

Supporting Explanation: The foregoing measures will control the discharges from urban runoff through the use of Best Management Practices and compliance with NPDES requirements, including without limitation, grease traps, debris screens, oil/water separators and filtering of contaminants in the urban runoff. In addition, a water quality monitoring program will be conducted on a regular basis to test the Project area's storm drainage outlets to Chino Creek, Mill Creek and Prado Lake and corrective measures taken when needed.

3.3.4 Potential Effect. Both Chino Creek and Mill Creek within the Plan area have been listed as impaired waters due to high nutrient, pathogen, salinity/TDS/chlorides and suspended solids concentrations caused by the existing dairy operations. Without proper management of runoff to protect water quality in Chino and Mill Creeks, potentially significant project and cumulative water quality impacts could occur.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure HWQ-2 provides: "Individual projects within the Specific Plan area shall be reviewed by the City of Chino for the inclusion of appropriate structural and nonstructural Best Management Practices to control stormwater discharges and protect water quality. Structural controls may include, but are not limited to, filtration, common area efficient irrigation, common area runoff minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance, and street sweeping."
- (2) Mitigation Measure HWQ-3 provides: "Best Management Practices. The City shall review subsequent development projects within the Specific Plan area for the application of Best Management Practices. To reduce water pollution from urban runoff. Among the source reduction BMPs that may be required by the City for application to such projects are the following: animal waste removal, exposure reduction, recycling/waste disposal, parking lot and street cleaning, infiltration (exfiltration) devices, oil and grease traps, sand traps, filter traps, and regular/routine maintenance. The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and shall conform to City standards and the standards of the County's Municipal Stormwater Permit under the NPDES program."
- (3) Mitigation Measure HWQ-4 provides: "Water Quality Monitoring. A water quality monitoring program should be implemented to regularly test the water quality at the project storm drainage outlets to Prado Lake, Chino Creek and Mill Creek. The program should be devised to differentiate the pollutant contributions of project development from dairies during the transitional period. If test results determine that the water quality standards established by the RWQCB are not being met, corrective actions acceptable to the RWQCB would be taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted RWQCB standards."

- (4) Mitigation Measure HWQ-7 provides: "Prior to any development approvals, a plan for managing urban runoff to protect sensitive drainages within the open space system shall be approved by the City of Chino. This Urban Runoff Management Plan (URMP) will be integrated with the Project's Storm Drain Plan, and provide the framework and mechanism for: (1) Phased implementation of structural and non-structural best management practices to control stormwater discharges and protect water quality; (2) Review of subsequent projects for inclusion of mini-basins for detention, filtration and recharge to groundwater; (3) The design and location of Natural Treatment Systems for water quality purposes within drainages; and (4) Implementation of a water quality monitoring program at storm drain outlets to Prado Lake, Chino Creek and Mill Creek."
- (5) The Santa Ana Regional Water Quality Control Board ("RWQCB") is also responsible for reducing pollution for the existing dairy operations in the Plan area. It has adopted requirements for dairy operators designed to prevent continued surface and groundwater contamination. In August of 1999, the RWQCB adopted additional manure handling requirements designed to impede manure waste from further degradation of the Santa Ana River watershed. (DEIR, Page 5.3-9)

Supporting Explanation: The foregoing measures will assist with reducing pollution from the dairies by requiring monitoring of all discharges into Chino Creek and Mill Creek and the performance of corrective actions to reduce pollution from dairy sources as required by RWQCB standards.

3.4 Biological Resources

3.4.1 Potential Effect. Proposed land use designations below the 566-foot elevation consist of open-space related uses that will also fall under the jurisdiction of the U.S. Army Corps of Engineers. Biologically sensitive areas within the Chino Creek and Mill Creek floodways are included within an resource area that is protective of biological resources. These areas include critical habitat areas identified as suitable only for extremely low intensity use. However, without adequate mitigation, additional impacts to sensitive biological resources below the 566-foot elevation line could occur from increased public access and use of the open space system, as well as uncontrolled stormwater discharges from planned development above the 566-foot elevation.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measures B-1 "Zoning and Land Use Regulation", B-2 "Required Biological Studies", B-3 "Resources Management Plan", B-3(1) "300-Acre Conservation Area", B-3(2) "Alternate Location", B-3(4) "Urban Buffer/Transition Area", B-3(7) "Agricultural Easements", B-3(8) "Mitigation Fee", B-3(9) "Participation in Regional Efforts", and B-3(10) "Administration and Monitoring," as set forth above, are all hereby incorporated by reference for this impact.

- (2) Mitigation Measure HWQ-7 Urban Runoff Management Plan, as set forth above, is incorporated by reference for this impact.
- (3) The Resources Management Plan provides that land uses will be restricted below the 566' line so as to avoid land uses incompatible with critical habitat designations. Land below the 566-foot line is within the Specific Plan's Dam Inundation Elevation Overlay ("DIO"). This overlay requires all specific development proposals be submitted for US Army Corps of Engineers review, and that allowable land uses comply with provisions of any existing cooperative management plans developed for the Lower Chino/Prado Basin area. If there are proposed uses, activities, or improvements that could affect Corps or federal land, the Corps may require compliance with the provisions of the National Environmental Policy Act. Compliance with land use designations, the DIO, as well as other applicable cooperative management plans, will ensure that future land uses within the area are carefully managed to avoid or minimize the risk to sensitive biological species. (See, Resources Management Plan, Pages 4-11 to 4-12 and Appendix E thereto)

Supporting Explanation: The Project has provided mitigation in a number of ways. The first is avoidance of any new impacts to the areas below the 566' line by retaining such areas with their existing land use designations, rather than provide for urban land uses in that area. Secondly, any new development or any expansion of existing uses below the 566' inundation line must comply with the Resources Management Plan to reduce impacts to that area's biological resources. In addition, the mitigation measures and the Specific Plan will require the creation of an urban buffer/transition area that will only allow limited access to habitat areas below the 566' line. No urban development will be allowed by the Specific Plan in any areas designated as critical habitat by the U.S. Fish and Wildlife Service.

3.4.2 Potential Effect. Without resource protection and management measures, plan implementation could result in significant impacts to the following resources: Loss of Surface Water and Riparian Habitat, Least Bell's Vireo Critical Habitat, Southwest Willow Flycatcher Habitat, Western Yellow-Billed Cuckoo Habitat, Windrows and Agricultural Fields, Migratory Corridors and Delhi Sands Flower-loving Fly Recovery Area.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measures B-2 "Required Biological Studies", B-3 "Resources Management Plan", B-3(1) "300-Acre Conservation Area", B-3(2) "Alternate Location for 300-Acre Conservation Area", B-3(3) "Burrowing Owls", B-3 (5) "Surface Water and Riparian Habitat", B-3(6) "Existing Windrows," and B-3(7) "Agricultural Easements", as previously set forth above, are all hereby incorporated by reference.

Supporting Explanation: Any new development or any expansion of existing uses below the 566' inundation line must comply with the Resources Management Plan to limit or avoid impacts to the Project area's biological resources. In addition, the mitigation measures will require the creation of an urban buffer/transition area which will only allow limited access to habitat areas below the 566' line where the locations with designated critical habitat are located. No urban

development will be allowed in any areas designated as critical habitat by the U.S. Fish and Wildlife Service. Further, any development below the 566' line will require review by the U.S. Army Corps of Engineers ("USACOE") to assure avoidance of any conflicts with sensitive critical habitat areas.

3.4.3 Potential Effect. Waterbodies likely to fall under the jurisdiction of the U.S. Army Corps of Engineers and California Department of Fish and Game are included within a variety of Open Space plan designations. Any development activity proposed within wetlands and jurisdictional drainages would require coordinated review and permitting with the USACOE, CDFG and Santa Ana Regional Water Quality Control Board. Through the permitting process, loss of wetlands and jurisdictional drainages would be mitigated to less than significant levels, or permits would not be issued.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measures B-2 "Required Biological Studies", B-3 "Resources Management Plan", and B-3(5) "Surface and Riparian Habitat", as fully set forth above, are hereby incorporated by reference.

Supporting Explanation: These mitigation measures will require all development within jurisdictional waters and wetland areas to obtain all Clean Water Act permits from the USACOE and streambed alteration agreements from the CDFG, and water quality certifications from the RWQCB, when necessary. In addition, all such development must pay a mitigation fee to fund the City's implementation of the Resources Management Plan.

3.5 Geology and Soils

3.5.1 Potential Effect. The potentially significant geologic hazards affecting land use and development in the plan area are: Fault rupture and severe groundshaking due to a local moderate to large earthquake; Liquefaction (including lateral spread landslides) due to shallow groundwater and severe groundshaking from local and major regional faults; and Subsidence-induced ground fissures due to groundwater withdrawal. Development and buildout according to the Specific Plan would have the potential to expose additional people, residences, commercial and industrial development, and public facilities to these geologic and seismic hazards.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure GS-1 provides: "Geotechnical and Soils Engineering Study. All applications for individual development projects shall include a detailed Geotechnical and Soils Engineering Study which addresses potential hazards associated with fault rupture, seismicity and groundshaking, liquefaction, subsidence and near-surface

groundwater. Such studies shall: conform to code requirements and standards and guidelines established by the City of Chino; fully and accurately reflect site conditions regarding possible hazards identified herein; and include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site.”

- (2) Mitigation Measure GS-2 provides: “Conformance with Geological Study requirements. All individual developments shall be constructed according to requirements established in geologic studies pertaining to the project site, and general engineering practices established by the City of Chino.”
- (3) Mitigation Measure GS-3 provides: “Soils Report – Dairy Lands. Grading operations on all former dairy lands and other agricultural properties will be conducted in accordance with the soils report prepared by a registered soils engineer approved by the City of Chino. The soils engineer will make recommendations concerning removal of any organic material or the proper handling of such material during grading. All manure from dairy corrals and other surface areas shall be stripped and removed prior to grading operations, in accordance with applicable codes and regulations. The potential for methane in remaining soils shall be specifically addressed in soils reports on all former dairy lands and other agricultural properties. Where the potential for methane accumulation or release is identified, soils testing shall occur with results and remedial measures identified in the soils report.”
- (4) Federal, state and local laws, regulations, codes, and policies are in effect to mitigate geologic and seismic hazards experienced within the region and at the project site. Conformance with standard measures, code requirements, and recommendations of detailed geotechnical and soils engineering studies required for subsequent development projects should serve to reduce hazards to less than significant levels.

Supporting Explanation: Those mitigation measures require all new development to comply with the City’s code requirements for geologic studies and engineering measures and to thereby minimize risk from groundshaking and subsidence and from the accumulation of manure on the former agricultural lands.

3.5.2 Potential Effect. Of special concern in the Specific Plan area is the distribution, character and thickness of surface organic residue (e.g. cow manure and other organic deposition) within the soils that remain from activities of the dairy industry. A related concern for development and building foundations is the potential accumulation and/or release of methane in soils with manure and other organic content.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure GS-3, as set forth above, is hereby incorporated by reference for this impact.

Supporting Explanation: All grading operations will be required to be conducted in accordance with a soils report prepared by a registered soils engineer approved by the City. Such report shall make recommendations concerning removal and disposal of any organic matter; manure from dairy corrals and other surface areas must be stripped and removed prior to grading in order to preclude any problems. In addition, testing for methane gas and remedial measures will be required as part of the soils report in order to resolve any methane gas problems.

3.5.3 Potential Effect. Development of the proposed project and other approved, pending and probable future projects may expose future populations to regional seismic hazards.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Compliance with seismic safety standards for new construction, recommendations of project geotechnical engineering reports, and ongoing provisions for emergency preparedness and response are anticipated to reduce such risks, on a project-by-project basis, to acceptable levels. Other geologic and soils influences are largely site specific, and there is little if any cumulative relationship between proposed project development and development of other cumulative projects.
- (2) Mitigation Measures GS-1, GS-2 and GS-3, as set forth above, are hereby incorporated by reference and provide for compliance with safety standards and requirements in construction to minimize seismic hazards.

Supporting Explanation: The risks from regional seismic hazards will be reduced by requiring compliance with the applicable seismic safety codes in the construction of new buildings and other structures in the Project area, as well as the requirement to prepare site specific soils reports and to comply with the requirements in such reports.

3.6 Hazards

3.6.1 Potential Effect. The possible location of wildlife areas or large water features near the Chino Airport is a safety concern for aircraft operations, particularly with regard to waterfowl near runways.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure HM-1 provides as follows: "Aircraft/Waterfowl Hazards. To minimize aircraft/wildlife hazards, sizeable water features that might attract waterfowl should be prohibited in the plan area east of the Airport."

Supporting Explanation: This mitigation measure will preclude the creation of sizeable water features that could attract waterfowl near the existing Chino Airport, thereby reducing the risk of aircraft/waterfowl hazards.

3.6.2 Potential Effect. With cumulative development within the Chino Airport vicinity, additional populations will be exposed to some level of risk associated with aircraft activities and hazards. However, safety zones have been established to protect future uses and reduce hazards to an acceptable level of risk. No significant cumulative impact is anticipated.

- (1) Planned land uses surrounding the airport are compatible with Airport Safety Zones and the adopted Airport Comprehensive Land Use Plan (ACLUP). School sites within two miles of the airport will require special review by CalTrans Division of Aeronautics and Chino Valley Unified School District to assure compliance with site criteria.
- (2) Mitigation Measure HM-2 provides: "Maximum Building Height. The maximum building heights outside of the runway protection zones may not exceed 160 feet to prevent any conflict with adopted flight patterns."

Supporting Explanation: The mitigation measure limits maximum building heights outside of the runway protection zones to 160 feet in order to prevent conflicts with adopted flight patterns at the Chino Airport and hazards to aircraft from tall buildings. In addition, the Specific Plan has designated land uses surrounding the airport with uses compatible with the Airport Safety Zones and ACLUP.

3.6.3 Potential Effect. Surface organic residues (e.g. manure and other organic deposition) within the soils that remain from activities of the dairy industry are a potential concern for development. Related concerns are possible exposure of new development and human populations to explosive concentrations of methane released from such soils, and exposure to pesticide residues in agricultural soils.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measures HM-3 provides: "Environmental Site Assessments. Prior to City consideration of any specific development projects within the plan area, developers will be required by the City to submit a completed Phase I Environmental Site Assessment, which at a minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527). The recommendations of such Environmental Site Assessments, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels."
- (2) Mitigation Measure GS-3, as previously noted above, is also hereby incorporated by reference for this impact.

Supporting Explanation: These require each specific development proposal for projects within the Preserve area to conduct a Phase I Environmental Survey and to comply with all remediation measures and testing required by such Surveys. In addition, specific projects must prepare soils reports and engineering studies and comply with all measures derived from those studies in order to reduce any risks and hazards arising from the presence of manure and other organic deposition arising from former dairy activities on a site.

3.6.4 Potential Effect. Mosquito populations may continue to breed during the dairy transition to urban uses, and buildout of the community.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Control of mosquito populations will be achieved with non-chemical methods (i.e. mechanical methods) and the use of pesticides. With proper vector control practices, health and safety impacts are not expected to be significant.

Supporting Explanation: The use of non-chemical methods of vector control, in conjunction with the use of pesticides, will assure that mosquito populations will be controlled so as not to present any risk to human health.

3.6.5 Potential Effect. A number of existing buildings within Subarea 2 may contain potentially hazardous materials, including asbestos and lead-based paints. These buildings may include, but are not limited to, pre-1979 residential structures as well as commercial and industrial buildings.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure HM-3, as previously noted above, is hereby incorporated by reference to reduce this impact.
- (2) Mitigation Measure HM-4 provides: "Asbestos and Lead Based Paint. Prior to issuance of permits by the City of Chino for major renovation or demolition of any pre-1979 structure within the project area, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site."
- (3) Mitigation Measure HM-5 provides: "Compliance with Laws and Regulations. In order to minimize risks to life and property, projects within the plan area will be required to demonstrate compliance with all applicable federal, state and local laws and regulations governing the handling, transport, treatment, generation and storage of hazardous materials."

Supporting Explanation: The mitigation measures noted above will require the preparation of Environmental Surveys and the remediation of any hazardous materials, asbestos and lead-based paint problems in pre-1979 structures. In addition, they will require compliance with all laws and regulations concerning the handling, transport, treatment, storage and generation of hazardous materials in order to reduce all risks associated with such materials in the Project area.

3.6.6 Potential Effect. Without proper management practices, the exposure of surrounding populations to odors, dust emissions and related health hazards resulting from Co-Composting Facility air quality impacts during windy conditions would be potential concerns.

Findings. The City Council hereby makes finding (1) and (2).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) IEUA has implemented dust and odor control plans including measures to mitigate these potential effects from its operation of the Co-Composting Facility.
- (2) The Specific Plan includes an overlay zone to establish an appropriate buffer around the Co-Composting Facility in the event that residential uses are developed prior to Facility relocation.
- (3) Following Facility relocation, appropriate site remediation methods will be employed to ensure adequate site safety for residential use. No significant airborne or waterborne health or safety risks are anticipated.

3.6.7 Potential Effect. Scientific research has suggested that long-term direct exposure to electromagnetic fields may pose a risk to human health.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) The Specific Plan has located the Community Paseo and open space system along the alignment of the major Southern California Edison power line corridor that is roughly parallel with Pine Avenue. This land use will create a corridor that separates the power transmission lines from other land uses, further reducing the possibility of long term effects of electromagnetic fields. No significant health hazards or risks are anticipated.

3.6.8 Potential Effect. Implementation of the Specific Plan may result in an increase in the use and storage of hazardous materials and waste as commercial, airport-related and light industrial uses expand within the Project area.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance

- (1) Mitigation Measures HM-3 and HM-5, as previously set forth above, are hereby incorporated by reference for this impact.

Supporting Explanation: Those mitigation measures will require the preparation of Phase I Environmental Surveys and compliance with all federal, state and local laws and regulations concerning hazardous materials in the Project Area in order to reduce the risks associated with this potential impact from the presence of additional hazardous materials.

3.7 Noise

3.7.1 Potential Effect. Construction activities, especially heavy equipment, will create short-term noise increases within and near the project site. Such impacts may be significant if project development occurs near the interface with existing noise-sensitive land uses.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance

- (1) Mitigation Measure N-1, Construction Noise, provides: "The following construction noise reduction measures will be implemented. All construction activities conducted within 500 feet of any occupied dwelling shall not occur from 7 P.M. to 7 A.M. the following day, and at any time on Sundays or universally observed holidays. All construction equipment will use properly operating mufflers. All staging areas shall be located away from occupied dwellings and schools where feasible. The City of Chino

will approve construction access routes that minimize noise intrusion into sensitive areas, such as neighborhoods, schools, and parks.”

Supporting Explanation: In order to reduce noise impacts, this mitigation measure will restrict noise producing construction activities within 500 feet of any occupied dwelling to between 7:00 AM and 7:00 PM, require properly operating mufflers on all construction equipment, require the location of construction staging areas away from dwellings, and require prior City approval of haul truck routes to minimize noise intrusion into sensitive areas.

3.7.2 Potential Effect. Potentially significant noise level differences between the Year 2020 Without Project and Year 2020 With Project conditions are predicted to occur at twenty-five (25) roadway links. This includes increases of +3 dB CNEL that are forecast to occur along 17 roadway links and measurable (+1 dB CNEL) increases along another 8 roadway links where existing levels already exceed 65 dB CNEL as far away as 100 feet from the roadway centerline. Area roadways will experience potentially significant noise level increases due to cumulative traffic growth, including traffic from the project area.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance

- (1) Mitigation Measure N-2, Roadway Noise, provides: “Developer/builders shall submit acoustical studies to the City of Chino for subsequent tentative maps and noise sensitive uses (e.g. residences, schools, medical facilities) adjacent to the principal area roadways. Such studies shall assure that: usable exterior space meets noise standards of 65 dB CNEL through a combination of setback or barriers; habitable interior rooms along any project perimeter near noise impacted roadways meet the interior standard of 45 dB CNEL through dual-paned windows, central air conditioning and other structural upgrades.”
- (2) Future development projects adjacent roadways in the vicinity of the plan area will be required to demonstrate compliance with noise standards.

Supporting Explanation: The foregoing mitigation measures will attenuate noise impacts because they ensure that usable exterior space at noise sensitive uses is provided that meets 65 dB CNEL, and that habitable rooms meet an interior noise standard of 45 dB CNEL with design and structural features of the new buildings.

3.7.3 Potential Effect. Near airports, even at noise exposures well outside the 65 dB CNEL contour, there may be single flyover events that are perceived as intrusive even if the 65 dB CNEL standard is met with a large margin of safety.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance

- (1) Mitigation Measure N-3, Airport Noise, provides: "In order to ensure that noise exposure is considered in review of subsequent development projects within the plan area, and in acknowledgment of possible single-event aircraft audibility even if standards are not exceeded, the following measures will be implemented: The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with ALUC to assure the compatibility of specific development projects with Chino Airport operations; all real estate transaction within Subarea 2 within 1.0 mile of the airport boundary will contain advisory language that aircraft may be periodically audible even though the subject property is exposed to noise levels due to aviation activities that are well within State guidelines."
- (2) The proposed Specific Plan includes a Chino Airport Overlay (CAO) zone that conforms to the airport limits, based on the 1991 ACLUP adopted noise contours and safety zones.
- (3) The Specific Plan also requires new development in close proximity to the Airport to grant the Airport aviation in recognition of the potential noise impacts from Airport operation.

Supporting Explanation: The foregoing measures will minimize, the extent feasible, the possible noise impacts that may arise from single flyover events by requiring new projects to comply with the ACLUP and assuring compatibility with airport operations. In addition, all real estate transaction within 1 mile of the airport boundary will be required to contain an advisory to the landowner of the potential for aircraft noise.

3.8 Air Quality

3.8.1 Potential Effect. The maximum project-related carbon monoxide (CO) increment is less than 1.0 ppm at any intersection if recommended roadway improvements are constructed in concert with project development. This small increment would not cause the hourly standard to be exceeded. All "with-project" CO increments are dominated by the no-project area growth of traffic and congestion.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance

- (1) With implementation of recommended roadway improvements, microscale air quality impacts are not considered significant.

- (2) Mitigation Measure AQ-1, Mobile Source Emissions/Transit, provides: “The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area. The City will coordinate with such agencies and other jurisdictions to promote express transit access from the Chino area to other regional employment centers.”

Supporting Explanation: The mitigation measure will require the City to promote transit expansion in the Project area and the promotion of express transit service from Chino to other regional employment centers in order to reduce the use of single occupancy vehicles, thereby reducing the production of CO from those vehicles.

3.9 Population and Housing

3.9.1 Potential Effect. Employment growth will increase demand for housing in the Project area and vicinity. Because of the nature of the new jobs, including higher-paying manufacturing and wholesale trade jobs, the average household income associated with the Project is estimated to be higher than the current estimated household income for San Bernardino County.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) The proposed Plan area jobs/housing ratio in 2020 is projected to be 1.37, compared with a projected County ratio of 1.28, thus furthering subregional and regional jobs/housing balance objectives. The plan area jobs/housing ratio will be less than SCAG’s projected year 2020 ratio of 4.13 for the City of Chino as a whole. Sub-regions with employment to housing ratios which reflect the SCAG regional average are generally considered to be balanced. Housing growth in the Plan area and vicinity is not inconsistent with SCAG regional forecasts
- (2) The proposed Plan design including housing in close proximity to employment and retail centers is considered a positive effect on the local economy and the physical environment, because it may contribute to reduced reliance on the automobile and possible reductions in regional work trip commutes, with corollary air pollution and energy consumption reduction benefits.

3.10 Public Services--Schools

3.10.1 Potential Effect. Implementation of the proposed Specific Plan will result in a maximum increase of approximately 6,063 new students within the Chino Valley Unified School District (“CVUSD”), based on the District student generation factor (SGF) of .62 students, on average per dwelling unit. This represents a significant direct and cumulative impact on schools and school capacity within CVUSD. [Note: The student generation estimates in the EIR did not utilize the more recently CVUSD-adopted generation rates of 0.70 students for detached dwellings and 0.35 students for attached dwellings. When these rates are applied, the total

number of new students will be less than the 6,063 mentioned in the DEIR. The .62 student generation rate was based on all units being single family residences, with no multi family units. Consequently, the impact stated in the DEIR is an upper limit; the actual impact will be less because the Specific Plan contains both multi-family and single family residential land use designations.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Three K-8 school sites are identified in the proposed Project's Land Use Plan to accommodate the student population growth estimate by the affected school district. The location, size, and configuration of the school sites would be determined during site plan and tract map review.
- (2) Mitigation Measure PS-S-1 provides: "Planning for School Services. Developers/builders within the Plan area shall work with the CVUSD to plan school service for the proposed development."
- (3) Mitigation Measure PS-S-2 provides: "School Fees. Prior to issuance of a building permit, project developers shall pay statutory developer fees to the CVUSD, form a Community Facilities District, or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or the land and improvements to be provided will be determined based on the established state formula for determining construction costs."

Supporting Explanation: The foregoing mitigation measures will require developers in the Plan area to work with CVUSD to plan school service, as well as require the payment of developer fees or otherwise finance the cost of needed school facilities with a community facilities district or as otherwise required by SB 50 in order to reduce and avoid impacts on the area's school system from new development and the students it will generate.

3.10.2 Potential Effect. Proposed plan development of approximately 695 acres of business uses, including commercial and industrial space, is expected to result in an indirect increase in the District's student population (i.e. non-resident student population). This indirect student enrollment impact will be mitigated by school impact fees.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-S-2, as previously set forth above, is hereby incorporated by reference.

Supporting Explanation: This mitigation measure will require developers in the Plan area to work with CVUSD to plan school service, as well as require the payment of developer fees or otherwise finance the cost of needed school facilities with a community facilities district or as otherwise required by SB 50 for non-residential developments, as well as for residential developments, in order to reduce impacts on the school system.

3.10.3 Potential Effect. Construction activities adjacent to operating schools could result in potential safety hazards to students and others accessing the school site.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-S-3 provides: "Construction Activity Notification. To reduce potential safety hazards during construction, the City shall require developer notification to Chino Valley Unified School District pending construction activity adjacent or near operating schools. Evidence of notification shall be provided to the City prior to issuance of grading and building permits for projects within any master plan, tentative map or site plan inclusive of, or immediately adjacent to, an operating school site."

Supporting Explanation: This mitigation measure will require advance notice to the school district so that it may take steps to safeguard its students from nearby construction activities and thereby avoid any safety issues.

3.11 Public Services—Police Protection

3.11.1 Potential Effect. Implementation of the proposed plan will significantly increase demands on police services within the plan area. Access and use of the planned recreational areas will increase the need for police responses to these areas. Until such time as a police facility is established near the site, overall response time to The Preserve Specific Plan area could be expected to increase by 2 to 3 minutes for emergency calls.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-P-1 provides: "Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service The Preserve area. The City may allow credit toward impact fees for any police facilities constructed by the developer."

- (2) The Preserve Plan includes a Community Core (125 acres) with areas available for civic uses, possibly including a future police substation. Until expansion of the existing department or creation of a new facility, the police department plans to establish a police sub-station housed at the Chino Airport, near the proposed plan area. This temporary substation will give immediate aid to the proposed plan area and could become a permanent sub-station.
- (3) To mitigate the need for additional police resources in the plan area, the City of Chino and the Police Department have implemented long-term budgetary strategies to ensure availability of necessary resources, as the project area develops.
- (4) Pursuant to City requirements and standard conditions, the Chino Police Department will be consulted during site planning and design to ensure that adequate provisions for law enforcement protection/prevention are designed into the project. No significant security impacts are anticipated.

Supporting Explanation: This measure will require the payment of police impact fees by developers in order to fund the capital costs associated with additional public safety facilities and improvements to serve the Project area, thereby reducing the impact on police services from new development.

3.12 Public Services—Fire/Emergency Medical Services

3.12.1 Potential Effect. Development of the plan area will create additional fire service needs, and will place a significant burden on the Chino Valley Independent Fire District (CVIFD) to maintain sufficient resources and response times for all fire and medical emergency calls. At least one new fire station with adequate equipment and personnel to meet demand will be needed to reduce fire safety impacts to less than significant levels.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-F-2 provides: “The City shall coordinate with the Fire District to evaluate potential new station sites within the area of the proposed project to provide adequate response times for emergency services.”
- (2) Mitigation Measure PS-F-3 provides: “Prior to construction, the developer shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or Fire District standards.”
- (3) Mitigation Measure PS-F-4 provides: “Water lines within the project site shall be designed to meet the fire requirements.”

- (4) Mitigation Measure PS-F-5 provides: "Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the Project area are built or as a condition of development project approval."
- (5) Mitigation Measure PS-F-6 provides: "Upon annexation of the plan area, the City will be responsible for payment of services to the State Department of Forestry & Fire Protection rules and standards for wild land fire areas still receiving State protection."
- (6) Designation and development of a fire facility within or near the plan area (i.e. Chino Airport), and payment of City and Fire Department fees (per Mitigation Measures PS-F-1 and PS-F-2) will offset impacts on fire resources and services.
- (7) CVIFD will be expanding fire service capabilities to meet cumulative demands, consistent with its fire services master plan. With payment of fire fees and provisions for a new fire facility, the plan area's incremental contributions to cumulative fire impact will be mitigated to a less than significant level.

Supporting Explanation: The foregoing mitigation measures will reduce this impact by requiring new development to coordinate with the Fire District the location of new fire fighting facilities and compliance with all fire codes and Fire District standards. In addition, it will require the City to reimburse the State Department of Forestry & Fire for the cost of providing fire protection to wild land fire areas in order to continue fire protection services to those areas.

3.13 Public Services—Library

3.13.1 Potential Effect. Based on the current deficient library space utilization of .16 square feet per capita, approximately 5,319 additional square feet of library space would be needed to serve the plan area population. However, based on a desirable minimum space standard of .35 square feet per capita, approximately 11,637 additional square footage of library space would be needed to serve the plan area population.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-L-1 provides: "The proposed project should address the need for additional library facilities and library services, and provide space or funding for library construction. The construction of a joint use library shared by the County of San Bernardino and Chino Valley Unified School District may be an appropriate option."
- (2) Mitigation Measure PS-L-2 provides: "Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities, if such fees or requirements are adopted for general application by the County."
- (3) The Project's Community Core will include approximately 10 acres for civic-related uses, including potential space for a branch library. CVUSD is planning with San

Bernardino County the potential construction of a joint-use library to serve the project and vicinity. [Letter dated 2/21/03 from CVUSD to Community Development Director, City of Chino]

Supporting Explanation: The foregoing mitigation measures will reduce this impact by requiring new development to provide space, funding or another financing mechanism for library construction, as well as requiring the payment of impact fees to fund the expansion of existing library facilities or the construction of new facilities to meet added demand for library services. The Specific Plan has already identified a location for a new library in the Community Core area.

3.14 Public Services—Parks/Recreation

3.14.1 Potential Effect. Based on the City's existing parkland development standard of 3 acres per 1,000 population, approximately 100-acres of local park and recreational facilities will be needed at buildout. Buildout of the planned area and cumulative projects is expected to increase demands for parks and recreational facilities in the plan area.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-PR-1 provides: "Every residential developer or person who develops land for residential purposes shall dedicate a portion of such land, pay a fee, or a combination of both at the option of the City for the purpose of providing park and recreational facilities at the time and according to City standards outlined in Chapter 18.04, Land Dedication Requirements Generally of the City Ordinances."
- (2) As the Specific Plan allocates 100 acres of community and neighborhood parks, no significant local park impacts will occur. The Plan identifies over 2,600 acres in various open space designations potentially available for recreation opportunities.

Supporting Explanation: This mitigation measure will require the dedication of land or the payment of a fee, or both, for the purpose of providing park and recreational facilities to serve new residential development in the Project area. The Specific Plan has already allocated 100 acres of parks within the area to be urbanized to address this impact.

3.14.2 Potential Effect. Recreational use of Prado Regional Park and adjacent concession areas, including El Prado Golf Course, Prado Stables, Prado Olympic Shooting Park, Oranco Bowmen Archery Range, Prado Recreational Dog Training Facility, and the Prado Air Park, will increase with the Project, due to the increase in the population in close proximity.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure PS-PR-2 provides: “The City will coordinate with San Bernardino County to assure that traffic, access control, and safety needs of Prado Regional Park are met, and that the impacts of implementation of the proposed project on Prado Regional Park facilities are minimized to the extent practical. A traffic and access control plan may be a component of this collaboration. The City will also assure through subsequent development reviews, that project-related drainage does not adversely affect the Park and Prado Lake.”
- (2) As individual developments are phased within the plan area, park and recreational facilities will be planned to be developed to meet the future needs of area residents. Plan area residents will pay park use fees for access to regional park facilities.

Supporting Explanation: This mitigation measure will require the City to coordinate with San Bernardino County to assure that traffic, access control and the safety needs of Prado Regional Park are met and the Project’s impacts are minimized to the extent practical.

3.15 Utilities—Water Supply

3.15.1 Potential Effect. The Project at buildout will generate a potable water demand of 6.1 million gallons daily (MGD) and an average daily recycled water demand of 4.0 MGD. The proposed project will contribute to significant cumulative demands on water supplies in the City of Chino and region.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) SAWPA’s Chino Basin Desalination Plant is identified to supply 4.5 MGD of the needed 6.1 MGD of potable water to the Project area. The remaining 1.6 MGD will be obtained by the City through the following measures: 1) production of groundwater over entitlement based on Safe Yield limitations; and, 2) purchasing additional desalted water, if more is produced than is needed to satisfy the requirements of other purchasers.(See, RDEIR, Pages 5.12-12 to 5.12-20 and Appendix I)
- (2) Mitigation Measure U-W-1 provides: “Consistent with SB 221, subsequent development projects within the plan area shall be reviewed by the City to confirm the availability of sufficient water supplies to meet project water needs.”
- (3) Mitigation Measure U-W-2 provides: “Consistent with requirements of AB 2838, the City shall periodically review and update its urban water management plan to ensure that adequate water supplies and facilities are available to meet future growth.”

- (4) Mitigation Measure U-W-3 provides: "Subsequent development projects should be designed to incorporate features that encourage and promote groundwater replenishment."
- (5) Mitigation Measure U-W-4 provides: "Retention of precipitation and run-off onsite should be encouraged in development designs where appropriate."
- (6) Mitigation Measure U-W-5 provides: "The City shall continue to support efforts to develop the water supply and to encourage water conservation. Water conservation techniques appropriate for new and existing development include: installing flow restrictors in showers; repairing leaky water fixtures; promoting drought resistant low maintenance vegetation."
- (7) Mitigation Measure U-W-6 provides: "The City shall coordinate its efforts with the IEUA to expand the reuse of wastewater for such uses as the irrigation of parkways, golf courses, landscaped areas, and parks, and, if feasible, for industrial processes."
- (8) Mitigation Measure U-W-7 provides: "The City shall engage in water conservation programs and activities including but not limited to, participation in the following conservation practices: water survey programs for single family residential customers; residential plumbing retrofits; system water audits, leak detectors and repair; large landscape conservation programs and incentives; high efficiency washing machine programs; conservation programs for commercial, industrial and institutional accounts; wholesale agency technical assistance program; conservation program."
- (9) Mitigation Measure U-W-8 provides: "Where erosion or water runoff is not a problem, encourage use of onsite water recharge, such as dry wells."
- (10) Recycled water will be obtained from IEUA sources. The total required operational storage capacity for recycled water at the project site is 8.9 MG of water.
- (11) The City in coordination with SAWPA and IEUA has developed an Urban Water Management Plan to assure sufficient water supplies and facilities to meet future growth.
- (12) Based on the City's Final Draft of Technical Memorandum of the Water System Master Plan for Subarea 2 and the City's approved Water Supply Assessment (RDEIR Appendix I) the City is expected to meet Project and cumulative water demands through multiple reliable sources, including potable, desalted, groundwater and recycled water sources.

Supporting Explanation: The foregoing mitigation measures will reduce the Project's impacts on the water supply by requiring the City to confirm that water is available to serve new development projects and meet future growth; requiring the incorporation of numerous features that promote groundwater replenishment; requiring water conservation measures on a wide scale, including but not limited to the use of flow restrictors in showers, the repair of leaky water fixtures, and the use of drought resistant low maintenance vegetation; require the City to expand the re-use of wastewater for irrigation of parkways, golf courses, landscaped areas, parks and

industrial processes; requiring participation in water conservation programs for residential, commercial, industrial and institutional uses; and implement programs for the use of desalted and recycled water obtained from reliable sources.

3.16 Utilities--Wastewater

3.16.1 Potential Effect. Increases in Specific Plan area's population and development of commercial and industrial uses will increase wastewater treatment demands on Inland Empire Utility Agency (IEUA) wastewater treatment facilities. Based on unit wastewater flow generation factors used in the City's Sewer Master Plan, it is estimated that wastewater will increase by approximately 4.8 million gallons per day (MGD) upon buildout of the Plan area.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure U-WW-1 provides: "The City shall assure that required backbone sewer lines or an equivalent system recommended by the City Engineer are implemented pursuant to the Sewer Master Plan."
- (2) Mitigation Measure U-WW-2 provides: "Developers shall pay required sewage facilities development fees and system collection fees to cover City costs to construct master planned sewer mains"
- (3) IEUA has indicated it will provide sufficient sewage disposal capacity to serve additional sewage generated within the City of Chino, and the Specific Plan area. The City will coordinate with the IEUA to ensure that adequate wastewater facilities are available to meet future growth. Project design will be reviewed by the City, prior to individual project approval, to ensure that sufficient infrastructure and capacity are available.
- (4) The increased use of reclaimed water will decrease the need for treatment capacity and provide a beneficial reuse of water resources. Sufficient capacity has been allocated by IEUA to serve the plan area through buildout.

Supporting Explanation: Implementation of the foregoing mitigation measures and programs will reduce the impacts arising from wastewater treatment at the Project because they will require specific projects to pay sewage facility development fees and will require construction of the necessary sewer system backbone infrastructure according to the City's Sewer Master Plan.

3.17 Utilities—Electricity

3.17.1 Potential Effect. Buildout of the proposed project will result in a total electrical demand of 164,547,624 megawatts per hour per year (MW/hr/yr). Approximately 33 percent of the demand, or 55,017,390 MW/hr/yr will be generated by residential uses; 27 percent, or 29,836,537 MW/hr/yr by industrial uses; and 40 percent, or 109,530,234 MG/hr/yr, by commercial uses. The increased level of service to the project area will require implementation of new service lines and support facilities.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure U-E-1 provides: "Energy efficient lighting and natural lighting should be encouraged and utilized where practical." (2) Development will be required to conform to Title 24 of the California Code of Regulations regarding efficient use of energy resources, and other State and/or City Regulations which may be in effect at the time of approval of individual projects."

Supporting Explanation: The mitigation measure and the Title 24 requirements will result in the conservation of electricity because they require the use of energy efficient lighting and natural lighting, and the construction of energy efficient buildings, thereby reducing the Preserve Project's overall demand for electricity.

3.18 Utilities—Natural Gas

3.18.1 Potential Effect. Natural gas demand at buildout of the Specific Plan is estimated at approximately 3.9 million cubic feet annually.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) The Southern California Gas Company anticipates it will be able to provide the resources and facilities necessary to meet these additional demands. The City and future developers within the plan area will also coordinate with The Southern California Gas Company to ensure adequate services and facilities are available to provide for future development. (See, DEIR, Pages 5.12-18 to 5.12-20)

3.19 Utilities—Solid Waste

3.19.1 Potential Effect. Buildout of the Specific Plan will result in the production of approximately 29,302 tons per day of residential, commercial, industrial, and public waste. Cumulative projects within the Chino Basin Dairy Area will increase daily solid waste production and place demands upon County landfills operated by Waste Management.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure U-SW-1 provides: "Future developments should be reviewed by the City for the provision of outside building space to accommodate the storage of large waste containers (e.g., 3 containers of 96-gallons)." This system reduces waste production by encouraging the recycling of material.

- (2) Waste Management, the sole provider of waste collection and disposal services to the City, has indicated that the Specific Plan will not adversely affect El Sobrante Landfill's disposal capacity. The landfill can accommodate growth in waste generation for the next 50-70 years and Waste Management owns 6 other landfills that could offer services as well. (See, DEIR, Pages 5.12-21 to 5.12-22)
- (3) In reviewing subsequent development projects, the City will continue to implement solid waste reduction measures pursuant to AB 939.

Supporting Explanation: The mitigation measure will require all new buildings to encourage the recycling of waste materials by providing space for the use of three separate containers for the separation of recyclable materials at all new buildings, thereby reducing the waste stream from new development at the Project.

3.20 Utilities—Dairy Waste

3.20.1 Potential Effect. The problems associated with stockpiled manure, high TDS and salts in groundwater, and degradation of surface waters from dairy runoff are existing conditions that have resulted in promulgation of regulations by the Regional Water Quality Control Board to protect water resources. Requirements for manure removal and management have been imposed on the dairies irrespective of the Project and other related projects.

Findings. The City Council hereby makes finding (1) and (2).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Deadlines for removal of stockpiled manure from the Chino Basin have been imposed by the Santa Ana Regional Water Quality Control Board ("SARWQCB") irrespective of the Project. Various initiatives to respond to the challenges imposed by these deadlines have either been proposed or are underway, including the Organics Management Facilities and plans to provide sewer service to the dairies.
- (2) The Project represents a potential beneficial impact on waste management in that it provides an economic incentive to remove, recycle or otherwise dispose of manure within the Chino Basin. As implementation of the proposed development plan for The Preserve is anticipated to occur over approximately 20 years, the Project is not anticipated to exacerbate the existing waste management impact associated with dairy use.

Supporting Explanation: The SARWQCB is already implementing steps to reduce the volume of dairy waste found in the Project area in order to reduce water pollution of the existing water resources. The project will have a positive impact on those efforts because it will encourage the conversion of dairy lands to other uses and the remediation of manure stockpiles.

3.21 Utilities—Telecommunications

3.21.1 Potential Effect. Buildout of the Plan area would result in additional Project and cumulative demand relative to provision of telephone, cable television (and cable fiber-optic) services.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) The existing telephone service provider Verizon, has plans for locating future wire centers to distribute telephone services to customers in the plan area. Verizon plans its services provision to accommodate growth in service areas. Existing and planned distribution and supply of telephone service is expected to accommodate the proposed plan implementation and service area demands. (See. DEIR, Pages 5.12-31 to 5.12-32)
- (2) Adelphia Communication Services is prepared to provide cable service to the Project area. Planned distribution and supply of cable services is expected to accommodate the proposed buildout of the plan area and service area demands. (See. DEIR, Pages 5.12-31 to 5.12-32)

3.22 Cultural Resources

3.22.1 Potential Effect. Proposed development of the plan area could have an adverse impact on as yet undiscovered significant archaeological resources. There is a significant potential that additional prehistoric materials will be encountered during earth-disturbing activities within planned development areas.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure CR-1, Survey and Mitigation Report, provides: "Phase I field surveys (surface survey and collection) by a certified archeologist should be conducted prior to all earth disturbing activities within the plan area. Existing natural open space, agricultural open space and dairy sites are included in this survey requirement. Excluded would be heavily disturbed areas, lagoons and detention ponds, and paved areas. The archeologist will identify all prehistoric and historic resources observed during the field survey, complete a preliminary evaluation of the resources, and recommend appropriate measures for the disposition and treatment of significant resources. A technical report shall be prepared including discussion of cultural site significance (depth, nature, condition and extent of resources), final mitigation recommendations, and cost estimates.

Excavated finds shall be offered to the City or its designee on a first refusal basis. Final mitigation shall be carried out based upon the report recommendations and a determination as to site disposition by the City. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary.”

- (2) Mitigation Measure CR-2, Archaeological Monitoring, provides: “Where recommended, archeological monitoring of earth disturbing activities shall be conducted. The monitoring certified archeologist will identify any prehistoric or historic resources exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource. If additional or unexpected archeological features are discovered, the archeologist shall report such findings to the City. If the resources are found to be significant, the archeologist shall determine, in consultation with the City, appropriate actions for further exploration and/or salvage recovery.”

Supporting Explanation: The foregoing mitigation measures provide a comprehensive method for discovering and preserving any significant cultural resources found earth disturbing activities at the Project by requiring pre-construction surveys by certified archeologists, implementation of the archeologist’s recommended mitigation measures, and monitoring of earth-disturbing activities in culturally sensitive areas to prevent loss of cultural resources.

3.22.2 Potential Effect. Future recreational or agricultural uses within the planned open space system could have the potential to disturb or destroy recorded or as yet undiscovered archaeological resources within these areas. Much of the planned open space system below the 566’ elevation is owned or controlled by other public agencies (i.e. U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino).

Findings. The City Council hereby makes findings (1) and (2).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure CR-1, Survey and Mitigation Report, and CR-2, Archaeological Monitoring, as set forth above, are hereby incorporated by reference to reduce this impact as well
- (2) Use plans and permits for planned open space areas will be coordinated with the appropriate agencies to assure that no significant impacts occur to archaeological resources in these areas.

Supporting Explanation: The proposed mitigation will govern all earth disturbing activities in the entire Project area order to prevent/minimize the loss of historic and prehistoric cultural resources. To the extent other governmental agencies pursue their own projects within the Project area, they will be required to conduct their own environmental reviews and provide mitigation for the loss of any cultural resources impacted by those particular specific projects.

3.22.3 Potential Effect. There are forty-five (45) recorded historic sites within the plan area, with most of these located in the planned open space system. Proposed development of the plan area could have an adverse impact on significant historic resources. Additional as yet unrecorded historic resources could be encountered during earth-disturbing activities.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measures CR-1, Survey and Mitigation Report, and CR-2, Archaeological Monitoring, as previously set forth above, are hereby incorporated by reference for this impact.
- (2) Use plans and permits for planned open space areas will be coordinated with the appropriate agencies to assure that no significant impacts occur to archaeological resources in these areas.

Supporting Explanation: The foregoing mitigation measures provide a comprehensive method for discovering and preserving any significant cultural resources found during earth disturbing activities at the Project by requiring pre-construction surveys by certified archeologists, implementation of the archeologist's recommended mitigation measures, and monitoring of earth-disturbing activities in culturally sensitive areas to prevent loss of cultural resources by a qualified archeologist. Most of the 45 recorded historic sites are located in the planned open space system and would not be impacted.

3.22.4 Potential Effect. Significant paleontological resources could be encountered during earth-moving activities. Older alluvium in the region and within the plan area has a high paleontologic sensitivity as a primary source of significant vertebrate fossils. Proposed development of the plan area could have an adverse impact on significant paleontological resources.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Mitigation Measure CR-3, Paleontological Monitoring, provides: "Monitoring fossil material should be conducted by a qualified paleontologist during construction grading activities within older alluvium (Pleistocene), in order to avoid any disturbances to possible unknown or unidentified paleontological resources.

Supporting Explanation: This measure will require monitoring for fossil material by a paleontologist during construction grading activities within older alluvium soils in order to avoid disturbance/damage to paleontological resources as a result of the grading activities.

3.23 Aesthetics

3.23.1 Potential Effect. The visual character of the Project area above the 566' elevation line will change substantially as agricultural land uses transition to an urban setting with a mix of residential, commercial, and industrial uses. While the land use change is significant, it does not represent a significant adverse visual or aesthetic impact as no significant visual resources are identified in this area. The visual character of the Project area below the 566' elevation line will not change significantly.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) The proposed Specific Plan includes design guidelines and criteria to create an attractive and positive visual condition for future development. These guidelines and criteria implemented through Design Review are essentially project design features. These features are intended to assure a quality urban visual environment, and minimize the visual impact associated with a significant change in land use.
- (2) Scenic resources and aesthetic values associated with the southerly portions of the plan area will be preserved through open space, recreation and agriculture designations.

3.23.2 Potential Effect. Additional light and glare sources will be created within the plan area.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) The use of landscaping, directional lighting criteria, and building design criteria specified in the Specific Plan will reduce the impact to a level that is less than significant.

3.23.3 Potential Effect. The Project will be visible from surrounding vantage points at greater distances.

Findings. The City Council hereby makes finding (1).

Facts in Support of Findings. The following facts or mitigation measures indicate this potential impact is not significant, or will be mitigated below a level of significance.

- (1) Due to the distance to planned urban uses, proposed Specific Plan and airport overlay building height limitations, and the effect of intervening landscaping, the quality of views from surrounding vantage points including SR 71, Chino Hills, Ontario, Eastvale, and Prado Basin will not significantly change.

- (2) Scenic resources and aesthetic values associated with the southerly portions of the plan area will be preserved through open space, recreation and agriculture designations.

Supporting Explanation: As noted above, the quality of views from vantage points such as SR 71, Chino Hills, Ontario, Eastvale and the Prado Basin will not change due to the distance of such vantage points to the new urban uses within the plan area; consequently, there will be no significant impact. Moreover, the views and aesthetic values in the southern portion of the plan area will remain as they currently exist, since no new urban development is planned for that area.

4.0 FINDINGS REGARDING ALTERNATIVES

4.1 Introduction

This section presents findings regarding alternatives to the Project. The section provides a summary and discussion of the feasibility of the following alternatives evaluated in the DEIR:

- No Project
- Environmental Land Use Alternative
- Metropolitan Center Land Use Alternative
- Alternative Location

Prior to identification of these alternatives, the range of possible alternatives was initially narrowed in response to various issues, opportunities and constraints identified at the outset of the Specific Plan and EIR process. Among the significant factors in the regional context and local setting that have shaped the range of alternatives are those summarized in Section 4.1 of the DEIR.

Opportunities for public comment on alternatives have also been provided. Five Focus Group Workshops to solicit input on various topics for the Specific Plan and EIR were held between March 15, 2000 and June 7, 2000. Focus Group topics included Environmental Issues, Infrastructure and Services, Transportation and Mobility, Property Owner interests, and review of Alternative Land Use Plan Concepts. Summaries of comments from these workshops are included in the DEIR Appendix A. Beyond these workshops, comments on alternative Specific Plan concepts and environmental issues were also received by the City of Chino at a series of joint City Council/Planning Commission Workshops, held on June 14, August 16 and October 17, 2000.

The goals and objectives of the project are identified in the DEIR Section 3.3 Project Objectives.

4.2 Feasibility and Comparative Environmental Effects of Alternatives

4.2.1 The No Project Alternative

The No Project Alternative assumes the Project area would continue under the current land use designations in the County of San Bernardino's General Plan. The current County General Plan Land Use designation for the site is Agriculture-Agriculture Preserve (AG-AP). The minimum

lot size allowed within this category is 10 acres. The Project area would not be annexed to the City of Chino under the No Project Alternative. To provide a meaningful analytical frame work, it is assumed in this scenario that utilization of the area consistent with the County's General Plan land use designations continues with the existing agricultural-related and recreational uses.

The No Project Alternative is infeasible or not environmentally preferable for the following reasons:

- (1) The No Project Alternative maintains the existing rural land use pattern that avoids or minimizes some environmental impacts within the Plan area. Some of the impacts that are avoided or minimized include agricultural land conversion, traffic and circulation, noise, biological resources and impacts to public services and utilities.
- (2) The existing land uses would continue to degrade the area's existing surface and groundwater quality, create significant odor, air quality, particulate and vector problems.
- (3) Aesthetic values are compromised due to the industrialized quality and density of dairy operations, the outside storage of equipment, extensive manure stockpiles, and the lack of area improvements.
- (4) Overall, this alternative would be considered slightly environmentally superior to the Preserve Project. However, other than meeting selected environmental goals, it does not meet any of the objectives of the Preserve Project.

4.2.2 'The Environmental Alternative'

The 'Environmental Land Use Alternative' was considered as a preliminary land use concept during the formulation of the Specific Plan and proposed land use development plan. For the Plan area, the Environmental Land Use Alternative represents a decrease in the number of residential units from 9,779 to 6,958 (approx. 29% reduction), and a reduction in the amount of square feet devoted to business related land uses, from 10,238,744 to 7,840,800 (approx. 24% reduction). The number of acres devoted to open space areas would increase by 20% from 2,988 acres to 3,587.

The features of this concept that originally distinguished it from the proposed project (i.e. Specific Plan's land use plan) included the following:

- The Community Core would be reduced in size and shifted to the west, north of Pine Avenue (adjacent an extension of the Community Paseo and Open Space System that follows an existing drainage course);
- Reduced size of Regional Commercial component (along Euclid Avenue);
- Reduction in total Commercial and employment-generating uses;
- Concentration of lower density residential uses south of Pine Avenue;
- Emphasis on passive, regional recreational use and natural habitat below the 566' elevation (i.e. no agricultural designations below the 566' elevation).

The Environmental Land Use Alternative is infeasible or not environmentally superior for the following reasons:

- (1) The Environmental Land Use Alternative would result in a significant reduction in residential units and business related square footage. This alternative would result in a decrease in the total number of employment opportunities, although the jobs/housing ratio for the Plan area would be slightly above that estimated for the proposed Project.
- (2) Due to the reduced scale and density of this alternative, the feasibility of operating public transit, an integral feature of the proposed project, is diminished. The implementation of local transit with future connections to the regional transit system is a key design feature and objective of the Preserve Project.
- (3) Due to the reduced scale and density of this alternative, the ability of the development to support substantial needed infrastructure improvements is diminished. In addition, the reduced density and number of units in this alternative would adversely impact the City's ability to implement the mitigation fee needed to fully fund the Resources Management Plan.
- (4) The land use design of the alternative would result in a significant departure from the intent of the Specific Plan, and would not respond as favorably to design goals and objectives of the Project. This alternative lacks a Community Core. The Community Core in the Specific Plan is intended to provide a variety of commercial, institutional, entertainment, and residential uses in close proximity to each other, thereby allowing for greater pedestrian-type movement and interaction, with density levels and concentrations amenable to the use of public transit.
- (5) This alternative reduces the amount of Agriculturally-designated land as compared with the Project, and would completely eliminate the Agricultural use designation below the 566' elevation line. As such, it would not allow for retention of appropriate agricultural uses consistent with passive open space and habitat values within this area, and would not facilitate an orderly transition of agricultural use to other open space uses. Its impact on agriculture and the loss of farmland would be greater than those of the proposed Project.
- (6) While this alternative would increase the amount of open space relative to the Project, no significant differences in the aesthetic character of the planned open space and in protection of biological resources are apparent as compared with the Project. Through a process of review and refinement of the Specific Plan, the predominantly passive open space character of the major open space system below the 566' elevation line has been assured. The proposed Project includes a Resources Management Plan with specific measures to assure the conservation and management of significant biological resources within the Plan area. Unlike the proposed Project, it is unclear whether the Environmental Land Use Alternative includes a sufficient density of development to support a Biological Resources Mitigation Fee to establish and maintain proposed conservation areas within the open space system.
- (7) The EIR also considers 'Further Density Reductions to the Environmental Land Use Alternative'. At a further reduced density, it is unlikely such alternatives would provide the broad range of living, working and recreational opportunities desired by the City for Subarea 2. The alternative would not respond favorably to the goal of accommodating a broad range of uses that capitalize on adjacent uses, and may not respond to the goal to enhance the City of Chino's fiscal outlook. The reduced densities would not promote public transit usage, and the variety of housing opportunities and neighborhoods would be diminished. More importantly, it is unlikely this alternative would provide sufficient density of development to support needed major

infrastructure improvements. Substantial investments in infrastructure, including new roads, water, wastewater, and drainage systems, are needed to support the planned development of this rural area. A sufficient size and density of development is needed to finance needed improvements and spread infrastructure costs to the development.

4.2.3 'The Metropolitan Center Land Use Alternative'

The 'Metropolitan Center Land Use Alternative' was considered as a preliminary land use concept during the formulation of the Specific Plan and proposed land use development plan. For the Plan area, the Metropolitan Center Land Use Alternative represents a decrease in the number of residential units from 9,779 to 4,818 (approximately 51 percent) and an increase in the amount of square footage devoted to business related land uses, from 10,238,744 to 11,803,671 (15 percent). The number of acres devoted to open space areas will increase from 2,988 acres to 3,369 or approximately 13 percent.

Distinguishing features of this concept from the Project (i.e. Specific Plan's land use plan) include the following:

- Community Core scaled-down to community serving commercial center along realigned Pine Avenue
- Intense corridor of regional serving business and commercial uses along Euclid Avenue
- Business Park/Industrial uses along Kimball Avenue, further separating residential development from Chino Airport.
- Reduction in total housing units, with higher proportion of both high density and estate residential units.
- An active, regional recreational and golf center within the open space system to the south.
- Extension of the land use concept to include Chino Subarea 1 .

The Metropolitan Center Land Use Alternative is infeasible or not environmentally superior for the following reasons:

(1) This alternative would result in a significant reduction in residential units and would not respond as favorably to the objective of offering a variety of housing opportunities and types within unique, livable neighborhoods.

(2) The higher development intensity associated with this alternative could result in additional concern for impacts upon biological resources within the planned open space system below the 566' elevation line. The alternative includes an 18-hole golf course in the southerly portion of the project area, and potentially greater loss of windrows with related farmland habitat value in the northeast portion of the plan area.

(3) This alternative reduces the amount of Agriculturally-designated land as compared with the proposed project, and includes no Agricultural use designation within the northeast sector of

the community. This conflicts with the existing agricultural land trust and County agricultural preserve lands status in this northeast area.

(4) Implementation of this alternative would result in traffic and circulation impacts that are similar to the proposed project. The number of vehicle trips would continue to represent a significant impact upon the region's circulation system.

(5) The scaled-down Community Core does not respond favorably to this objective and design feature of the proposed Specific Plan, intended to provide a focal point for the Community, including a variety of commercial, institutional, entertainment, and residential uses in close proximity to each other--thereby allowing for greater pedestrian-type movement and interaction, with density levels and concentrations amenable to the use of public transit.

4.2.4 Alternate Location

Pursuant to CEQA Guidelines 15126.6(f)(2), the City of Chino has considered alternative locations for the proposed Project.

An Alternative Location for the Project is infeasible or not environmentally preferable for the following reasons:

(1) There are no remaining locations within the City's sphere of influence or the Chino Basin capable of supporting a major new planned community that meets the goals and objectives of The Preserve, while avoiding or substantially lessening any of the significant effects of the Project. As discussed in EIR Section 4.2, remaining lands within the Chino Basin potentially capable of supporting a project of this size are already approved for development in other jurisdictions (i.e. New Model Colony-Ontario, Eastvale-Riverside County).

(2) The City of Chino's Subarea 1 has already been planned, annexed and approved for a combination of General Industrial, Agricultural/Transitional and Greenspace (Open Space) uses. This 1,800-acre area is subject to environmental constraints that are similar to those in Subarea 2, and insufficient buildable area is available to create a compact, balanced community of residential and business uses similar to the proposed Project.

(3) While several developments are pending or approved in Chino Hills, Norco and Corona, these are on smaller development sites that are zoned for specific uses, and are not suitable for the type of development envisioned by The Preserve Specific Plan.

(4) In its action placing Subarea 2 within the City of Chino's sphere of influence, the San Bernardino County LAFCO recognized the need to comprehensively plan for the eventual transition of this portion of the County's Agricultural Preserve to alternative uses. No feasible alternative locations are available and suitable for the proposed project.

EXHIBIT "C"

5.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council has carefully balanced the benefits of the Project against the adverse impacts and residual impacts identified in the DEIR, RDEIR and FEIR that could not be feasibly mitigated to a level of insignificance. Notwithstanding the identification and analysis of impacts which are identified herein as being significant but which have not been eliminated, lessened or mitigated to a level of less than significant, the City Council, acting pursuant to CEQA and the CEQA Guidelines, hereby determines that the benefits of the Project outweigh the unmitigated adverse impacts and remaining residual impacts, and that the Project should be approved.

This Statement of Overriding Considerations applies specifically to those impacts found to be significant and unavoidable in Section 2.0 above, as well as any residual impacts in Section 3.0 above. Such impacts include, but are not limited to:

Impact 2.1.1	Land use change from rural to urban
Impact 2.1.2	Land use conflicts between urban and agricultural uses
Impact 2.1.3	Land use conflicts between urban uses and IEUA Co-Composting Facility
Impact 2.1.4	Conversion of agricultural/open space to urban uses
Impact 2.2.1	Loss of prime farmland
Impact 2.2.2	Acceleration of Williamson Act contract non-renewals and cancellations
Impact 2.2.3	Offsite relocation of dairies
Impact 2.3.1	Loss of burrowing owl habitat
Impact 2.3.2	Loss of raptor habitat
Impact 2.3.3	Loss of land cover types
Impact 2.4.1	Traffic impacts on local and regional intersections, streets and highways to LOS "E" or "F"
Impact 2.4.2	Impacts on 35 freeway segments needed to provide adequate LOS
Impact 2.5.1	Construction activity emissions impacts on air quality
Impact 2.5.2	Project related increases in NOx and CO emissions at Buildout
Impact 2.5.3	Odor impacts on sensitive uses during the transition to urban uses
Impact 2.6.1	Uncertainty over future electricity supplies to serve Project

In addition to the above impacts, this Statement of Overriding Considerations applies to those residual impacts that have been substantially lessened or avoided, but not necessarily reduced to a level of insignificance.

Although the City Council believes that many of the unavoidable and irreversible environmental effects, as well as many of the environmental effects which have not been mitigated to the point of insignificance, will be substantially lessened by the mitigation measures incorporated in the Project, the DEIR, RDEIR, the Resources Management Plan and FEIR, the Council recognizes that the implementation of the Project will result in certain potentially irreversible environmental effects.

In reaching the City Council's decision to approve the Project and all related documentation, the Council has carefully considered each of the unavoidable impacts, each of the impacts that have not been substantially mitigated to the point of insignificance, as well as each of the residual impacts over which there is a dispute concerning the impact's significance following mitigation.

The Program EIR for The Preserve Specific Plan (Chino Subarea 2) indicates that if the proposed project is implemented, certain significant effects may be unavoidable. However, if the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable". The City Council finds the unavoidable significant effects described in Section 2.0 above are acceptable, any residual effects from the impacts described in Section 3.0 are not substantial, and that the alternatives with less significant environmental impacts described in Section 4.0 are not preferable, due to the following overriding considerations:

- 1) The Project's planned mix of commercial, office, industrial and business park uses will generate approximately 13,376 new jobs at buildout. Because of the nature of the new jobs, including higher-paying manufacturing and wholesale trade jobs, the average household income associated with the Project is estimated to be higher than the current household income for both the City of Chino and San Bernardino County. (Source: Projected Fiscal Impacts—The Preserve Specific Plan; Stanley R. Hoffman Assoc.; 3/2001).
- 2) The Project will provide approximately 9,779 housing units and 13,376 jobs, which will promote local and regional jobs and housing balance goals. There is a shortage of housing which the Project will lessen, and the Project will provide a wide range of housing types.
- 3) The Specific Plan establishes a range of housing densities that will allow the project to offer a variety of housing opportunities and types within unique, livable neighborhoods to a broad cross section of the City's residents. The Project will assist in satisfying an unmet housing need for the region which is now at a critical stage.
- 4) A City General Fund recurring annual revenue surplus of \$2.53 million is projected for the Project at buildout of the Specific Plan. (Source: Projected Fiscal Impacts—The Preserve Specific Plan; Stanley R. Hoffman Assoc.; 3/2001).
- 5) The Project implements the City of Chino's 'Vision' for use and development of Subarea 2, as originally articulated in City Council Vision Workshops in October/November 1999

and carried forward through formulation of the proposed Specific Plan. This vision emphasizes a livable, sustainable planned community as an extension of the City of Chino, and incorporates a mixture of residential neighborhoods focused around a Community Core activity center and a regional commercial center, interconnected with a regional open space amenity via a system of paseos and trails. The adoption of the Preserve Specific Plan for the entire remaining area within the City's southern sphere of influence will provide for integrated, well planned, orderly development, as opposed to piecemeal development of this area.

- 6) The Specific Plan, with its major Community Core and employment-generating uses, surrounded by higher and medium density residential uses, will facilitate implementation of the planned local transit system. The community has been specifically designed to accommodate local transit, including street sections with dedicated or prioritized transit lanes within a continuous loop system. This local transit system, with future connections to regional transit, will reduce dependence upon the private automobile and promote local and regional air quality goals.
- 7) Approximately 55% of the Project site (almost 3,000 acres) is retained with a variety of agricultural and open space designations that protect sensitive habitats, and preserve opportunities for agricultural and recreational uses that are compatible with habitat values. Much of this open space is located within a large, contiguous manageable open space area below the 566-foot elevation line, including the most sensitive environmental resources within the site.
- 8) The Project contributes to the restoration, preservation and enhancement of high quality wildlife habitat through implementation of a Resources Management Plan, including payment of fees towards the acquisition and installation of enhancement/restoration improvements for a permanent 300-acre Conservation Area.
- 9) The Project would ultimately result in the remediation of much of the environmental degradation which has taken place during decades of industrial scale dairy operations in the Plan area, including the removal of manure stockpiles, removal of a significant amount of the soils containing excessive amounts of manure, and the prevention of further contamination of surface waters and the groundwater by dairy wastes and runoff. Urbanization also will accelerate the termination of dairy operations, which will have a significant positive benefit on surface and groundwater quality. The urban runoff management plan will control future urban runoff from new development, having further beneficial impacts on water quality.
- 10) Dairy operations are being discontinued in a haphazard manner at the present time. Alternative or replacement land uses are pursued on an ad hoc basis with little thought being given to overall planning of the area. The new Specific Plan will provide for an orderly transition from agricultural/dairy uses to urban uses as part of a well reasoned plan.
- 11) The increasing costs of dairy operations in the Plan area have caused an adverse impact on the local economy due to the closure or relocation of existing dairies. Implementation of the Specific Plan and its urban development will revitalize the area's economy.

- 12) The improvement to the City's jobs/housing balance that will result from the Preserve Project will also reduce the total vehicle miles traveled, thereby reducing air quality impacts of the Project by reducing the need for the City's residents to travel beyond the City to find employment opportunities.
- 13) Air quality impacts from the Preserve Project are further lessened by the Project's promotion of non-motorized travel within the Plan Area's system of paseos, trails, and bike paths.
- 14) The Specific Plan's right to farm policies and agricultural overlay provisions will allow agricultural operations to continue in the Plan Area.
- 15) The Preserve Project contains a comprehensive master plan for the use of reclaimed/recycled water as a means of conserving water from the very beginning of the area's development. Such a feature is uncommon in most communities that have to be retrofitted for recycled water use, rather than being designed to use recycled water from their inception.
- 16) Urban development will be concentrated and clustered in the Project's northern area in order to avoid impacts to sensitive biological species and habitats located below the 566' line in the southern portion of the Project. Such urban development will also become less dense as it radiates outward from the community core.
- 17) As dairy operations are phased out over time in the Plan Area, there will be reductions in emissions of PM-10, ROG, methane and ammonia, which will benefit the region's air quality.

CONCLUSION

The City Council has determined that any remaining significant effects on the environment attributable to the Project which are found to be unavoidable, irreversible or not substantially mitigated are acceptable due to the overriding considerations set forth in this Statement of Overriding Considerations. The Board has concluded that with all the environmental trade-offs of the Project taken into account, the Project's implementation will represent a net positive impact on the City, and based upon such considerations after a comprehensive analysis of all the underlying planning and environmental documentation, the City Council has approved the Project.

