counties. This study is recommending projects that would improve circulation along the 91 freeway. The results of this study will be folded into the SANBAG Transportation Plan which should be available later this year
- Tonner Canyon connection to the 71 (Through Chino Hills) was not assumed in the traffic projections; however, it has been discussed in the Four-Corners report
- 2 handouts provided, "Recommended Priority Projects," and "City of Ontario Projects" map

Pine Ave

- Envisioned as a major 6 lane corridor
- Pine Avenue is a major east-west connection between the 71 and 15 Freeways
- Pine turns into Schleisman, which has a proposed interchange at the 15
- The Pine/71 connection is approved but not funded at this time. The connection would require major fill or a structure to accommodate for the existing elevation difference

Airport

- If the Chino Airport expands, it would expand to the east about 1000 to 2000 feet
- Airport and Subarea 1 may be a major trip attractors
- Opportunity for an employment center connected with the airport
- Airport has about 300 surplus acreage to develop. Airport related industrial is envisioned in the southeast corner of the airport with commercial pockets along Euclid at the northern and southern ends of the airport property
- Project Sierra was a proposed project that envisioned a larger fleet mix. The noise study performed for this project represents a worst case scenario. However, this project is not feasible at this point. (We are in possession of these noise contours)
- The Chino Airport does not plan to accommodate major passenger and cargo users. John Wayne and Ontario Airports satisfy these demands. The focus of the Chino Airport would be General Aviation and business users with limited cargo
- Roads can go in the RPZ safety zones as long as they provide the minimum clearance – 18'. A depressed roadway may be possible.

Traffic Models

- The traffic model for Subarea 2 must be consistent with the San Bernardino Congestion Management Program. However, in order to achieve this consistency, the City model must be updated to project to 2020. If this does not happen, the traffic modeling effort for Subarea 2 will utilize the County's model. The County Model does not allow as focused analysis as the City's model would. It may take approximately 2-3 months to update the City's model. Due to time constraints, the Subarea 2 effort must utilize the County's model.
- Traffic improvements that are not funded or existing today will not be included in the traffic model. Anything that is added to the CMP is assumed to be funded by the development or City.
- The traffic model must account for truck trips

Transit

- Only on-road systems have been discussed in this area
- The Riverside County CETAP process would involve one east-west and one north-south transportation corridor. These corridors may include transit. At this point, no definitive proposals are available
- The Subarea 2 plan must provide the opportunity to provide for future transit and transit stops. For instance, the ROW for transit routes should be preserved

Trucks

- Truck routes should be identified and accommodated in the land use plan
- Trucks should be focused onto Kimball and Euclid and avoid Pine.

Focus Group Meeting #4
Topic – Property/Dairy Owners
April 12, 2000

Summary of Input

Utilities

- How will sewage be accommodated? A sewer plan will be included in the Specific Plan. Financing of the sewer system will also be factored into the plan and addressed in a financing plan. We understand that the sewer treatment facility will have adequate capacity for any proposed development in Subarea 2.
- There is a new sewer line in Kimball; can we hook into it? This is the IEAU system that goes to the water filtration plant at El Prado and Kimball. This system is designed to handle 20-year growth. We will utilize the system if it has the capacity to accommodate Subarea 2 growth.
- Idea to use the Edison power line easement for a bus system. The easement goes near the Haven Train Station
- Potable Water could contain nitrates. Will you sink new wells as a part of this process? Public input - There is a problem in the higher level wells, but deeper wells may not be affected. Source of nitrates is unclear. Will be studies in the infrastructure plan.

Land Use

- What is planned in Subarea 2? No land uses are planned yet. The three land use alternatives, which will be unveiled in late May, will present conceptual land use plans.
- Annexation to the City of Chino will occur after the City Council has adopted the plans. It is anticipated that annexation will occur in the summer of 2001.
- What is the "Buffer Zone?" An area intended to reduce impacts of certain uses on nearby uses. This can be the form of a wall, separation, distance, berming, landscaping, or the location of more compatible uses between sensitive uses and the nuisance itself.

Circulation

- The circulation system must be able to handle the impacts generated from the land use plan.
- Regional traffic patterns are being factored into the traffic study for Subarea 2
- As part of Four Corners study, there is discussion of an extension of the 241 Toll Road to the 71.
- 71 is improved, but not stripped, for two lanes in northbound direction. However, due to conflicts between the toll road agency and State, no improvements have occurred.
- The Subarea 2 effort will illustrate the necessary regional improvements and may act as a catalyst for regional improvements.
- Is Pine Avenue going to be 6 lanes? Potentially. Traffic study and land use alternatives will determine the appropriate size.
- Will Kimball Avenue be four lanes? Unknown at this time. We will define when the alternatives are defined and traffic study is completed
- The 71-Pine connector is not funded at this time but is important to this effort and emergency access. City is studying costs and timing.
- The Central- 71 connection is funded and planned. Environmental concerns on Chino Creek limit the window for construction.

566 Flood Elevation Line

- What will the inundation area be used for? That is unknown at this time. We will work with ACOE and City to determine the most appropriate uses. We will focus on uses that can accommodate occasional flooding and avoid inappropriate uses, according to the ACOE. Inundation area does allow uses that can be flooded; however, we may plan for other uses as long as appropriate flood proofing measure are taken and capacity of the flood basin is maintained.
- Why was property in Subarea 1 zoned Industrial? City zoned them industrial because the property within the 566-flood elevation area was not being acquired.

- We may be able to write primary (preferred) and secondary uses within the flood elevation area, which could allow a higher intensity and avoid a future zone change. The EIR would address the maximum intensity uses.
- The flood inundation line may impact the highest and best use of the land and therefore the property owners may not receive top dollar. Why is the flood plan assumed in your planning efforts, especially if Orange County has not purchased the property yet? Dam project is approved so we must account for its impacts. The property acquisition effort is still being studied but will begin shortly.
- The Specific Plan allows us to design a transition between uses and avoid incompatible uses. The plan will be logical, allow uses to compete in the market.
- The water source in the inundation area is the Santa Ana river watershed
- The funding for the raising of the Dam is the responsibility of the ACOE and the property acquisition is the responsibility of Orange County

Other

- The property owners want to review the plans prior to public hearing to allow ample time to comment. City will provide copies at public facilities, libraries, and the counter for check out and copying.
- Any input should be direct to the City and they will pass it along to the Consultant.