

General Plan ENVIRONMENTAL IMPACT REPORT



CITY OF CHINO

FINAL EIR
April 15, 2010

Updated May 21, 2010

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General Plan ENVIRONMENTAL IMPACT REPORT
FINAL EIR

prepared for
THE CITY OF CHINO



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I INTRODUCTION

A. Purpose of the Environmental Impact Report

This document has been prepared in the form of an addendum to the Draft Environmental Impact Report (EIR) for the proposed City of Chino Draft General Plan. The Draft EIR (DEIR) identified the likely environmental consequences associated with the two projects described in the DEIR project description. It also identified policies contained in the proposed Draft General Plan that help to reduce potentially significant impacts.

This Final EIR responds to comments on the Draft EIR and makes revisions to the Draft EIR as necessary in response to these comments. Revisions to the Draft General Plan made in response to these comments are presented in a memorandum that will be considered by City Council as part of the adoption of the General Plan. None of these revisions result in significant changes to the Project Description or findings of the Draft EIR that would trigger the need to recirculate the Draft EIR.

This document, together with the Draft EIR, will constitute the Final EIR if the City of Chino City Council certifies it as complete and adequate under the California Environmental Quality Act (CEQA).

B. Environmental Review Process

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project, and to provide the general public and project applicant with an opportunity to comment on the Draft EIR. This Final EIR has been prepared to respond to those comments received on the Draft EIR and to clarify any errors, omissions or misinterpretations of discussions of findings in the Draft EIR.

The Draft EIR was made available for public review on January 25, 2010. The Draft EIR was distributed to local and State responsible and trustee agencies and the general public was advised of the availability of the Draft EIR through public notice published in the local newspaper and posted by the

County Clerk as required by law. The CEQA-mandated 45-day public comment period ended on March 10, 2010.

Two Steering Committee Meetings were held on February 10, 2010 and February 24, 2010 on the Draft General Plan. In addition there were two Planning Commission Meetings on February 1, 2010 and February 17, 2010 and one Planning Commission Public Hearing was held on March 1, 2010. No comments were received on the Draft General Plan or EIR at these meetings.

Copies of all written comments received on the Draft EIR are contained in this document.

This Final EIR will be presented at a Planning Commission hearing at which the Commission will advise the City Council on certification of the EIR as a full disclosure of potential impacts, mitigation measures and alternatives.

However, the Planning Commission will not take final action on the EIR or the proposed project. Instead, the City Council will consider the Planning Commission's recommendations on the Final EIR and the proposed Draft 2030 General Plan during a noticed public hearing, and make the final action in regards to adoption of the Final EIR.

C. Document Organization

This document is organized into the following chapters:

- ◆ **Chapter 1: Introduction.** This chapter discusses the use and organization of this Final EIR.
- ◆ **Chapter 2: Report Summary.** This chapter is a summary of the findings of the Draft and the Final EIR. It has been reprinted from the Draft EIR with necessary changes made in this Final EIR shown in underline and ~~strikethrough~~.

- ◆ **Chapter 3: Revisions to the Draft EIR.** Corrections to the text and graphics of the Draft EIR are contained in this chapter.
- ◆ **Chapter 4: List of Commentors.** Names of agencies and individuals who commented on the Draft EIR are included in this chapter.
- ◆ **Chapter 5: Comments and Responses.** This chapter contains reproductions of the letters received from agencies and the public on the Draft EIR. The responses are keyed to the comments which precede them.

CITY OF CHINO
FINAL GENERAL PLAN EIR
INTRODUCTION

2 REPORT SUMMARY

This is a summary of the findings of the Draft and Final EIRs. This document has been reprinted from the Draft EIR without changes because no modifications associated with the FEIR impacted the information presented here.

This summary presents an overview of the analysis contained in *Chapter 4: Environmental Evaluation*. CEQA requires that this chapter summarize the following: 1) areas of controversy; 2) significant impacts; 3) unavoidable significant impacts; 4) implementation of mitigation measures; and 5) alternatives to the project.

A. Project Under Review

This Draft EIR provides an assessment of the potential environmental consequences of adoption of the Proposed General Plan, which includes the Focused Growth Plan. The Proposed General Plan is to serve as the principal policy document for guiding future conservation and development in the City of Chino. The Proposed General Plan includes goals, objectives, policies, and actions which have been designed to implement the City's and community's vision for Chino. The policies and actions would be used by the City to guide day-to-day decision-making so there is continuing progress toward the attainment of the Plan's goals. The Proposed General Plan proposes land use designations to implement the overall goals and vision. The Proposed General Plan and Focused Growth Plan are further detailed in Chapter 3 of this Draft EIR.

B. Areas of Controversy

The Proposed General Plan and Focused Growth Plan are self mitigating with regard to environmental impacts. However, there has been controversy in the past regarding several issues related to the Proposed General Plan, including:

- ◆ The location and type of growth.
- ◆ The fiscal health of the City.
- ◆ The sustained economic vitality of the industrial sector of Chino's economy.
- ◆ Traffic and parking impacts of proposed development.

All of these issues were addressed in the Proposed General Plan process. To the extent that these issues have environmental impacts, they have been addressed in this Draft EIR.

C. Significant Impacts

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.

Implementation of the Proposed General Plan and Focused Growth Plan, in combination with long-term, region-wide growth and development, has the potential to generate environmental impacts in a number of areas. However, the Proposed General Plan and Focused Growth Plan have been developed to be largely self-mitigating, and, as a result, there are very few impacts that would occur solely on the basis of implementation of the plans.

Nonetheless, the implementation of the Proposed General Plan and Focused Growth Plan has the potential to generate three significant environmental impacts in the two areas listed below:

- ◆ Agricultural Resources
- ◆ Air Quality and Greenhouse Gases (GHGs)

As shown in Table 2-1, each of the impacts listed would be considered significant and unavoidable.

D. Mitigation Measures

The Proposed General Plan and Focused Growth Plan are self-mitigating. As a result, the only significant impacts that have been identified in this Draft EIR are those which are significant and unavoidable, and for which no mitigation is available to reduce the level of the impact to a less-than-significant level. As a result, there are no mitigation measures identified in this Draft EIR.

E. Unavoidable Significant Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. As described in Chapter 4, and shown in Table 2-1, three unavoidable significant impacts were identified: two in the areas of air quality and GHGs, and one in the area of agricultural resources.

F. Alternatives to the Project

This Draft EIR analyzes alternatives to the Proposed General Plan and Focused Growth Plan. Three alternatives to the proposed project are considered and described in detail in Chapter 5:

- ◆ Existing General Plan Alternative (No Project)
- ◆ Mixed-Use Corridors Alternative
- ◆ Neighborhood Centers Alternative

As shown in the alternatives analysis in Chapter 5, the Proposed General Plan has the least environmental impact and is therefore the environmentally superior alternative. This alternative is very similar to the Existing General Plan

(No Project) Alternative, but provides policy statements to reduce the impacts associated with air quality, GHGs, and traffic.

G. Summary Table

Table 2-1 presents a summary of impacts and mitigation measures identified in this report. It is organized to correspond with the environmental issues discussed in Chapter 4.

The table is arranged in four columns: 1) environmental impacts; 2) significance prior to mitigation; 3) mitigation measures; and 4) significance after mitigation. For a complete description of potential impacts, please refer to the specific discussions in Chapter 4.

TABLE 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Significant Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AESTHETICS			
<i>Since there are no significant impacts related to aesthetics as a result of the projects, no mitigation measures are required.</i>			
AGRICULTURAL RESOURCES			
AG-1: The Proposed General Plan and the Focused Growth General Plan would result in the conversion of two parcels that are currently in an active Williamson Act contract, and which are not found within The Preserve Specific Plan Area. Although the City's Right-to-Farm ordinance would remain in effect, this impact cannot be mitigated and would be significant and unavoidable.	PS	<u>This is a significant and unavoidable impact.</u>	SU
AIR QUALITY AND GREENHOUSE GASES			
AQ-1: Because the land uses proposed in the Proposed General Plan and the Focused Growth Plan are inconsistent with the existing General Plan upon which the SCAQMP was based, the Proposed General Plan and the Focused Growth Plan would not conform to the planning assumptions included in the 2007 SCAQMP. The Proposed General Plan and the Focused Growth Plan would both increase the region's VMT and air emissions beyond what was assumed in the 2007 SCAQMP. Consequently, the Proposed General Plan and the Focused Growth Plan would both conflict with the adopted air plan, and would result in cumulative air quality impacts in the SCAB.	PS	<u>This is a significant and unavoidable impact.</u>	SU

TABLE 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES (CONTINUED)

Significant Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AQ-2: While the Proposed General Plan and the Focused Growth Plan contain objectives, policies, and actions that would reduce emissions, implementation would result in emissions that are greater than 85 percent of existing GHG emissions. Impacts would be <i>significant and unavoidable</i> .	PS	AQ-2: Objective OSC-5.1 Action A1 would be included in the Open Space and Conservation Element as follows: Adopt a Climate Action Plan within 18 months of adoption of this General Plan that demonstrates how the City will achieve the needed reductions of GHG emissions. The Climate Action Plan shall be developed in coordination with SANBAG and SCAQMD.	SU
BIOLOGICAL RESOURCES			
<i>Since there are no significant impacts related to biological resources as a result of the projects, no mitigation measures are required.</i>			
CULTURAL AND PALEONTOLOGICAL RESOURCES			
<i>Since there are no significant impacts related to cultural and paleontological resources as a result of the projects, no mitigation measures are required.</i>			
GEOLOGY, SOILS, AND SEISMICITY			
<i>Since there are no significant impacts related to geology, soils, and seismicity as a result of the projects, no mitigation measures are required.</i>			
HAZARDS AND HAZARDOUS MATERIALS			
<i>Since there are no significant impacts related to hazards and hazardous materials as a result of the projects, no mitigation measures are required.</i>			
HYDROLOGY AND WATER QUALITY			
<i>Since there are no significant impacts related to hydrology and water quality as a result of the projects, no mitigation measures are required.</i>			
LAND USE			
<i>Since there are no significant impacts related to land use as a result of the projects, no mitigation measures are required.</i>			

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

TABLE 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES (CONTINUED)

Significant Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
NOISE			
<i>Since there are no significant impacts related to noise as a result of the projects, no mitigation measures are required.</i>			
POPULATION, EMPLOYMENT, AND HOUSING			
<i>Since there are no significant impacts related to population, employment, and housing as a result of the projects, no mitigation measures are required.</i>			
PUBLIC SERVICES			
<i>Since there are no significant impacts related to public services as a result of the projects, no mitigation measures are required.</i>			
TRAFFIC AND CIRCULATION			
<i>Since there are no significant impacts related to traffic and circulation as a result of the projects, no mitigation measures are required.</i>			
UTILITIES AND INFRASTRUCTURE			
<i>Since there are no significant impacts related to utilities and infrastructure as a result of the projects, no mitigation measures are required.</i>			

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

CITY OF CHINO
FINAL GENERAL PLAN EIR
REPORT SUMMARY

3 REVISIONS FOR THE DRAFT EIR

This chapter presents specific changes to the text of the Draft EIR that are being made in response to comments made by the public, by reviewing agencies, and by City staff. In each case, the revised page and location on the page is set forth, followed by the textual, tabular or graphical revision. New text is underlined and text removed is shown with ~~strikeout~~. None of the changes constitute significant changes to the Draft EIR, so the Draft EIR does not need to be recirculated.

Several additions to this chapter have been made since this FEIR was first circulated on April 15, 2010. They are all related to modifications to the General Plan map and are also reflected in the Zoning Map. The changes to the map are found throughout the City. They are being made to keep the Proposed General Plan, Focused Growth Plan, and the zoning corresponding to the Proposed General Plan more consistent with the existing, 1981 General Plan and corresponding zoning. This will reduce the number of zoning incompatibilities that would have arisen from minor changes to the General Plan and zoning. Within this chapter, the following modifications are for this reason:

- ◆ Page 3-19, Figure 3-4
- ◆ Page 3-21, Figure 3-5
- ◆ Table 4.9-2 on pages 4.9-12 and 4.9-13
- ◆ The second bullet point on page 4.9-13

The second paragraph on page 3-1 is revised as follows:

The first project is *Envision Chino – General Plan 2025*. As proposed, this would be a comprehensive update of the existing *City of Chino General Plan*. It would include a new General Plan structure, complete with new chapters and a limited number of new land use designations, goals, objectives, policies, and actions. *Envision Chino* proposes to guide future growth in the City through 2025. The new General Plan would retain all ~~two~~ existing Specific Plans: College Park, and The Preserve, ~~which would continue to be incorporated by reference into the General Plan.~~ the Majestic Spectrum, Eucalyptus Business Park, and East Chino Specific Plans, ~~as well as the Subarea 1, The Central Avenue, and Downtown Civic Center Master Plan sections of the~~

current General Plan would continue to be incorporated by reference into the General Plan. The Subarea 1 Master Plan would cease to be in effect upon adoption of the General Plan. In addition to the *Envision Chino* General Plan itself, this project includes proposed revisions to the City's Zoning and Subdivision Ordinances, which are consistent with and would implement the direction of the General Plan. In this EIR, this project, including the zoning and subdivision ordinance revisions, is referred to as the Proposed General Plan.

The second paragraph on page 3-4 is revised as follows:

When conducting a General Plan update, three geographies that have an impact on the future of the city are considered. These are the city limits, the SOI and the planning area. The city limit is the area within the existing city where the city government has direct regulatory land use authority. The SOI is the city limit as well as the unincorporated land adjacent to the city's boundaries that might reasonably be expected to be within the city's boundaries in the future. For the purposes of this document, the SOI is referred to as the area outside the city limit but within the area that the City expects to be its boundaries in the future. The planning area is the area outside of both the city limits and the SOI whose development has an impact on the city but where the city has no direct regulatory control and will not annex in the future.

The last paragraph and bullet points on pages 3-16 to 3-17 are revised as follows:

Other major changes to the proposed zoning code are listed below:

- ~~◆ The existing Central Avenue Specific Plan Overlay District would be removed.~~
- ~~◆ The Edison Easement Overlay District would be added to accommodate electrical transmission towers and active and passive recreation and open space areas.~~

- ◆ ~~The Auto Mall Overlay District would be added to provide regulations for this area of the City to develop a prestigious center for automobile sales, services, and related uses.~~
- ◆ ~~The East Chino Overlay District would be added to establish a distinctive, well designed and high quality environment which enhances the agricultural and rural heritage of the area. This District would carry forward some of the regulations of the East Chino Specific Plan, which would cease to be in effect if this project is approved.~~
- ◆ The Airport Overlay District would be added to regulate the use and development of all property located within the airport overflight area.
- ◆ The Downtown Neighborhood Overlay would be renamed Downtown Overlay and modified to clarify that the intent is to create a pedestrian-friendly Downtown area with high quality design.
- ◆ New standards for alternative energy structures, including free standing Solar and Wind energy structures, would be added.

Page 3-19, Figure 3-4, is amended to show revisions to the Proposed General Plan Land Use Map, as described in the second introductory paragraph to this chapter.

Page 3-21, Figure 3-5, is amended to show revisions to the Focused Growth Map, as described in the second introductory paragraph to this chapter.

Table 4.2-2 on page 4.2-6 is amended as follows:

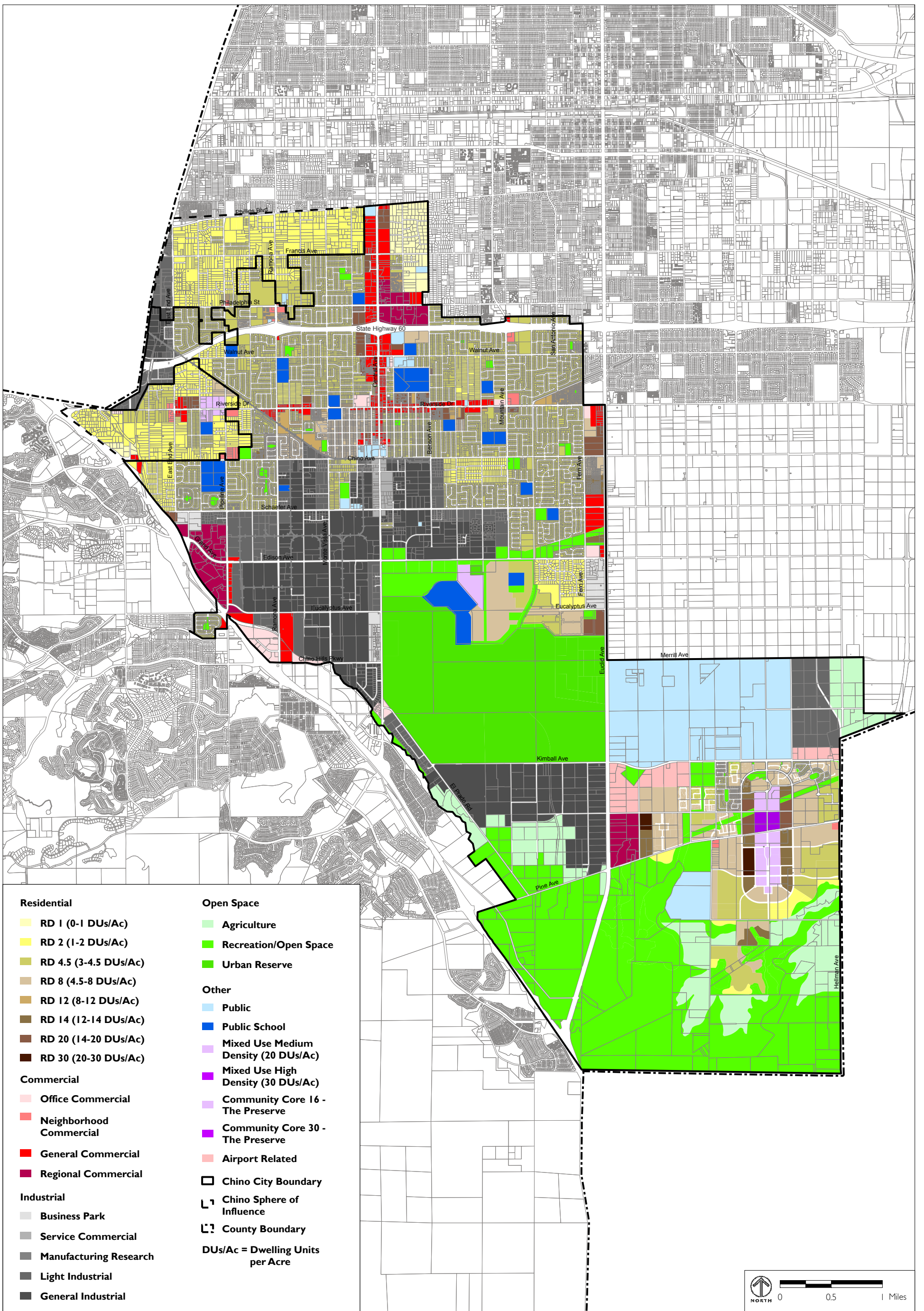
TABLE 4.2-2 **IMPORTANT FARMLAND CLASSIFICATION**

Type	Acres in Chino	Percent of City Area	Acres Lost to Development Since 2008	Acres That Would Be Lost Upon Buildout of Proposed General Plan and Focused Growth Plan
Farmland of Statewide Importance	275	1%	<u>0</u>	<u>67</u>
Prime Farmland	2,252	11%	<u>82</u>	<u>750</u>
Farmland of Local Importance	335	2%	<u>83</u>	<u>68</u>
Unique Farmland	89	0%	<u>1</u>	<u>22</u>
Grazing Land	1,977	10%	<u>337</u>	<u>267</u>
Total	4,928	24%	<u>503</u>	<u>1,174</u>

Source: California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2008.

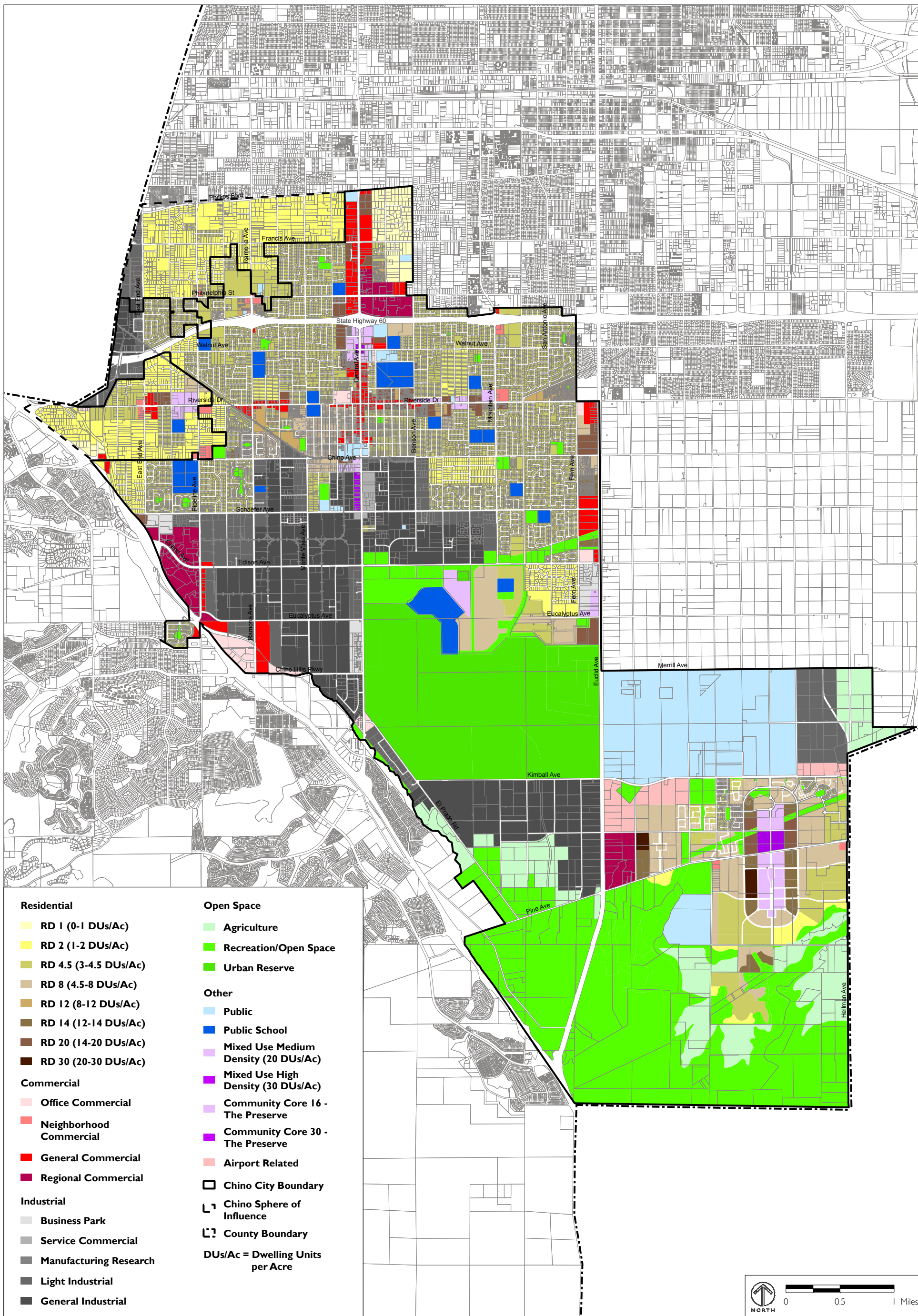
The second paragraph on page 4.2-13 is revised as follows:

There is one remaining active Williamson Act contract covering two parcels that is not located inside the boundary of The Preserve Specific Plan, but within the boundaries of the East Chino Specific Plan. These parcels are located north of Eucalyptus Avenue and west of Fern Avenue, as shown in Figure 4.2-2. These parcels are both designated for residential use in both the Proposed General Plan and the Focused Growth Plan. This is a conflict with the active Williamson Act contract and is *potentially significant*.



Note: General Plan land use designations in Specific Plan areas have been aggregated into General Plan categories for clarity on this map.

FIGURE 3-4
PROPOSED GENERAL PLAN LAND USE MAP



Note: General Plan land use designations in Specific Plan areas have been aggregated into General Plan categories for clarity on this map.

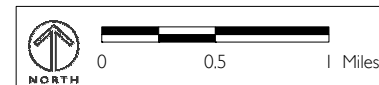


FIGURE 3-5
FOCUSED GROWTH MAP

The first paragraph under heading a. Least Bell's Vireo on page 4.4-28 is revised as follows:

Currently, all areas within the 100-year floodplain below the 566-foot elevation line where areas of riparian trees and shrubs occur or may become established as a result of natural floodplain processes are designated as least Bell's vireo and southwestern willow flycatcher critical habitat by the USFWS. Areas within The Preserve ~~Specific Master~~ Plan area have also been identified as least Bell's vireo and southwestern willow flycatcher critical habitat. The Preserve Master Plan EIR states that areas that support potential habitat are designated as open space and do not allow urban development. Therefore, no significant impacts are expected in The Preserve. According to CNDDDB 2009 data, a small area to the east of The Preserve area has also been identified as having one or more least Bell's vireos. This area is currently occupied by vacant and open space land uses and is designated under both the Proposed General Plan and the Focused Growth Plan as Recreation/Open Space. Therefore, this land is not proposed for urban development and neither project alternative would result in impacts to least Bell's vireo in this area.

The text on page 4.7-5, starting with the first full sentence, is revised as follows:

The California Department of Forestry and Fire Protection (CAL FIRE) has created maps showing fire hazard severity zones in State Responsibility Areas and in Local Responsibility Areas. ~~Figure 4.7-1 shows the wildland-urban interface threat to the community.~~ There are no Very High Fire Hazard Severity zones within Local Responsibility Areas or State Responsibility Areas in the City. Figure 4.7-1 shows the Wildland Urban Interface developed by CAL FIRE in 2003. The map shows the relative threat to people from wild-fire due to factors such as slope, wind, vegetation type and population density. Even though Chino is not located in a Very High Fire Hazard Severity Zone ~~fire hazard zone~~, conditions of approval for new development include a number of actions to reduce fire danger to new structures and the community in general. Furthermore, a Weed Abatement program is enforced. In addition, the Chino Valley Fire District has contracted labor and CAL FIRE

crews for fire hazard abatement programs and projects. Finally, a Fire Safe Plan and Hazard Mitigation Plan were developed to reduce fuel loading.

The first paragraph(s) on page 4.8-6 under f. Chino Creek Integrated Plan and g. Optimum Basin Management Program, are revised as follows:

f. Chino Creek Integrated Plan

The Chino Creek Integrated Plan, ~~finalized~~ updated in September 2006, was undertaken by the Inland Empire Utilities Agency (IEUA) under a grant from the SWRCB. The Plan identifies the highest priority improvement opportunities to preserve and enhance the Prado Basin. The Prado Basin is a unique asset to this region, which provides flood control, regional open space and endangered species recovery sites. It also hosts water quality enhancement programs and recreational and cultural facilities. The Plan identifies the key problem areas in the lower Chino Creek watershed and recommends projects and measures that will result in improved water quality, flood control, habitat restoration, recreation, water conservation and public education.

g. Optimum Basin Management Program

The Optimum Basin Management Program (OBMP), prepared for the Chino Basin Watermaster, describes the current physical state of the Chino Groundwater Basin, sets goals, and contains a management plan. The goals of the OBMP are to enhance the Basin's water supplies through the enhanced recharge of stormwater runoff, increase the recharge of recycled water, develop new sources of supplemental water, use recycled water for non-potable uses making more native groundwater available for higher-priority beneficial uses, treat and use contaminated groundwater, and to reduce groundwater outflow. Other goals are to protect and enhance water quality, and to enhance management of the Basin.

The first paragraph on page 4.8-11 under 2. Existing Water Quality is revised as follows:

This section addresses water quality. Local water resources include surface water from streams and creeks fed by the nearby mountains that serve to

partially replenish the local groundwater basin via a system of recharge basins, recycled water, treated groundwater, and groundwater extracted from the Chino Basin. Approximately 16,291 acre-feet of potable water was produced and distributed in the City of Chino to residences and businesses in Fiscal Year 2008-09. Of the total amount of potable water, 83 percent was treated groundwater, while 17 percent came from the Agua de Lejos Water Treatment Plant.

The second paragraph on page 4.8-14 under ii. Nitrates is revised as follows:

The average nitrate concentration in groundwater produced by City wells ranges from approximately 24 mg/L to 75 mg/L. Much of the groundwater underlying or around The Preserve is currently degraded by high nitrate concentrations. Nitrate concentrations in this area range from 3 mg/L to 407 mg/L. Much like other water agencies, the City blends and/or treats groundwater produced by City wells to meet regulatory standards.

The first paragraph on page 4.8-16 is revised as follows:

...Lake Silverwood has ranged from 112 mg/L to 375 mg/L. In 2008, 2005, the City reported the following water quality concentrations for imported water from the WFA:

The last paragraph on page 4.9-1 is revised as follows:

The City of Chino currently has eight active specific and master plans: ~~Six of these~~, the Majestic Spectrum Specific Plan, the Central Avenue Master Plan, the Downtown Civic Center Master Plan, the East Chino Specific Plan, the Eucalyptus Business Park Specific Plan, ~~and the Subarea 1 Master Plan, would cease to be in effect upon adoption of the Proposed General Plan.~~ The other two, The Preserve Specific Plan, and the College Park Specific Plan, All of these would remain in effect with adoption of the Proposed General Plan, with the exception of the Subarea 1 Master Plan. The Central Avenue and Downtown Civic Center Master Plan sections of the current General Plan would continue to be incorporated by reference into the General Plan.

Each specific plan contains specific land use designations, policies and regulations to implement the development strategy for each area.

The text on page 4.9-2 is amended as follows:

The San Bernardino County General Plan was updated in 2007 ~~per a settlement agreement with the California Attorney General designed to reduce greenhouse gas emissions associated with the plan.~~ The San Bernardino County General Plan designates land uses and contains policies that regulate land uses in Chino's SOI, outside of the City limit. The following land use designations are within the Chino SOI, as shown in Figure 4.9-1:

- ◆ RS: Single Residential with maximum density of 4 units per acre
- ◆ RS-1: Single Residential with minimum lot size of 1 acre
- ◆ RS-1AA: RS-1 with Additional Agriculture Overlay where small-scale agricultural uses are appropriate
- ◆ RS-20M: Single Residential with a minimum lot size of 20,000 square feet.
- ◆ RS-10M: Single Residential with a minimum lot size of 10,000 square feet.
- ◆ RM: Multiple Residential
- ◆ CN: Neighborhood Commercial
- ◆ IC: Community Industrial
- ◆ IR: Regional Industrial
- ◆ IN: Institutional

The County ~~has agreed to~~ expects to update its General Plan map to be consistent with the designations for lands within the Chino SOI once the Chino General Plan is complete, it has been reviewed, public hearings and environmental work have been completed, and the County Board of Supervisors has adopted the change.

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 REVISIONS FOR THE DRAFT EIR

Table 4.9-2 on pages 4.9-12 and 4.9-13 is revised to read as follows:

TABLE 4.9-2 **LAND USE ACREAGES FOR PROPOSED GENERAL PLAN AND FOCUSED GROWTH PLAN**

Land Use Designation	Sum in Acres	
	Proposed General Plan	Focused Growth Plan
Residential		
RD 1 (1 du/ac)	170	170
RD 2 (2 du/ac)	1,516	1,516
RD 4.5 (4.5 du/ac)	2,381	2,354
Low Density Residential	452	452
RD 8 (8 du/ac)	200	218
Medium Density Residential	708	708
RD 12 (12 du/ac)	127	126
RD 14 (14 du/ac)	35	35
High Density Residential	139	139
RD 20 (20 du/ac)	189	216
RD 30 (30 du/ac)	31	31
Open Space		
Agriculture	900	900
Recreation / Open Space	3,455	3,455
Urban Reserve	1,779	1,779
Commercial		
Office Commercial	103	98
Neighborhood Commercial	49	49
General Commercial	411	343
Regional Commercial	320	320
Industrial		
Business Park	111	95
Service Commercial	53	30

Land Use Designation	Sum in Acres	
	Proposed General Plan	Focused Growth Plan
Manufacturing Research	-	-
Light Industrial	2,060	2,060
General Industrial	858	854
Other		
Public	1,310	1,311
Public Schools	341	341
Mixed-Use - Medium Density (20 du/a)	31	113
Mixed-Use - High Density (30 du/a)	28	45
Community Core 16 (mixed use)	104	104
Mixed-Use College Park	43	43
Total	18,075	18,075

Note: du/ac = dwelling units per acre.

The second bullet point on page 4.9-13 is deleted as shown:

- ~~◆ **Central Avenue.** The few remaining residential properties along Central Avenue in Downtown Chino would eventually be converted to commercial uses.~~

The final paragraph on page 4.9-14, continuing onto page 4.9-15 is deleted:

~~As previously noted, upon adoption of the Proposed General Plan, six of the existing specific and master plans in Chino would cease to be in effect. Policy guidance and land use designations for those areas would be provided by the Proposed General Plan. Where appropriate, policy guidance and land use designations have been incorporated into the Proposed General Plan from the specific and master plans. The College Park and Preserve Specific Plans~~

~~would remain as separate planning documents, incorporated by reference into the Proposed General Plan.~~

The first paragraph on page 4.9-21 is revised as follows:

...Business Park Specific Plan, the Downtown/Civic Center Master Plan, the Central Avenue Master Plan, and the Subarea 1 Master Plan. These Subarea 1 Master Plan plans would cease to be in effect following adoption of the Proposed General Plan or Focused Growth Plan, ~~so they it does not would no longer~~ need to be reviewed for consistency, while the others are planned to be phased out over time. The Preserve Specific Plan and College Park Specific Plan, as well as the East Chino Specific Plan, the Majestic Spectrum Specific Plan, the Eucalyptus Business Park Specific Plan, the Downtown/Civic Center Master Plan, the Central Avenue Master Plan would remain as active ~~spe-~~ specific plans. The master plans would continue to be incorporated by reference into the General Plan. The and all land use designations and policies from these master plans and specific plans would be included in consistent with the designations and policies in the Proposed General Plan and Focused Growth Plan. ~~The specific plans would remain to provide more detailed regulations for these two areas of the City, but would be consistent with the Proposed General Plan or Focused Growth Plan.~~

Second-to-last bullet point on page 4.11-2 is revised as follows:

- ◆ **The Chino Sphere of Influence Sub Area 1 EIR.** This EIR addresses the impacts of the implementation of the Sub Area 1 Plan, which includes new industrial development west of The Preserve and south of the California Chino Institution Institute for Men.

Page 4.12-3, Figure 4.12-1, is amended to show the existing Cal Preserve Academy, which opened in August 2009, and two additional future school sites identified in The Preserve Specific Plan. Figure 4.12-1 now shows a total of three school sites in The Preserve.

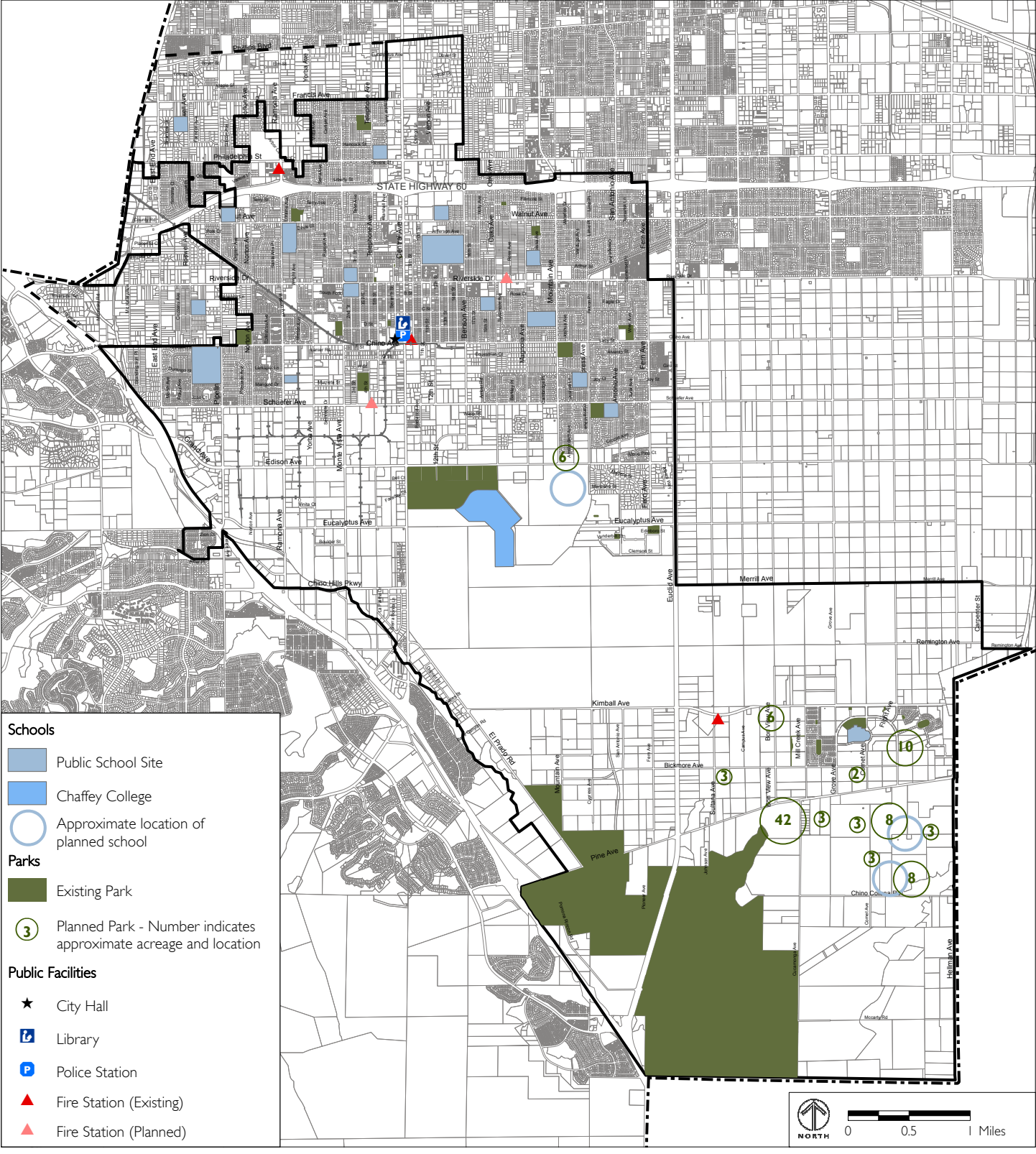


FIGURE 4.12-1
PARKS AND PUBLIC FACILITIES

Page 4.12-15, first paragraph, is amended as follows:

The demographic analysis states that the CVUSD’s student population is projected to decline by 1,491 students by 2017, with overall K-6 student population decreasing by 595 students; the 7-8th grade population decreasing by 132 students; and the 9-12th grade population decreasing by 765 students. The decline of 1,491 students is calculated from the base year 2007.

Page 4.12-15, second paragraph, second sentence, is amended as follows:

The CVUSD has a total of ~~3435~~ public schools, including ~~2023~~ elementary schools, ~~one~~two K-8 schools, five junior high schools, and five high schools. For the locations of schools serving Chino, please see Figure 4.12-1. For the 2008-2009 school year, total enrollment in the CVUSD schools was ~~32,264~~32,428 students.

Page 4.12-16, last paragraph, is amended as follows:

Using Table 14.2-2, the estimated master plan design capacity of the schools serving students from Chino is projected to be 15,713 students by 2029. With the addition of the new K-8 school in The Preserve, the capacity will increase to ~~16,701~~16,631.

Pages 4.12-17 to 4.12-18, Table 4.12-2, is amended as shown:

TABLE 4.12-2 **CVUSD SCHOOLS IN CHINO**

Schools	Existing (2009-2010) Capacity and Estimated Master Plan Design Capacity	2008-2009 Enrollment
Anna A. Borba Elementary 12970 Third Street	669 Estimated Master Plan Design Capacity : 700-850	624
Lyle S. Briggs School 11880 Roswell Avenue	1,047 Estimated Master Plan Design Capacity : 900-950	859

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Schools	Existing (2009-2010) Capacity and Estimated Master Plan Design Capacity	2008-2009 Enrollment
Howard Cattle Elementary 13590 Cypress Avenue	838 Estimated Master Plan Design Capacity : 812	869
Alicia Cortez Elementary 12750 Carissa Avenue	778 Estimated Master Plan Design Capacity : 750-800	682
Doris Dickson Elementary 3930 Pamela Drive	838 Estimated Master Plan Design Capacity : 600-650	556
El Rancho Elementary 5862 C Street	765 Estimated Master Plan Design Capacity : 600-700	568
Richard Gird Elementary 4980 Riverside Drive	798 Estimated Master Plan Design Capacity : 600-750	614
E.J. Marshall Elementary 12045 Telephone Avenue	796 Estimated Master Plan Design Capacity : 650-750	666
Newman Elementary 4150 Walnut Avenue	980 Estimated Master Plan Design Capacity : 800-850	824
Edwin Rhodes Elementary 6655 Schaefer Avenue	707 Estimated Master Plan Design Capacity : 550-700	619
Walnut Avenue Elementary 5550 Walnut Avenue	847 Estimated Master Plan Design Capacity : 800	644
Cal Aero Preserve Academy 15850 Main Street	988 Estimated Master Plan Design Capacity : 1,000-1,100	653 <u>0</u>
Magnolia Junior High 13150 Mountain Avenue	1,331 Estimated Master Plan Design Capacity : 1,100-1,200	1,010
Ramona Junior High 4575 Walnut Avenue	1,127 Estimated Master Plan Design Capacity : 1,000-1,200	960
Chino High 5472 Park Place	3,112 Estimated Master Plan Design Capacity : 2,500	2,781

Schools	Existing (2009-2010) Capacity and Estimated Master Plan Design Capacity	2008-2009 Enrollment
Don Antonio Lugo High 13400 Pipeline Avenue	3,232 <u>3,162</u> Estimated Master Plan Design Capacity : 2,500	2,245
Buena Vista Continuation High 13509 Ramona Avenue	478 Estimated Master Plan Design Capacity : 300	261

Source: Chino Valley Unified School District, 2009, *Chino Valley USD Long Range Facilities Master Plan*.

Page 4.12-19, fifth sentence of paragraph from page 4.12-18, is amended as follows:

Both projects would be accommodated by the facilities planned in the Facilities Master Plan, which will ultimately be ~~46,704~~16,631 students.

Page 4.13-9, Figure 4.13-1, is amended to show a potential alternative alignment for Hellman Avenue north of Kimball Avenue.

The third bullet point on page 4.13-11 is revised as follows:

Hellman Avenue – Hellman Avenue is a north-south roadway that extends along the south-east boundary of the City of Chino, shared with Riverside County. Hellman Avenue is classified as a four-lane Primary Arterial in the City of Chino. Hellman Avenue has two potential configurations north of Kimball Avenue. One is to curve northwest, avoiding the County agricultural properties and following the alignment of Baker Avenue. The other is to keep a straight northerly alignment and connect to Vineyard Avenue in the City of Ontario. These options will require study when development is proposed in the area in order to determine the final alignment.

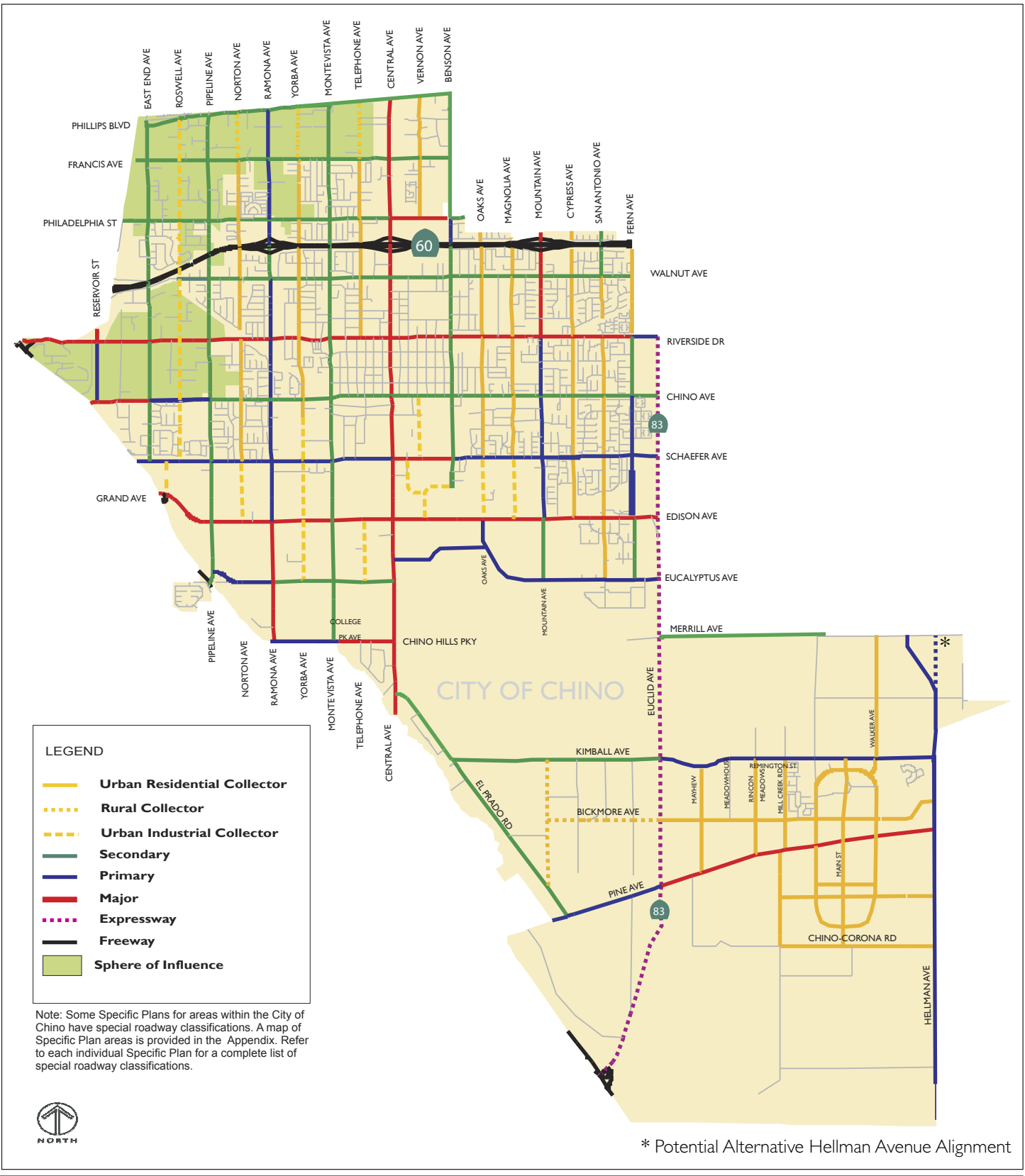


FIGURE 4.13-1
ROADWAY CLASSIFICATION MAP

Page 4.13-24, Figure 4.13-4, is amended to show Ontario cross streets at Chino/Ontario traffic signals on Merrill Avenue.

Page 4.13-30, Figure 4.13-7, is amended to show an additional Class 1 Off-Street Bicycle Facility planned for Pine Avenue to the west of Euclid Avenue.

Page 4.13-36, first full paragraph, is amended as follows:

The City of Chino has an adopted truck route map, as illustrated in Figure 4.13-9, which also illustrates the connections to truck routes in adjacent cities.

Page 4.13-39, Figure 4.13-9, is amended to show how the truck routes in Chino connect to truck routes in neighboring Ontario and Chino Hills.

Page 4.14-10, last paragraph, a period is added to the last sentence.

The use of recycled water for groundwater recharge is an integral part of the Watermaster's Optimum Basin Management Program (OBMP).Because the input to recycled water is wastewater from a large region, the supply of recycled water is only limited by processing capacity and is otherwise effectively unlimited.

The third paragraph on page 4.14-11 is revised as follows:

Various properties throughout the City, primarily dairies and other farms, have small volume groundwater wells that produce groundwater from the Chino Groundwater Basin for private on-site uses. The agricultural use of groundwater is monitored by the Watermaster. The agricultural community shares a common pool of groundwater production rights equal to 82,800 AFY. Individual farms do not generally update their well plans in a manner similar to those of public water suppliers.



SOURCE: City of Chino Traffic Signal and Interconnect Master Plan



FIGURE 4.13-4
EXISTING AND FUTURE TRAFFIC SIGNALS

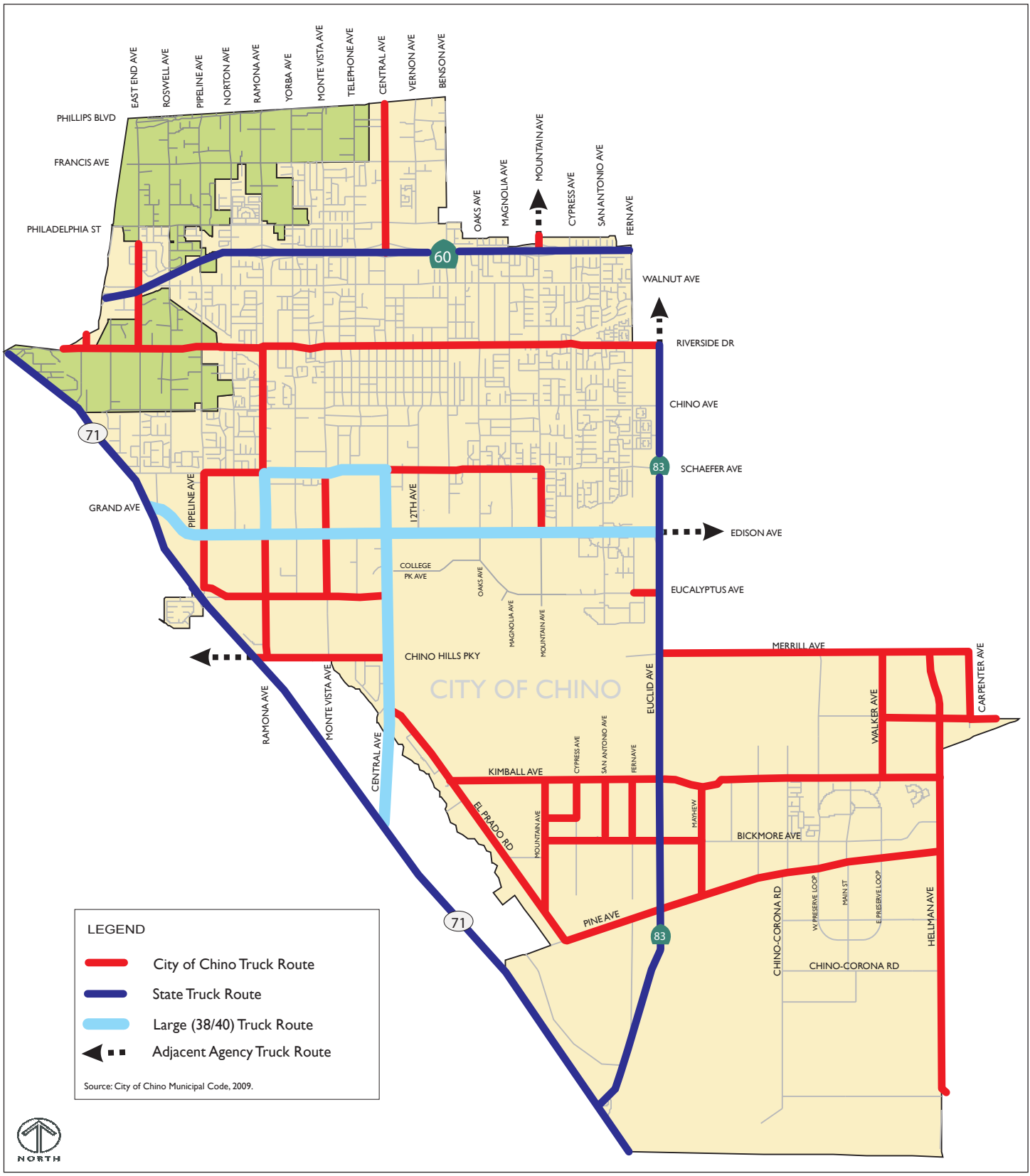


FIGURE 4.13-9
TRUCK ROUTE MAP

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In Appendix 5, pages 3-1 and 3-2 are removed from both the Existing AM and Existing PM TRAFFIX output files, as shown on the following pages.

Chino General Plan
Existing AM
AM Peak

Impact Analysis Report
Level Of Service

Intersection	Base		Future		Change in
	Del/ LOS	V/ Veh C	Del/ LOS	V/ Veh C	
# 1 Central Ave/Francis Ave	B	14.8 0.276	B	14.8 0.276	+ 0.000 D/V
# 2 Monte Vista Ave/Walnut Ave	C	23.7 0.773	C	23.7 0.773	+ 0.000 V/C
# 3 Telephone Ave/Walnut Ave	C	18.3 0.000	C	18.3 0.000	+ 0.000 D/V
# 4 Central Ave/Walnut Ave	C	30.1 0.682	C	30.1 0.682	+ 0.000 D/V
# 5 Benson Ave/Walnut Ave	B	15.8 0.295	B	15.8 0.295	+ 0.000 D/V
# 6 Oaks Ave/Walnut Ave	D	34.0 0.000	D	34.0 0.000	+ 0.000 D/V
# 7 Magnolia Ave/Walnut Ave	E	44.4 0.000	E	44.4 0.000	+ 0.000 D/V
# 8 Mountain Ave/Walnut Ave	C	33.0 0.691	C	33.0 0.691	+ 0.000 D/V
# 9 Monte Vista Ave/Riverside Dr	B	17.1 0.377	B	17.1 0.377	+ 0.000 D/V
# 10 Central Ave/Riverside Dr	C	30.5 0.590	C	30.5 0.590	+ 0.000 D/V
# 11 Benson Ave/Riverside Dr	B	13.2 0.410	B	13.2 0.410	+ 0.000 D/V
# 12 Oaks Ave/Riverside Dr	B	11.0 0.371	B	11.0 0.371	+ 0.000 D/V
# 13 Magnolia Ave/Riverside Dr	B	13.3 0.381	B	13.3 0.381	+ 0.000 D/V
# 14 Mountain Ave/Riverside Dr	C	32.7 0.606	C	32.7 0.606	+ 0.000 D/V
# 15 Monte Vista Ave/Chino Ave	B	13.8 0.537	B	13.8 0.537	+ 0.000 V/C
# 16 Central Ave/Chino Ave	C	21.3 0.484	C	21.3 0.484	+ 0.000 D/V
# 17 Benson Ave/Chino Ave	B	11.1 0.515	B	11.1 0.515	+ 0.000 V/C
# 18 Oaks Ave/ Chino Ave	B	12.1 0.589	B	12.1 0.589	+ 0.000 V/C
# 19 Magnolia Ave/ Chino Ave	B	14.1 0.601	B	14.1 0.601	+ 0.000 V/C
# 20 Roswell Ave/Schaefer Ave	C	21.6 0.414	C	21.6 0.414	+ 0.000 D/V
# 21 Central Ave/Schaefer Ave	C	27.3 0.425	C	27.3 0.425	+ 0.000 D/V
# 22 Mountain Ave/Schaefer Ave	C	22.8 0.345	C	22.8 0.345	+ 0.000 D/V
# 23 Pipeline Ave/Grand Ave	C	31.4 0.377	C	31.4 0.377	+ 0.000 D/V

Chino General Plan
Existing AM
AM Peak

Intersection	Base		Future		Change in
	Del/ LOS	V/ Veh C	Del/ LOS	V/ Veh C	
# 24 Ramona Ave/Edison Ave	C	27.8 0.331	C	27.8 0.331	+ 0.000 D/V
# 25 Monte Vista Ave/Edison Ave	B	19.5 0.255	B	19.5 0.255	+ 0.000 D/V
# 26 Central Ave/Edison Ave	C	31.3 0.629	C	31.3 0.629	+ 0.000 D/V
# 27 Euclid Ave/Edison Ave	C	24.9 0.598	C	24.9 0.598	+ 0.000 D/V
# 28 Central Ave/Chino Hills Pky	C	28.0 0.570	C	28.0 0.570	+ 0.000 D/V
# 29 Euclid Ave/Kimball Ave	B	18.2 0.346	B	18.2 0.346	+ 0.000 D/V
# 30 Euclid Ave/Pine Ave	C	27.6 0.512	C	27.6 0.512	+ 0.000 D/V

Chino General Plan
Existing PM
PM Peak

Impact Analysis Report
Level Of Service

Intersection	Base		Future		Change in
	Del/ LOS	V/ Veh C	Del/ LOS	V/ Veh C	
# 1 Central Ave/Francis Ave	B	19.7 0.511	B	19.7 0.511	+ 0.000 D/V
# 2 Monte Vista Ave/Walnut Ave	C	22.4 0.775	C	22.4 0.775	+ 0.000 V/C
# 3 Telephone Ave/Walnut Ave	D	25.5 0.000	D	25.5 0.000	+ 0.000 D/V
# 4 Central Ave/Walnut Ave	D	35.0 0.799	D	35.0 0.799	+ 0.000 D/V
# 5 Benson Ave/Walnut Ave	B	16.8 0.441	B	16.8 0.441	+ 0.000 D/V
# 6 Oaks Ave/Walnut Ave	C	24.9 0.000	C	24.9 0.000	+ 0.000 D/V
# 7 Magnolia Ave/Walnut Ave	D	26.4 0.000	D	26.4 0.000	+ 0.000 D/V
# 8 Mountain Ave/Walnut Ave	C	32.5 0.698	C	32.5 0.698	+ 0.000 D/V
# 9 Monte Vista Ave/Riverside Dr	B	16.1 0.424	B	16.1 0.424	+ 0.000 D/V
# 10 Central Ave/Riverside Dr	C	32.7 0.653	C	32.7 0.653	+ 0.000 D/V
# 11 Benson Ave/Riverside Dr	B	14.1 0.300	B	14.1 0.300	+ 0.000 D/V
# 12 Oaks Ave/Riverside Dr	A	9.4 0.328	A	9.4 0.328	+ 0.000 D/V
# 13 Magnolia Ave/Riverside Dr	A	8.7 0.320	A	8.7 0.320	+ 0.000 D/V
# 14 Mountain Ave/Riverside Dr	C	32.4 0.611	C	32.4 0.611	+ 0.000 D/V
# 15 Monte Vista Ave/Chino Ave	B	11.9 0.508	B	11.9 0.508	+ 0.000 V/C
# 16 Central Ave/Chino Ave	B	19.4 0.504	B	19.4 0.504	+ 0.000 D/V
# 17 Benson Ave/Chino Ave	A	9.9 0.402	A	9.9 0.402	+ 0.000 V/C
# 18 Oaks Ave/ Chino Ave	B	11.0 0.503	B	11.0 0.503	+ 0.000 V/C
# 19 Magnolia Ave/ Chino Ave	B	11.4 0.519	B	11.4 0.519	+ 0.000 V/C
# 20 Roswell Ave/Schaefer Ave	C	22.7 0.432	C	22.7 0.432	+ 0.000 D/V
# 21 Central Ave/Schaefer Ave	C	29.9 0.510	C	29.9 0.510	+ 0.000 D/V
# 22 Mountain Ave/Schaefer Ave	C	22.3 0.342	C	22.3 0.342	+ 0.000 D/V
# 23 Pipeline Ave/Grand Ave	D	35.2 0.632	D	35.2 0.632	+ 0.000 D/V

Chino General Plan
Existing PM
PM Peak

Intersection	Base		Future		Change in
	Del/ LOS	V/ Veh C	Del/ LOS	V/ Veh C	
# 24 Ramona Ave/Edison Ave	C	25.4 0.479	C	25.4 0.479	+ 0.000 D/V
# 25 Monte Vista Ave/Edison Ave	B	16.7 0.315	B	16.7 0.315	+ 0.000 D/V
# 26 Central Ave/Edison Ave	D	39.1 0.879	D	39.1 0.879	+ 0.000 D/V
# 27 Euclid Ave/Edison Ave	C	22.8 0.510	C	22.8 0.510	+ 0.000 D/V
# 28 Central Ave/Chino Hills Pky	C	27.5 0.496	C	27.5 0.496	+ 0.000 D/V
# 29 Euclid Ave/Kimball Ave	B	19.2 0.353	B	19.2 0.353	+ 0.000 D/V
# 30 Euclid Ave/Pine Ave	C	24.5 0.465	C	24.5 0.465	+ 0.000 D/V

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4 LIST OF COMMENTORS

A. Written Comments

Written comments were received from the following:

State and Regional Agencies

1. Greg Holmes, Unit Chief, Brownfields and Environmental Restoration Program, Department of Toxic Substances Control. February 25, 2010.
2. Dan Otis, Program Manager, Department of Conservation, Division of Land Resource Protection. March 4, 2010.
3. Jacob Lieb, Manager, Environmental and Assessment Services, Southern California Association of Governments. March 8, 2010.

City and County Agencies, Municipal Providers, and Local Districts

4. Naresh P. Varma, Chief, Environmental Management Division, County of San Bernardino Department of Public Works. March 4, 2010.
5. Christine Kelly, Community Development Director, City of Chino Hills. March 8, 2010.
6. Iris Chu, Director of Planning, Chino Valley Unified School District. February 9, 2010.
7. Christney K. Barilla, Senior Planner, Advance Planning, County of San Bernardino Land Use Services Department. March 10, 2010.
8. Jerry L. Blum, Planning Director, City of Ontario. March 10, 2010.
9. Samuel Martinez, Senior LAFCO Analyst, Local Agency Formation Commission. March 10, 2010.
10. Mike N. Williams, Director of Airports, County of San Bernardino Department of Airports. March 10, 2010.

Members of the Public

11. Chino resident. February 4, 2010.

CITY OF CHINO
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LIST OF COMMENTORS

5 COMMENT AND RESPONSES

This chapter includes a reproduction of, and response to, each letter received during the public review period. Each letter is reproduced in its entirety, and is immediately followed by responses to the comments in it. Letters follow the same order as listed in Chapter 4 of this Final EIR and are categorized by:

- ◆ State and regional agencies
- ◆ City and county agencies, municipal providers, and local districts
- ◆ Members of the public

Each comment and response is labeled with a reference number in the margin. Where the same comment has been made more than once, a response may direct the reader to another numbered comment and response. Where a response required revisions to the Draft EIR, these revisions are shown in Chapter 3 of this Final EIR document.

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STATE AND REGIONAL AGENCIES

CITY OF CHINO
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COMMENTS AND RESPONSES



Department of Toxic Substances Control

Maziar Movassaghi, Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor



Linda S. Adams
Secretary for
Environmental Protection

February 25, 2010

COMMUNITY DEVELOPMENT
RECEIVED

MAR 01 2010

Mr. Nicholas Liguori
Principal Planner
Community Development Department
City of Chino
P.O. Box 667
Chino, California 91708-0667

NOTICE OF AVAILABILITY OF A PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF CHINO GENERAL PLAN UPDATE AND FOCUSED GROWTH PLAN
PROJECT (SCH# 2008091064), SAN BERNARDINO COUNTY

Dear Mr. Liguori:

The Department of Toxic Substances Control (DTSC) has received your submitted draft Program Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The Proposed General Plan is a complete revision of the existing General Plan, which has not been updated comprehensively since 1981. The Proposed General Plan is the principal policy document for guiding future conservation and development in the City of Chino. The Proposed General Plan not only provides concepts for long-term planning through 2025, it also provides overall direction for day to day actions of the City, its elected officials, and staff. The Proposed General Plan includes regulations in the form of goals, objectives, policies, and actions that are designed to implement the community's vision for the future of Chino. The Proposed General Plan and focused Growth Plan are self mitigating with regard to environmental impacts. Chino is located in the west end of San Bernardino County, within the Chino Valley. Chino is located in the Inland Empire, at the intersection of San Bernardino, Riverside, Los Angeles, and Orange Counties. Chino is constrained for the most part by neighboring municipalities: Ontario to the east, Montclair and Pomona to the north, Chino Hills to the west, and Riverside County to the south. Therefore, the Planning Area consists only of land within the City limits and Sphere of Influence (SOI). The General Plan update process began in 2006 and will continue through 2010. The Proposed General Plan would allow some mixed-use development in the SOI where current commercial development exists". DTSC has following comments:

1-1

Mr. Nicholas Liguori
February 25, 2010
Page 2 of 4

- 1) The EIR should identify the current or historic uses in the project area that may have resulted in a release of hazardous wastes/substances, and any known or potentially contaminated sites within the proposed Project Area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the pertinent regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - EnviroStor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No.11 below for more information.
- 3) All environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any

1-2

1-3

Mr. Nicholas Liguori
February 25, 2010
Page 3 of 4

- investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.
- 4) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.
 - 5) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
 - 6) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
 - 7) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. If it is found necessary, a study of the site and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
 - 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

1-3
(cont.)

Mr. Nicholas Liguori
February 25, 2010
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- 9) If during construction/demolition of the Project Area, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented.
- 10) If a site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 11) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties under CERCLA, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

1-3
(cont.)

1-4

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov or by phone at (714) 484-5491.

1-5

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program
Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
ADelacr1@dtsc.ca.gov

CEQA# 2804

Letter 1: Greg Holmes, Unit Chief, Brownfields and Environmental Restoration Program, Department of Toxic Substances Control. February 25, 2010.

- 1-1: This comment states that the Department of Toxic Substances Control (DTSC) received the DEIR. The DTSC restated the Project Description from the DEIR. No additional response is required.
- 1-2: This comment states that the DEIR should identify current and historic uses in the project area that may have resulted in release of hazardous wastes or substances. The DTSC also comments that the EIR should evaluate whether conditions at the sites may pose threats to human health or the environment. Chapter 4.7, Hazards and Hazardous Materials of the DEIR, includes the results of a search for federal Superfund sites, State response sites, school cleanup sites, permitted sites and corrective action sites in Chino. This program-level DEIR does not evaluate whether conditions at the sites identified in Chapter 4.7 may pose threats to human health or the environment. However, it does identify policies in the General Plan that would protect the community from hazardous materials and waste. Further project-level environmental review would be conducted at the time of project planning. No additional research or response is required.
- 1-3: This comment specifies project-level environmental review procedures for new development that would be allowed by the Proposed General Plan and Focused Growth Plan. This program-level DEIR does not evaluate whether conditions at the sites identified in Chapter 4.7 may pose threats to human health or the environment. Further project-level environmental review would be conducted at the time of project planning, as required by Policy P2 in Objective SAF-4.1 of the Proposed General Plan and Focused Growth Plan.
- 1-4: This comment states that DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement for gov-

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ernment agencies that are not responsible parties under CERCLA, or a Voluntary Cleanup Agreement for private parties. Since this is not a comment on the adequacy of the DEIR, no additional response is required.

- 1-5: This comment states that if there are any questions regarding the comment letter, Mr. Rafiq Ahmed, Project Manager, should be contacted. Since this is not a comment on the adequacy of the DEIR, no additional response is required.



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

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March 4, 2010

VIA EMAIL: nliguori@cityofchino.org

Mr. Nicholas S. Liguori, AICP
City of Chino
PO Box 667
Chino, CA 91708

Subject: Draft EIR- City of Chino General Plan Update - SCH# 2008091064

Dear Mr. Liguori:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Draft EIR (DEIR) for the City of Chino General Plan Update. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

2-1

Project Description:

The proposed General Plan Update and the Focused Growth General Plan would result in the re-designation of two parcels that are currently in an active WA contract, and which are not found within The Preserve Specific Plan Area previously addressed in a separate EIR. Implementation of both the Proposed General Plan and the Focused Growth Plan would result in the re-designation of agricultural areas, specifically 94 acres of Williamson Act contracted land into urban uses. The agricultural resources that could be lost include farmland that is classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

2-2

As part of The Preserve Specific Plan, the cancellation and non-renewal of Williamson Act contracts in the plan area are being accelerated where land has been designated for urban uses. A few properties in the City of Chino remain under Williamson Act contracts administered by the City. A total of 187 acres of land are in active contracts, meaning that their owners currently expect to continue agricultural uses of the properties for at least the next ten years, and 294 acres are currently in a status of non-renewal. To date, a total of 2,838 acres in the City have already been terminated.

2-3

Division Comments:

The DEIR mentioned that many agricultural properties, including land under Williamson Act contracts, have already been converted to urban uses, but were considered Significant and Unavoidable in previous EIR's, and that therefore the issue of agricultural land conversion was already addressed. It failed to mention whether those land use conversions had been mitigated for at the time. The DEIR Agriculture Resources section also lists the amount of land being

2-4

2-5

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saved for agriculture, but doesn't specify how much land will be re-designated for urban uses. The Division suggests that this information be more clearly stated in the beginning of the Agriculture Resources section, (i.e., in Table 4.2-3) as acreage specifically being planned for development under the General Plan Update. Another place this could be addressed is in Section D1 - Conversion of Farmland.

2-5
(cont.)

Mitigation Measures

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of permanent agricultural conservation easements on land of at least equal quality and size as partial compensation for the direct loss of agricultural land. If growth inducing or cumulative agricultural impacts are involved, the Department recommends that this ratio of conservation easements to lost agricultural land be increased. Mitigation for the loss of Prime Farmland is suggested at a 2:1 ratio due to its importance to the State of California.

2-6

Conservation easements can protect a portion of those remaining land resources and lessen project impacts in accordance with California Environmental Quality Act (CEQA) Guideline §15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands should be conducted regionally or statewide, and need not be limited to lands within the project's surrounding area. Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered such as setbacks, berms, greenbelts, and open space areas to separate farmland from incompatible urban uses.

2-7

Termination of Williamson Act Contracts

Government Code §51243.5 specifies when a city can exercise its option not to continue a Williamson Act contract, and only if certain conditions are met. The contracted land must be within one mile of a City boundary for a contract which was executed prior to January 1, 1991 (originally created between the County and the landowner). If, however, the contract was created between the City and a landowner, the City must follow the cancellation procedures outlined in Government Code §51282 through 51285.

2-8

This General Plan Update includes the cancellation of Williamson Act contracts. To approve a tentative contract cancellation, the City must make specific findings that are supported by substantial evidence (GC§51282), and the landowner must pay a cancellation fee equal to 12.5 percent of the unrestricted, current fair market valuation of the property. Once the final cancellation is recorded, the contract is terminated immediately. When cancellation is proposed,

2-9

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the Department recommends that a discussion of the required findings be included in the Draft EIR.

**2-9
(CONT.)**

Government Code §51284.1 requires a separate notice for a petition of cancellation of a contract to be sent to the Director of the Department of Conservation as soon as the cancellation application is deemed complete, but not less than 30 (thirty) days prior to the scheduled action by the Council. The Council must consider any comments from the Department when making its findings. The petition of cancellation must be mailed to:

2-10

Bridgett Luther, Director
Department of Conservation
C/o Division of Land Resource Protection
801 K Street MS 18-01
Sacramento, CA 95814-3528

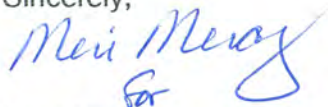
The Williamson Act contract will remain in effect if the contract is not terminated correctly; therefore, any development could be considered a breach of the contract, and potentially a material breach.

2-11

Thank you for giving us the opportunity to comment on this Draft EIR for the City of Chino General Plan Update. As noted above, the County is required to send a petition of cancellation of a contract to the Department of Conservation. Please provide this Department with the date of any hearings for this particular action, and any staff reports pertaining to it. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Meri Meraz, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814, or by phone at (916) 445-9411.

2-12

Sincerely,



Dan Otis
Program Manager
Williamson Act Program

cc: State Clearinghouse

Letter 2: Dan Otis, Program Manager, Williamson Act Program, Department of Conservation, Division of Land Resource Protection. March 4, 2010.

- 2-1: This comment is an introduction to the letter, and no response is necessary.
- 2-2: This comment is a summary of the DEIR regarding the conversion of Williamson Act properties and lands specified as Prime Farmland, Unique Farmland and Farmland of Statewide importance by the California Department of Conservation (CDC).

Regarding the conversion of Williamson Act properties, the comment states that the Proposed General Plan and Focused Growth Plan would result in the “re-designation” of two parcels that are currently in an active Williamson Act contract, and the “re-designation” of 94 acres of Williamson Act contracted land into urban uses. This summary of the project description is not entirely correct.

The Proposed General Plan and Focused Growth Plan do not re-designate any land that was previously designated for agriculture uses into urban uses. Rather, both plans allow the continuation of urban land use designations on 94 acres of Williamson-Act-contracted land that are designated for urban uses in the existing General Plan and the Preserve Specific Plan. The areas within the Preserve Specific Plan have been addressed in the Preserve Specific Plan EIR, and the areas outside the Preserve are identified in the DEIR as a conflict with active Williamson Act contracts and pose a potentially significant impact. Furthermore, as specified in the DEIR, Williamson Act contracts within the City, with the exception of areas in the Preserve, will be continued and supported by the City for as long as possible. The designation of urban uses on these properties allows for urban uses only in the event that the contract is terminated. Since a potentially signifi-

cant impact is already called out and analyzed in the DEIR, no further analysis is required.

- 2-3: This comment summarizes the project description. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 2-4: This comment states that mitigation measures for the conversion of agricultural land associated with previous EIRs have not been referenced in the DEIR. The findings of other EIRs have been included in the DEIR in order to disclose areas where conversion of agricultural land under the Proposed General Plan and Focused Growth Plan has already been analyzed by CEQA. As stated in the DEIR, the Preserve Specific Plan EIR, Edgewater Communities EIR, Chino Sphere of Influence Sub Area 1 EIR, Chino South Industrial Park EIR, and College Park Specific Plan EIR have found that the conversion of agricultural land would be an unavoidable significant impact of the project. As defined by CEQA, an unavoidable significant impact signifies an impact that cannot be mitigated sufficiently. Therefore, the mitigation measures included in these EIRs do not need to be disclosed in this EIR.
- 2-5: The comment suggests that the amount of agricultural land being “re-designated” for urban uses be specified in the DEIR. As stated in response to Comment 2-2, the Proposed General Plan and Focused Growth Plan do not designate any land for urban uses that was designated for agricultural uses in a prior plan, and so there is no re-designation of agricultural land. However, there would be the continuation of land use designations for urban uses on existing agricultural lands, which would result in the conversion of existing farmland.

In response to this comment, Table 4.2-2 in the DEIR has been updated to include acres of important farmland classifications that would be lost to development allowed in the Proposed General Plan and Fo-

cused Growth Plan. The revised table is included in Chapter 3 of this document.

- 2-6: The comment states the CDC recommendation to mitigate the loss of agricultural land by purchasing or creating agricultural easements at a ratio of two to one. As stated above in the response to Comment 2-4, the conversion of existing farmland as shown in the Proposed General Plan and Focused Growth Plan has been analyzed in previous EIRs, and was determined to be an unavoidable significant impact. Therefore, the City cannot require additional mitigation for the conversion of farmland in these areas. However, the City will take the CDC recommendation for mitigation into consideration when evaluating the conversion of farmland in areas not currently proposed for urban uses in the Proposed General Plan or Focused Growth Plan, if these areas are proposed for development in the future.
- 2-7: The comment specifies methods for providing mitigation for the conversion of agricultural land through conservation easements. As stated in the response to Comment 2-6 above, if additional land is proposed for conversion to urban uses in the future, the City will take this comment into consideration. This comment does not address the adequacy of the DEIR, so no further response is required.
- 2-8: The comment specifies the regulations for cancelling a Williamson Act contract. This comment does not address the adequacy of the DEIR so no response is necessary.
- 2-9: The comment states that the Proposed General Plan and Focused Growth Plan include the cancellation of Williamson Act contracts. The implementation of these plans does not include cancelling additional Williamson Act contracts beyond what is described in the Preserve Specific Plan EIR. In the Preserve area, the Proposed General Plan and Focused Growth Plan would both involve completion of the Preserve Specific Plan, which includes the accelerated cancellation of

Williamson Act contracts. The impacts of the cancellation of these contracts have been adequately addressed in the Preserve Specific Plan EIR.

In the portions of the city outside the Preserve, the Proposed General Plan and Focused Growth Plan do not involve the cancellation of Williamson Act contracts. The plans do designate properties with contracts for urban uses, but these uses would only be allowed upon eventual termination of the contract. As stated in the DEIR, the plans seek to maintain these active contracts as long as possible, and to support agricultural uses within the city. However, there are active Williamson Act contracts that are surrounded by urban development, and economic conditions will likely continue to make agricultural operations on these parcels less favorable before the 2030 horizon of the Proposed General Plan and Focused Growth Plan. Therefore, the plans allow the eventual conversion of these properties to urban uses in the event that the contracts are terminated and agricultural operations are no longer viable.

- 2-10: The comment further specifies the process for cancelling a Williamson Act contract. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 2-11: The comment clarifies the implications of an incorrectly-terminated Williamson Act contract. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 2-12: The comment concludes the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.



March 8, 2010

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RE: SCAG Comments on the Draft Environmental Impact Report for the City of Chino
General Plan Update- SCAG No. I20100033

Dear Mr Liguori,

Thank you for submitting the Draft Environmental Impact Report for the City of Chino
General Plan Update- SCAG No. I20100033 to the Southern California Association of
Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-
Governmental Review of Programs proposed for federal financial assistance and direct development
activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally,
pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports
of projects of regional significance for consistency with regional plans per the California Environmental
Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional
Transportation Planning Agency and as such is responsible for both preparation of the Regional
Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California
Government Code Section 65080 and 65082. As the clearinghouse for regionally significant projects
per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with
regional plans. This activity is based on SCAG's responsibilities as a regional planning organization
pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to
assist local agencies and project sponsors to take actions that contribute to the attainment of regional
goals and policies.

3-1

SCAG staff has reviewed this project and determined that the proposed project is regionally significant
per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The
proposed project is the City of Chino General Plan Update.

3-2

We have evaluated this project based on the policies of SCAG's Regional Transportation Plan (RTP)
and Compass Growth Vision (CGV) that may be applicable to your project. The RTP and CGV can be
found on the SCAG web site at: http://scag.ca.gov/igr. The attached detailed comments are meant to
provide guidance for considering the proposed project within the context of our regional goals and
policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP
to aid with demonstrating consistency with regional plans and policies. Please provide a copy of the
Final Environmental Impact Report (FEIR) for our review. If you have any questions regarding the
attached comments, please contact Christine Fernandez at (213) 236-1923. Thank you.

3-3

Sincerely,
[Signature]
Jacob Lieb, Manager
Environmental and Assessment Services

The Regional Council is comprised of 83 elected officials representing 189 cities, six counties,
six County Transportation Commissions and a Tribal Government representative within Southern California.

COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF CHINO GENERAL PLAN UPDATE- SCAG NO. I20100033

PROJECT DESCRIPTION

The proposed project is a comprehensive update to the City of Chino General Plan. The new General Plan would retain two existing Specific Plans: College Park and The Preserve, which would continue to be incorporated by reference into the General Plan. The Majestic Spectrum, Eucalyptus Business Park, and East Chino Specific Plans, as well as the Subarea 1, Central Avenue, and Downtown Civic Center Master Plan sections of the current General Plan would cease to be in effect upon adoption of the General Plan.

The second project evaluated in this EIR is similar to the Proposed General Plan, except that it would provide for more intensive development in limited areas of Chino. This project is referred to as the Focused Growth Plan. Under the terms of Chino's Measure M, the portions of the Focused Growth Plan that differ from the Proposed General Plan would require approval in a city-wide vote before the Focused Growth Plan could be implemented. This is because the more intense development foreseen in the Focused Growth Plan includes residential densities beyond those established in the City's General Plan in 1988, when Chino voters passed Measure M. Measure M requires a vote of the people for any such density increase. The changes foreseen in the Focused Growth Plan would most likely be implemented incrementally as private property-owners would undertake city-wide votes for the development allowed by the Focused Growth Plan.

3-4

The overall objectives of both the Proposed General Plan and the Focused Growth General Plan are to:

- ◆ Make Chino a healthy City by increasing residents' opportunities for physical activity, access to healthy food and access to health services.
- ◆ Guide future development to allow Chino to grow while maintaining its small town feel.
- ◆ Encourage the development of a variety of housing types.

The Focused Growth Plan also has one additional objective, which is to:

- ◆ Guide development, subject to a city-wide vote, along major corridors in Chino in order to increase walkability, support the use of public transportation, increase opportunities for economic revitalization, and provide neighborhood centers with local services and housing.

PROJECT LOCATION

Chino is located in the west end of San Bernardino County, within the Chino Valley. The City lies 37 miles east of Los Angeles and 31 miles west of San Bernardino. State Highway 71 runs diagonally along the City's southwestern border, while State Highway 60 bisects its northern portion. These highways are major regional north-south and west-east corridors, respectively. As shown in Figure 3-1, Chino is located in the Inland Empire, at the intersection of San Bernardino, Riverside, Los Angeles, and Orange Counties.

Chino covers approximately 29.5 square miles of relatively flat land, with residential, industrial, agricultural, and institutional land uses. The SOI contains another 2.5 square miles of flat land to the northwest of the incorporated City, with residential, agricultural and open space uses being the most prevalent land use. The SOI is the unincorporated land adjacent to the city's boundaries that might reasonably be expected to be within the city's boundaries in the future. Together, the City limits and SOI comprise the study area for the Proposed General Plan, Focused Growth Plan, and this EIR. Chino is constrained for the most part by neighboring municipalities: Ontario to the east, Montclair and Pomona to the north, Chino Hills to the west, and Riverside County to the south. Therefore, the Planning Area consists only of land within the City limits and SOI.

3-5

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and cities are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted San Bernardino Association of Governments (SANBAG) Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	2,182,049	2,385,761	2,582,773	2,773,938	2,957,754	3,133,797
Households	637,252	718,601	787,138	852,994	914,575	972,565
Employment	810,232	897,493	965,781	1,045,471	1,134,964	1,254,752

3-6

Adopted Unincorporated SANBAG Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	346,524	380,398	408,658	436,079	462,446	487,698
Households	104,067	118,931	131,078	142,750	153,665	163,943
Employment	96,956	103,427	108,462	114,355	120,989	128,681

Adopted City of Chino Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	81,997	87,312	93,824	100,142	106,218	112,037
Households	20,281	22,472	24,179	25,819	27,353	28,798
Employment	50,682	53,704	56,173	59,061	62,256	64,869

1. The 2008 RTP growth forecast at the regional, county and subregional level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

SCAG Staff Comments:

The Draft EIR projects much higher population, housing, and employment than the SCAG 2008 growth forecasts. According to the draft EIR, the SCAG forecast does not include the surrounding sphere of influence (SOI) and additional development that has been approved by the City of Chino. The City of Chino General Plan projections also assume complete build-out, which may also not be reflected in the SCAG forecasts.

3-7

The 2008 Regional Transportation Plan (RTP) also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

3-8

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

SCAG Staff Comments:

As stated in the draft EIR, *"the Proposed General Plan nor the Focused Growth Plan would have a significant impact on traffic relative to existing traffic or the street system."* The proposed project contains policies to *"increase walkability, support the use of public transportation, increase opportunities for economic revitalization, and provide neighborhood centers with local services and housing."* These policies would encourage alternative modes of travel including walking and bicycling. The proposed project includes the development of a city-wide bicycling master plan. This would improve mobility, accessibility, reliability, sustainability, and productivity. The project would replace an existing bridge that has been found to be both structurally and seismically deficient. Therefore, SCAG staff concludes the project is consistent with RTP G1, RTP G2, RTP G3, RTP G4, and RTP G6.

3-9

The proposed project will contribute to unavoidable, significant air quality and greenhouse gas effects associated with construction and operational emissions. Therefore SCAG staff concludes the project is partially consistent with RTP G5.

RTP G7 is not applicable.

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

3-10

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

SCAG Staff Comments:

The draft EIR for the City of Chino General Plan Update states *"The General Plan focuses on planning for neighborhoods and circulation patterns that allow residents to walk, bike and take public transportation to meet their daily needs, and to access parks and healthy food choices."* The proposed project limits the siting of new residential development adjacent to industrial uses; plans for a more pedestrian-friendly downtown area, and includes some mixed-use development.

3-11

As stated in the draft EIR, *"The implementation of both the Proposed General Plan and the Focused Growth Plan would maintain the ratio of jobs to housing within the Planning Area at approximately 2.1*

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jobs per household."

Therefore staff concludes the proposed project consistent with GV 1.1, GV P1.2, GV P1.3, and GV P1.4.

3-11
(cont.)

Principle 2: Foster livability in all communities.

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote "people scaled," walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

SCAG Staff Comments:

The City of Chino General Plan Update would accommodate new housing on infill parcels throughout the city, designate areas for limited higher-intensity housing and mixed used development, create a pedestrian-friendly downtown, as well as retain existing characteristics of single-family neighborhoods. Therefore, staff concludes that the proposed project is consistent with GV P2.1, GV P2.2, GV P2.3, and GV P2.4.

3-12

Principle 3: Enable prosperity for all people.

- GV P3.1** *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2** *Support educational opportunities that promote balanced growth.*
- GV P3.3** *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4** *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5** *Encourage civic engagement.*

SCAG Staff Comments:

The proposed General Plan Update accounts for the need for housing that will meet the needs of all income levels. The City of Chino's RHNA numbers allocates 40% of new housing units to the low income to extremely low income category. Therefore the staff concludes the proposed project is consistent with GV P3.1

GV P3.2, GV P3.4, and GV P3.5 are not applicable to this project. The project does show civic engagement efforts through the CEQA-mandated public review process. The draft EIR does not address (nor is it required to address) impacts that could disproportionately affect a race, ethnicity, or income class.

3-13

Principle 4: Promote sustainability for future generations.

- GV P4.1** *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2** *Focus development in urban centers and existing cities.*
- GV P4.3** *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4** *Utilize "green" development techniques*

SCAG Staff Comments:

The proposed project contains policies to alleviate the conversion of agricultural land to non-agricultural uses and maintain 1,098 acres of land specifically designated for agricultural uses. The proposed project also seeks to intensify development in some areas. However the proposed project would also designate urban uses for land currently designated as agricultural resulting in a significant and unavoidable impact. Therefore SCAG staff cannot determine consistency with GV P4.1 and GV P4.2.

3-14

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The proposed project “*focuses on planning for neighborhoods and circulation patterns that allow residents to walk, bike and take public transportation to meet their daily needs, and to access parks and healthy food choices.*” It would also provide new standards for alternative energy structures such as Solar and Wind energy structures and require the City of Chino to adopt a climate action plan. However, air quality and climate change impacts from construction and operation emissions would be significant and unavoidable. Therefore SCAG staff conclude the proposed project is partially consistent with GV 4.3 and GV 4.4.

3-14
(cont.)

CONCLUSION

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. Refer to the SCAG List of Mitigation Measures for additional guidance.

The list can be found at: http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

When a project is of statewide, regional, or areawide significance, transportation information generated by a required monitoring or reporting program shall be submitted to SCAG as such information becomes reasonably available, in accordance with CEQA, Public Resource Code Section 21018.7, and CEQA Guidelines Section 15097 (g).

3-15

**Letter 3: Jacob Lieb, Manager, Environmental and Assessment Services,
Southern California Association of Governments, March 8, 2010.**

- 3-1: This comment describes the Southern California Association of Governments (SCAG). Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 3-2: The comment states that the Proposed General Plan and Focused Growth Plan are regionally significant documents. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 3-3: The comment introduces the following comments. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 3-4: This comment quotes the project description in the DEIR. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 3-5: This comment quotes the project description in the DEIR. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 3-6: The comment states that the DEIR should reflect the most recent SCAG forecasts for population, housing and employment. The most recent SCAG forecasts are included in the DEIR, as shown in table 4.11-1 on page 4.11-13. No additional analysis is required.
- 3-7: The comment states the reasons that the growth projections included in the DEIR are higher than the SCAG projections. These reasons are consistent with the reasons stated in the DEIR. No further response is necessary.

- 3-8: The comment introduces the relationship between the Regional Transportation Plan (RTP) and the Proposed General Plan and Focused Growth Plan. Specific policies are discussed in the comment. Since this comment is introductory, no further response is required.
- 3-9: This comment states that all of the policies in the RTP relevant to the General Plan and Focused Growth Plan are consistent with the Proposed General Plan and Focused Growth Plan, except RTP Goal 5 and RTP Goal 7. RTP Goal 5 is only partially consistent due to the unavoidable significant air quality and greenhouse gas impacts. RTP Goal 7 is not applicable. No further response is necessary.
- 3-10: This comment summarizes SCAG's Compass Growth Visioning effort. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 3-11: The comment states that the Proposed General Plan and Focused Growth Plan are consistent with Principle 1 of the Compass Growth Visioning effort. Since the comment supports the findings of the DEIR, no additional response is necessary.
- 3-12: The comment states that the Proposed General Plan and Focused Growth Plan are consistent with Principle 2 of the Compass Growth Visioning effort. Since the comment supports the findings of the DEIR, no additional response is necessary.
- 3-13: The comment states that the Proposed General Plan and Focused Growth Plan are consistent with Principle 3 of the Compass Growth Visioning effort. Since the comment supports the findings of the DEIR, no additional response is necessary.
- 3-14: The comment states that the Proposed General Plan and Focused Growth Plan are partially consistent with Principle 4 of the Compass Growth Visioning effort. The partial inconsistency is due to the des-

ignation of existing agricultural lands for urban use and to significant and unavoidable impacts to air quality from construction and operation emissions. As stated in the DEIR, the Proposed General Plan and Focused Growth plan contain policies to preserve agricultural land to the extent possible, and to reduce air quality impacts in construction and operations. Therefore, the DEIR is as consistent with Principle 4 of the Compass Growth Visioning effort as possible.

- 3-15: The comment states that all feasible mitigation measures must be incorporated under CEQA, and that transportation information generated by a required monitoring or reporting program should be submitted to SCAG. Since this comment does not address the adequacy of the DEIR, no response is necessary.

**CITY AND COUNTY AGENCIES, MUNICIPAL PROVIDERS, AND
LOCAL DISTRICTS**

CITY OF CHINO
FINAL GENERAL PLAN EIR
COMMENTS AND RESPONSES

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION

MAR 05 2010



COUNTY OF SAN BERNARDINO

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

GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.
Director of Public Works

March 4, 2010

File: 10(ENV)-4.01

City of Chino
Community Development Department, Planning Division
Attn: Nicholas Liguori, AICP, Principal Planner
P.O. Box 667
Chino, CA 91708-0667

RE: DRAFT EIR FOR CITY OF CHINO GENERAL PLAN UPDATE (SCH #2008091064)

Dear Mr. Liguori:

Thank you for giving the San Bernardino County Flood Control District and the Department of Public Works the opportunity to comment on the above-referenced project.

4-1

Water Resources Division (Mary Lou Mermilliod, Public Works Engineer II, (909) 387-8213):

According to the most recent FEMA Flood Insurance Rate Maps, Panels 8615H, 8620H, 9335H and 9375H, dated August 28, 2008, portions of the project lie within Zone AE, A, X Shaded and X Unshaded. Our comments are as follows:

1. In general, it appears that the Draft has addressed the major concerns of the Flood Control District. However, the Flood Control District's recommendations are most often made for site specific conditions. Consequently, the recommendations made here are general in nature until such time as more detailed plans become available.
2. Prior to any activity on Flood Control District right-of-way, a permit shall be obtained from the District's Flood Control Operations Division, Permit Section. Other off-site or on-site improvements may be required which cannot be determined at this time.
3. Other Federal or State approvals may also be required. Information regarding this item can be obtained from the Flood Control District's Operations Division, Permit Section.
4. We recommend that the local jurisdictions establish adequate provisions for intercepting and conducting the accumulated drainage around or through the site in a manner which will not adversely affect adjacent or downstream properties.
5. We recommend that the most current FEMA regulations, for construction within established floodplains, be enforced by the city.

4-2

4-3

4-4

4-5

4-6

If you have any questions or require additional information, please contact the specific Division that provided the comment, as listed above.

4-7

Sincerely,

NARESH P. VARMA, P.E., Chief
Environmental Management Division

NPV:LM:mb/CEQA Comments to DEIR Chino General Plan Update.doc

cc: Linda Mawby
GMB/ARI/Reading File

GREGORY C. DEVEREAUX
County Administrative Officer

BRAD MITZELFELT
PAUL BRANE

Board of Supervisors
First District
Second District
JORDI CORZALES

NEIL BERRY
GARY C. OVITT
Public Health

Third District
Fourth District

Letter 4: Naresh Varma, P.E., Chief, Environmental Management Division, Department of Public Works, San Bernardino County, March 4, 2010.

- 4-1: The comment introduces the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 4-2: The comment states that the DEIR has addressed the major concerns of the Flood Control District. Since the comment supports the findings of the EIR, no response is necessary.
- 4-3: The comment states that permits are required prior to any activity on Flood Control District right-of-way. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 4-4: The comment states that other federal or State approvals may also be required. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 4-5: The comment recommends that the City establish adequate provisions for managing drainage around and through project sites in order to avoid adversely affecting downstream properties. As stated in the DEIR, Standard Conditions of Approval in Chino require all development projects to adequately address drainage and water quality issues. Prior to project approval, developers must submit a drainage study, grading plan and a Water Quality Management Plan to mitigate any issues related to drainage.
- 4-6: The comment recommends that the most current FEMA regulations be enforced by the City. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 4-7: The comment concludes the letter. Since this comment does not address the adequacy of the DEIR, no response is necessary.



City of Chino Hills

March 8, 2010

COMMUNITY DEVELOPMENT RECEIVED

MAR 09 2010

Nicholas Liguori
City of Chino
Community Development Department
P.O. Box 667
Chino, CA 91710-0667

Re: City of Chino General Plan Update Draft EIR State Clearinghouse No. 2008091064

Dear Mr. Liguori:

Thank you for the opportunity to review the Draft EIR for the City of Chino General Plan Update. We offer the following comments:

5-1

Wildland Fire Hazards:

Both Figure 4. 7 - 1 of the Draft EIR and Figure SAF-4 of the General Plan Safety Element contain incorrect information regarding Wildland Fire Hazards within the City of Chino Hills. The Chino Valley Independent Fire District updated its Fire Hazard Overlay Map in May of 2005. According to this revised overlay, fire hazards are identified in terms of two categories: "No Hazard" and "Fire Hazard District". Within the City of Chino Hills, the "No Hazard" area is adjacent to the City of Chino's western boundary. For your reference, the revised map is attached. Please correct the fire hazard information in your Final EIR.

5-2

Traffic:

Information contained in the Draft EIR Traffic Study appears to be incomplete, including the following items listed below. Please address the following items within your response to comments and Final EIR:

5-3

1. What Growth Rates were used in the traffic study?

5-4

2. Please explain what is meant by the term "Future Year" or "Focused Year"?

5-5

3. In Appendix 5, Page 3-1, for the AM and PM Impact Analysis Reports, there is "no change" in LOS and Delays and V/C ratios between the BASE and FUTURE years. How does this work when the traffic volumes for most of the intersections are expected to experience an increase in peak hour volumes? For Example: In Appendix 5, Page 26-1 Intersection No 23 - Pipeline and Grand:

5-6

- Existing PM Peak Volume = 3,884 (Ave. Delay = 35.2 sec/veh, LOS = D, v/c = 0.632)
Focused Growth Plan PM Peak Volume = 6,094 (Ave. Delay = 36.5 sec/veh, LOS = D, v/c = 0.819)

Nicholas Liguori
March 8, 2010
Page Two

- Proposed General Plan PM Peak Volume = 6,208
(Ave. Delay = 36.7 sec/veh, LOS = D, v/c = 0.806)

The above data do not agreed with Appendix 5, Page 3-1. For example: On Page 3-1, Intersection #23 - Pipeline and Grand for PM Peak shows:

- Base LOS =D, v/c = 0.632, Delay/veh = 35.2
- Future LOS = D, v/c = 0.632, Delay/veh = 35.2.

Please explain and /or correct the above discrepancies.

5-6
(cont.)

- On Figure TRA-7A of the Transportation Element, the lane width on the right hand side of the street cross-section indicates that the middle through lane is 10 feet while the left hand side of the sketch shows 12 feet. Does this mean that the through lane can have lane a width between 10 and 12 feet?

5-7

Transportation Element Roadway Numbers of Lanes:

On Figure TRA-8 of the Transportation Element, both Grand Avenue and Chino Hills Parkway are designated to have eight lanes at the segments that abut Chino Hills. This is consistent with the Chino Hills Circulation Element; however, for both roadways, the Chino Hills Circulation Element calls for six lanes west of SR-71. Please note this clarification within the Final EIR.

5-8

Truck Routes:

On Figure TRA-4 of the Transportation Element and on Figure 4.13-9 of the Draft EIR, the proposed Chino Truck Plan identifies Grand Avenue as a large (38/40) Truck Route. This conflicts with Chino Hill's exclusion of truck routes along Grand Avenue. Within the City of Chino Hills, portions of Grand Avenue have curves and grade not conducive to large truck traffic. Please note this condition within the Final EIR, and state that all truck traffic from Grand Avenue should be directed on to SR-71.

5-9

Thank you. Please let me know if you have any questions. We look forward to receiving your response to our comments and the noted corrections within your Final EIR.

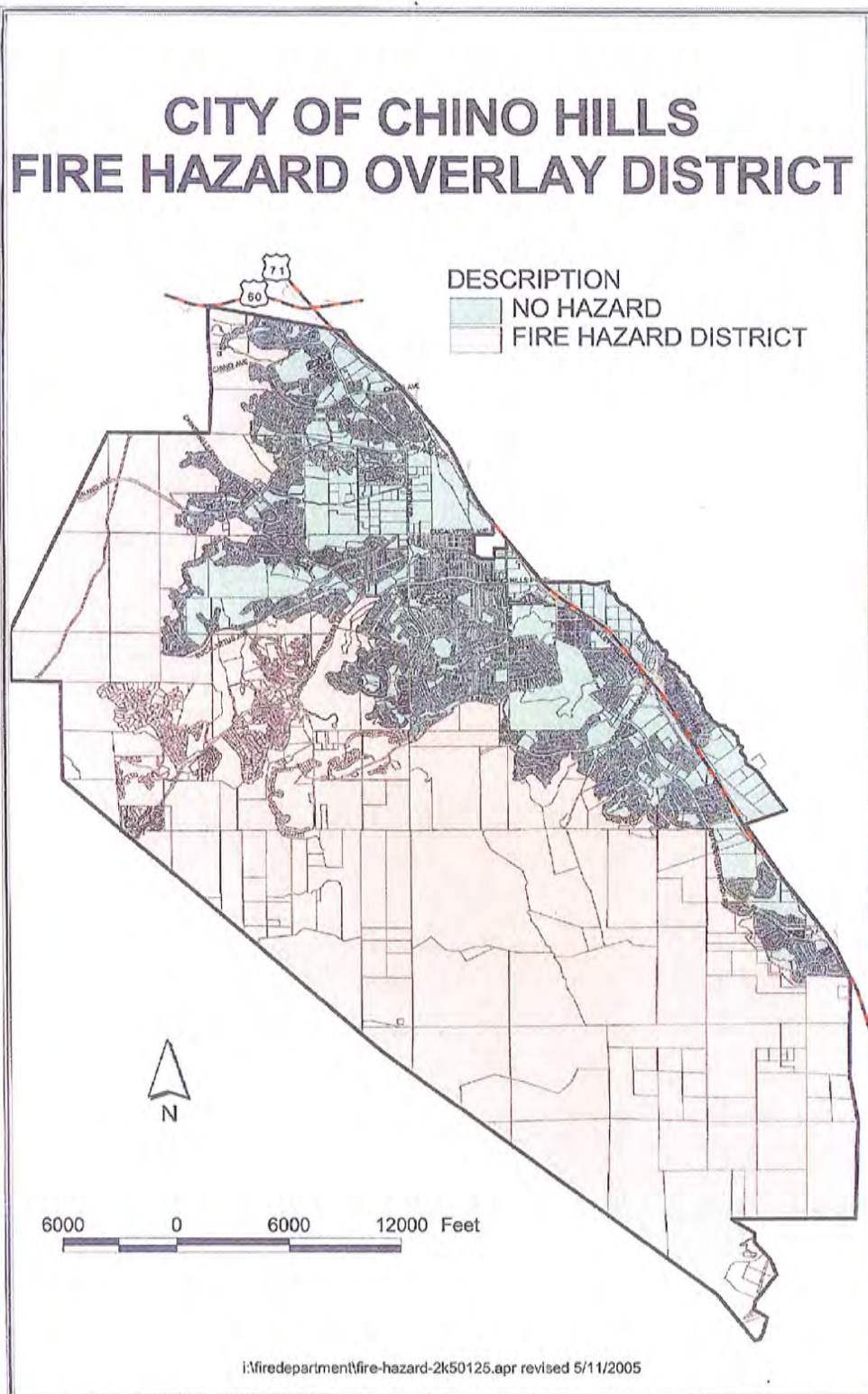
5-10

Sincerely,


Christine Kelly
Community Development Director

cc: Michael Fleager, City Manager
Steve Nix, City Engineer

Attachment: Chino Hills Fire Hazard Overlay Map



5-11

Letter 5: Christine Kelly, Community Development Director, City of Chino Hills. March 8, 2010.

- 5-1: This comment introduces the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 5-2: This comment states that the Wildland Urban Interface Threat to Community maps in the DEIR and Proposed General Plan are incorrect. As stated in the DEIR on page 4.7-5, there are no Very High Fire Hazard Severity zones within Local Responsibility Areas or State Responsibility Areas, and so no map is included in these documents to show the Fire Hazard Severity Zones. DEIR Figure 4.7-1 and General Plan Figure SAF-4 are not maps of Fire Hazard Severity Zones, but are maps of wildfire danger to people using Wildland Urban Interface data. In response to this comment, the text on page 4.7-5 has been revised to clarify the nature of the map, as included in Chapter 3 of this document.

The Wildland Urban Interface maps display the Wildland Urban Interface data developed by the California Department of Forestry and Fire Protection in 2003. These maps indicate the relative threat to people from wildfire due to factors such as slope, wind, vegetation type and population density, and are not related to Fire Hazard Severity Zones that are adopted by local jurisdictions. Therefore, DEIR Figure 4.7-1 and General Plan Figure SAF-4 do not need to be corrected.

- 5-3: This comment introduces a series of questions regarding the traffic analysis. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 5-4: This comment asks what growth rates were used in the traffic study. Straight-line growth rates were not used in the analysis. As stated on page 4.13-43 of the DEIR, a travel demand model was developed to

analyze the Proposed General Plan and Focused Growth Plan buildout conditions, and is based on socio-economic data. These Proposed General Plan and Focused Growth Plan buildout projections are described on pages 3-17 and 3-18 of the DEIR, and are summarized in Table 3-1 on page 3-23 of the DEIR. These buildout projections were split into traffic analysis zones (TAZs) in order to be included in the traffic study, based on the land use designations as shown on Figures 3-4 and 3-5 of the DEIR and the associated socio-economic data.

- 5-5: This comment requests clarification of the terms “Future Year” and “Focused Year.” “Future Year,” as shown on DEIR page 4.13-44, refers to the 2025 General Plan buildout described in Chapter 3 of the DEIR. The term “Focused Year” is not used in the document. The Project Description provides information about the Focused Growth Plan.
- 5-6: The comment requests clarification on how to read the traffic volume information in Appendix 5. The appendix contains separate TRAFFIX output files for each scenario (Existing, Proposed General Plan, and Focused Growth Plan). Each of these TRAFFIX output files has a page numbering system, meaning that each output file contains, for example, page 26-1. The page numbers are supplemented by the headings, so the reader can differentiate between, for example, Existing PM page 26-1, and Proposed General Plan PM page 26-1.

The summaries listed on page 3-1 of the TRAFFIX output files in Appendix 5 do not compare existing conditions to the Proposed General Plan or Focused Growth Plan. Rather, these pages include summaries of all the intersections analyzed in that particular TRAFFIX output file. They are not necessary for understanding the traffic study presented in the DEIR, so pages 3-1 and 3-2 have been removed from the Existing AM and Existing PM TRAFFIX output files, as shown in Chapter 3. In order to compare the PM Peak traffic conditions for one intersection (e.g. intersection number 23, Pipeline and Grand), the

reader must compare the corresponding TRAFFIX output files for PM Peak traffic conditions (e.g. all the pages that are numbered 26-1 for PM Peak traffic conditions). No additional analysis or revisions are necessary.

- 5-7: The comment identifies an inconsistency on Figure TRA-7A of the General Plan Transportation Element showing standard lane widths. The figure will be corrected in the Final General Plan to show that all lanes shown as a 'Traffic Lane' are to be 12 feet wide.
- 5-8: This comment states that Figure TRA-8 of the General Plan Transportation Element correctly shows the number of lanes on both Grand Avenue and Chino Hills Parkway as 8 lanes in Chino, but states that it should show only 6 lanes on both roads in Chino Hills. This information will be reflected in a footnote in Table TRA-5B of the Final General Plan.
- 5-9: This comment states that City of Chino Hills does not identify Grand Avenue as a truck route. It requests that the Chino Truck Route Map (Figure TRA-4 in the General Plan and Figure 4.13-9 in the DEIR) be modified to show that the Chino truck route on Grand Avenue ends at SR-71. The DEIR has been revised to include a revised Truck Route Map and to indicate that the map shows connections between Chino's truck routes and those in adjacent cities, as shown included in Chapter 3 of this document. The corresponding map in the General Plan will also be revised when a final version is created.
- 5-10: This comment provides a conclusion to the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 5-11: This comment is a figure used to illustrate Comment 5-2. Please see response to Comment 5-2.



**CHINO VALLEY
UNIFIED SCHOOL DISTRICT**

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www.chino.k12.ca.us

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February 9, 2010

Nicholas S. Liguori
City of Chino
Community Development Department
Planning Division
13220 Central Avenue
Chino, CA 91710

RE: Comments on the Draft Environmental Impact Report for the City of Chino
General Plan Update

Dear Mr. Liguori:

Chino Valley Unified School District (the District) welcomes the information you provided, and appreciates the opportunity to respond to the Notice of Availability of a Draft Environmental Impact Report (DEIR) for The City of Chino General Plan Update. 6-1

The following are the District's comments:

1. The proposed General Plan Land Use Map and Focused Growth Map (Figures 3-4 and 3-5) do not show designated public school sites in the Preserve Specific Plan area. In DEIR, Figure 4.12-1, Park and Public Facilities, shows two (2) public school sites. However, in the Preserve Specific Plan, three (3) school sites were proposed and approved by the City in the past. (Exhibit "A") The maps in the General Plan Update and DEIR shall include three (3) school sites in the Preserve Area. 6-2
2. Stated in the 2004 "Master Mitigation and Reimbursement Agreement between Chino Valley Unified School District and Chino Development Corporation", page 13 of 49, Section 4.4 High School Mitigation" (Exhibit "B"), that "Developer will cooperate with District to identify a high school site..." If the current General Plan does not show a high school site in the Preserve Area, to the extent feasible, the General Plan Update shall acknowledge that the provision of a high school site in the Preserve or its adjacent area is needed at the built-out of the Preserve Area. 6-3
3. Page PFS-10 of the Draft General Plan, and page 4.12-15 of DEIR - Total number of elementary, k-8, junior high, and high schools in CVUSD is 35, which includes 23 elementary schools (three of which were closed starting September, 2009; 2 k-8 schools, 5 junior high schools, and 5 high schools 6-4



**CHINO VALLEY
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including Buena Vista Continuation High School. Of the 35 schools, 17 are located in City of Chino. The referenced pages contain inaccurate numbers.

6-4
(cont.)

4. Page 4.12-15 in DEIR, section c. Long Range Facilities Master Plan (LRFMP) - Noted decline of student population of 1,491 by 2017 should be referenced to the base year of 2007. (Exhibit "C")

6-5

5. Page PFS-11 of the Draft General Plan, and page 4.12-17 of DEIR - A couple of numbers in the Table are incorrect. The 2008/2009 enrollment of Cal Aero Preserve Academy is zero. The Academy starts its first school year in August of 2009. Don Antonio Lugo High School's existing capacity should be 3,162. Numbers at the bottom paragraph of Page 4.12-16 and top paragraph of Page 4.12-19 should be adjusted accordingly.

6-6

6. Page 4.12-16 of DEIR - The final total enrollment of the District as per data posted in CDE website - <http://dq.cde.ca.gov/dataquest/> is 32,428 for the 2008/2009 school year.

6-7

We look forward to working with City of Chino to ensure that the General Plan Update addresses issues related to the school facilities in the District. Please do not hesitate to call if you have any questions.

6-8

Sincerely,

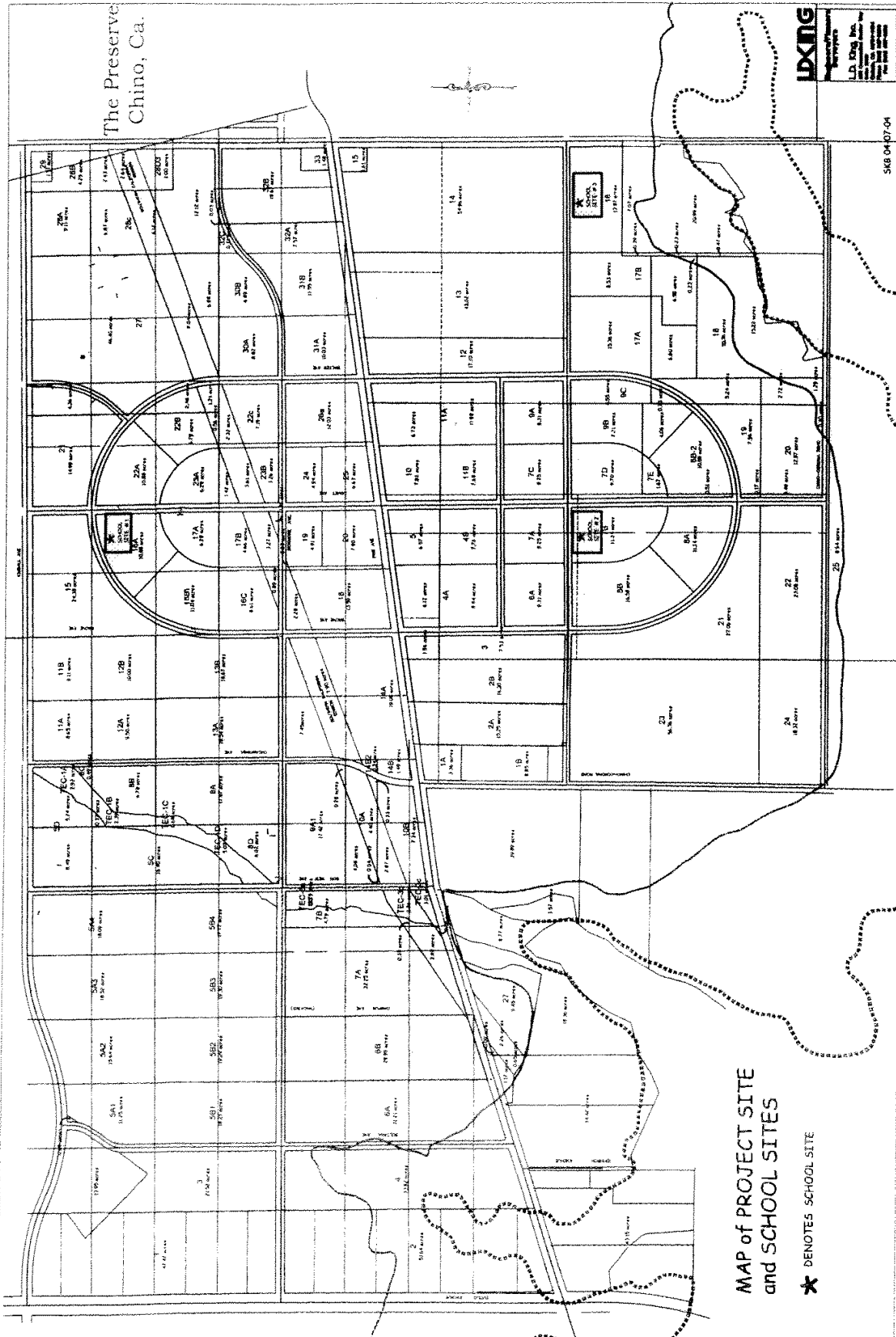
Iris Chu
Director of Planning

Attachment:

- Exhibit "A" The Preserve Area Map by LDKING 2004
- Exhibit "B" Excerpt copy from the 2004 "Master Mitigation and Reimbursement Agreement between Chino Valley Unified School District and Chino Development Corporation"
- Exhibit "C" Enrollment Projection in the 2007/2008 Report by DDP.

EXHIBIT "A"

The Preserve
Chino, Ca.



MAP of PROJECT SITE
and SCHOOL SITES

★ DENOTES SCHOOL SITE

**"THE PRESERVE AT CHINO[®]"
ELEMENTARY AND HIGH SCHOOL
MASTER MITIGATION
AND
REIMBURSEMENT AGREEMENT**

Between

CHINO VALLEY UNIFIED SCHOOL DISTRICT

6-10

and

**CHINO DEVELOPMENT CORPORATION,
CHINO PRESERVE DEVELOPMENT CORPORATION,
CHINO HOLDING COMPANY, LLC, and**

June, 2004

nonresidential development within the Project shall be paid at the applicable legal rate at the time of payment in accordance with Section 4.5 below. Such School Capacity Certification Form shall be effective and may be relied upon by the City or any other interested agency, unless and until Lewis breaches the terms of this Agreement and District has obtained from the San Bernardino Superior Court a Temporary Restraining Order or Injunction staying the effectiveness of the School Capacity Certification Form. This Agreement and the School Capacity Certification Form are intended by District to (i) satisfy all conditions and requirements imposed by the City for mitigation of school impacts for the first 2,400 K-8 students generated from the Project, and, subject to payment of the School Fees then required by State law, (ii) to satisfy all mitigation requirements for the 9-12 grade students generated from the Project, and all mitigation requirements for the K-8 students in excess of 2,400 students generated from the Project.

4.3 K-8 Mitigation for Excess Students. Developer shall pay School Fees for all K-8 students generated from the Project in excess of 2,400 students as determined by the Project Pupil Generation Rates. Developer shall track the number of students generated from the Project in accordance with Section 4.7.

4.4 High School Mitigation. The High School Mitigation (grades 9-12) for all residential units within the Project shall be subject to the applicable Level I, II, or III School Fees for grades 9-12 as determined in accordance with the provisions of Education Code 17620 and Government Code 65995 et seq. at the time of payment shall determine the amount of the High School Fee.

Developer will cooperate with District to identify a high school site either (i) within the Preserve, or (ii) at a location outside the Preserve (the "**High School Site**"). To the extent Developer, in its sole discretion, elects to acquire the High School Site on behalf of the District or to finance the District's purchase of the High School Site, Developer shall receive a credit against Developer's future High School Fees otherwise the District will purchase the High School Site.

4.5 Commercial School Fees. Developer agrees to pay to District commercial school fees for all "chargeable covered and enclosed space" within commercial structures [as defined in Governmental Code Section 65995(b)(2)] constructed within the Project Site equal to the amount per square foot then collectible by the District under Section 65995(b)(2), or any successor statute (the "**Commercial Fees**"). The Commercial Fees shall be payable upon the City's issuance of building permits for any commercial development within the Project Site. Upon District's receipt of the Commercial Fees required for any Commercial Development, District shall concurrently issue any certification required by the City to evidence Developer's payment of the Commercial Fees. This obligation to pay the Commercial Fees shall be the obligation of the owner of the land subject to such commercial development at the time the subject building permit is issued.

4.6 Seniors' Housing. District agrees that School Fees for any age-restricted housing shall be paid at the Commercial School Fee rate.

4.7 District Tracking. Developer shall cause its merchant builders to provide District with copies of each building permit issued by City for the Project so District can track the type of housing units and square footage of construction within the Project.

6-10
(CONT.)

EXHIBIT "C"

LETTER #6

Chino Valley USD

District Summary Report

July 2008

Projection Date 10/15/2007

		Actual											MATURITY
		Fall 2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	K	1,938	2016.8	1,986.4	2,044.3	2,093.6	2,001.6	1,991.6	1,974.4	1,953.7	1,950.4	1,941.9	3,873.5
	1	2,137	2124.4	2,241.3	2,267.4	2,323.3	2,364.5	2,249.8	2,219.4	2,178.8	2,152.6	2,139.5	3,873.5
	2	2,291	2119	2,128.9	2,296.9	2,316.5	2,355.2	2,382.5	2,255.2	2,206.9	2,164.2	2,131.9	3,873.5
	3	2,376	2326	2,178.7	2,245.8	2,409.8	2,410.7	2,439.0	2,451.4	2,299.5	2,247.5	2,197.3	3,873.5
	4	2,348	2351.4	2,328.8	2,241.1	2,301.0	2,451.0	2,445.3	2,456.6	2,445.7	2,289.7	2,229.0	3,873.5
	5	2,458	2348.1	2,377.8	2,411.2	2,314.9	2,362.7	2,497.5	2,477.4	2,468.2	2,451.3	2,292.3	3,873.5
	6	2,468	2486.7	2,403.3	2,492.9	2,519.4	2,408.4	2,448.3	2,568.6	2,524.3	2,512.0	2,489.6	3,873.5
	7	2,585	2467.7	2,520.7	2,524.1	2,597.1	2,610.8	2,476.1	2,496.0	2,595.8	2,546.1	2,515.3	3,890.8
	8	2,611	2,586.2	2,502.4	2,640.2	2,633.3	2,689.7	2,679.3	2,527.4	2,521.5	2,621.1	2,548.9	3,890.8
	9	2,525	2,502.8	2,498.1	2,473.3	2,605.6	2,578.4	2,616.6	2,595.3	2,428.7	2,415.3	2,501.4	3,874.5
	10	2,670	2,513.7	2,519.9	2,571.4	2,538.2	2,657.6	2,615.4	2,640.7	2,594.8	2,427.0	2,404.6	3,874.5
	11	2,660	2,625.5	2,501.1	2,554.3	2,600.8	2,549.1	2,658.9	2,599.3	2,600.7	2,553.4	2,378.7	3,874.5
	12	2,719	2,629.0	2,622.0	2,556.4	2,600.8	2,629.4	2,571.9	2,661.7	2,584.8	2,581.0	2,524.4	3,874.5
Sub Total	K-6	16,016	15,772.4	15,645.2	15,999.6	16,278.5	16,354.1	16,454.0	16,403.0	16,077.1	15,767.7	15,421.5	27,114.5
	7-8	5,196	5,053.9	5,023.1	5,164.3	5,230.4	5,300.5	5,155.4	5,023.4	5,117.3	5,167.2	5,064.2	7,781.6
	9-12	10,574	10,271.0	10,141.1	10,155.4	10,345.4	10,414.5	10,462.8	10,497.0	10,209.0	9,976.7	9,809.1	15,498.0
	K-12	31,786	31,097.3	30,809.4	31,319.3	31,854.3	32,069.1	32,072.2	31,923.4	31,403.4	30,911.6	30,294.8	50,394.1
SDC	K-6	254	254.0	254.0	254.0	254.0	254.0	254.0	254.0	254	254.0	254.0	254.0
	7-8	130	130.0	130.0	130.0	130.0	130.0	130.0	130.0	130	130.0	130.0	130.0
	9-12	279	279.0	279.0	279.0	279.0	279.0	279.0	279.0	279	279.0	279.0	279.0
	K-12	663	663.0	663.0	663.0	663.0	663.0	663.0	663.0	663.0	663.0	663.0	663.0
Out of District	K-6	184	184.0	184.0	184.0	184.0	184.0	184.0	184.0	184	184.0	184.0	184.0
	7-8	53	53.0	53.0	53.0	53.0	53.0	53.0	53.0	53	53.0	53.0	53.0
	9-12	266	266.0	266.0	266.0	266.0	266.0	266.0	266.0	266	266.0	266.0	266.0
	K-12	503	503.0	503.0	503.0	503.0	503.0	503.0	503.0	503.0	503.0	503.0	503.0
Unmatched	K-6	0	0	0	0	0	0	0	0	0	0	0	0
	7-8	0	0	0	0	0	0	0	0	0	0	0	0
	9-12	0	0	0	0	0	0	0	0	0	0	0	0
	K-12	0	0	0	0	0	0	0	0	0	0	0	0
DISTRICT TOTAL	K-6	16,454	16,210.4	16,083.2	16,437.6	16,716.5	16,792.1	16,892.0	16,841.0	16,515.1	16,205.7	15,859.5	27,552.5
	7-8	5,379	5,236.9	5,206.1	5,347.3	5,413.4	5,483.5	5,338.4	5,206.4	5,300.3	5,350.2	5,247.2	7,964.6
	9-12	11,119	10,816.0	10,686.1	10,700.4	10,890.4	10,959.5	11,007.8	11,042.0	10,754.0	10,521.7	10,354.1	16,043.0
	K-12	32,952	32,263.3	31,975.4	32,485.3	33,020.3	33,235.1	33,238.2	33,089.4	32,569.4	32,077.6	31,460.8	51,560.1
ANNUAL CHANGE IN ENROLLMENT	K-6	-243.6	-127.2	354.4	278.9	75.6	99.9	-51.0	-325.9	-309.4	-346.2		
	7-8	-142.1	-30.8	141.2	66.1	70.1	-145.1	-132.0	93.9	49.9	-103.0		
	9-12	-303.0	-129.9	14.3	190.0	69.1	48.3	34.2	-288.0	-232.3	-167.6		
	K-12	-688.7	-287.9	509.9	535.0	214.8	3.1	-148.8	-520.0	-491.8	-616.8		

6-11

Letter 6: Iris Chu, Director of Planning, Chino Valley Unified School District. February 9, 2010.

- 6-1: This comment states that the Chino Valley Unified School District (the District) welcomes the information provided in the DEIR and appreciates the opportunity to respond to the Notice of Availability. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 6-2: This comment states that the proposed General Plan Land Use Map and Focused Growth Map, Figures 3-4 and 3-5, do not show designated public school sites in the Preserve Specific Plan area. The comment also states that Figure 4.12-1 in the DEIR shows two public school sites. The comment states that three school sites were proposed and approved by the City previously in the Preserve Specific Plan, and provides Exhibit "A" to show these school sites. The comment concludes that the maps in the Proposed General Plan and DEIR should include three school sites in the Preserve Area.

Figures 3-4 and 3-5 do not show public school sites in the Preserve Specific Plan because the land use map only shows the approved land use designations of The Preserve and not specific school sites. Figure 4.12-1 has been modified in Chapter 3 of this document to be consistent with The Preserve Specific Plan. No additional response is required.

- 6-3: This comment states that the 2004 "Master Mitigation and Reimbursement Agreement between Chino Valley Unified School District and Chino Development Corporation" stipulates that the "Developer will cooperate with District to identify a high school site." The comment also states that if the current General Plan does not show a high school site in the Preserve Area then it should acknowledge the need for a high school site in the Preserve area or its adjacent area. The Proposed General Plan and Focused Growth Plan will show three school sites in The Preserve Specific Plan area, consistent with the

Specific Plan. The need for school facilities at all grade levels based on future development and pupil generation rates was analyzed in The Preserve EIR, Mitigated Negative Declaration for the 2008-2014 Housing Element, and the Edgewater Communities EIR. Mitigation will be provided through the use of school impact fees that will be assessed on new development. The City is not a party to the above-referenced agreement. However under the Proposed General Plan and Focused Growth Plan, schools can be built in any residential zoning district, in addition to some commercial, industrial, and public zoning districts, so no General Plan amendment or rezoning would be needed to accommodate a new high school.

- 6-4: This comment states that page PFS-10 of the Draft General Plan and page 4.12-15 of the DEIR list a total number of elementary, K-8, junior high, and high schools in the CVUSD that is inaccurate. The comment further states that three of the 23 elementary schools were closed starting September 2009. The comment finally states that 17 of the listed 35 schools are in the City of Chino. Chapter 3 of this document includes a modified Table 4.12-2 as a revision to the DEIR to reflect the correct total number of schools and students.
- 6-5: This comment states that on page 4.12-15 in the DEIR, Section C, Long Range Facilities Master Plan (LRFMP), the decline of student population of 1,491 by 2017 should be referenced to the base year of 2007. The DEIR has been modified, as shown in Chapter 3 of this document, to include mention of this base year. No additional response is required.
- 6-6: This comment states that a couple of numbers in Table 4.12-2 on page 4.12-17 of the DEIR are incorrect. The comment states that the 2008/2009 enrollment of Cal Aero Preserve Academy is zero and that the Academy started its first school year in August 2009. The comment states that Don Antonio Lugo High School's existing capacity should be 3,162 and that numbers at the bottom paragraph of page

4.12-16 and top paragraph of page 4.12-19 should be adjusted accordingly. The DEIR has been be modified, as shown in Chapter 3 of this document, to the correct numbers as per this comment. No additional response is required.

6-7: This comment states that the final total enrollment of the District on page 4.12-16 of the DEIR, listed as 32,261 students, should be updated to reflect the figure posted on the CDE website of 32,428. The DEIR has been be modified to this revised number, as shown in Chapter 3 of this document. No additional response is required.

6-8: This comment states that the CVUSD looks forward to working with the City of Chino to ensure that the General Plan Update addresses issues related to school facilities. No additional response is required.

6-9: This comment is Exhibit A, a map of school sites, provided as background material to comment 6-2 above. No additional response is required.

6-10: This comment is Exhibit B, “The Preserve at Chino” Elementary and High School Master Mitigation and Reimbursement Agreement, provided as background material to comment 6-3 above. No additional response is required.

6-11: This comment is Exhibit C, a District Summary Report, provided as background material to comment 6-5 above. No additional response is required.

LAND USE SERVICES DEPARTMENT



COUNTY OF SAN BERNARDINO

ADVANCE PLANNING
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<http://www.sbcounty.gov/landuseservices>

DENA M. SMITH
 Director

March 10, 2010

Nicholas S. Liguori, Principal Planner
 City of Chino
 Community Development Department
 13220 Central Avenue
 Chino, California 91710

Subject: Comments on the City of Chino Draft General Plan and General Plan Draft EIR (January 25, 2010)

Dear Mr. Liguori:

Thank you for the opportunity to review and comment on the January 25, 2010 Draft General Plan – Land Use Element and the General Plan Draft Environmental Impact Report (EIR) for the City of Chino. The comments are submitted from a County perspective, based on the policies in the County of San Bernardino 2007 General Plan and 2007 Development Code.

7-1

Land Use Element Review – Proposed Land Use Designation in the Sphere of Influence

The County's comments regarding the Land Use Element of the Draft General Plan have taken into consideration the City of Chino's Sphere of Influence (SOI) proposed changes to the City's General Plan land use designations. The County found that most of the proposed land use designations would be compatible. However, there are proposed land use designations that have varying degrees of incompatibility, which include: increased density and an area that is Regional Industrial (IR) in the County and is proposed as Light Industrial (LI) in your proposed General Plan. Those land use designations that indicate increased density, would need assurances that the infrastructure would have the capacity to support the increased density and that the proposed densities are in compliance with the 2007 County General Plan and 2007 Development Code Subsection 83.09.030 *Infrastructure Improvement Standards – Valley Region*. This concern would especially be important in considering the density levels that would increased up to five-fold in some of the proposed Land Use Zoning Designation areas in the SOI area.

7-2

7-3

Prior to the Sphere of Influence area becoming a part of the City of Chino, the City's use of a proactive approach to ensure that any property owner contiguous to the City limits either tie into Chino's infrastructure, or is able to tie in at a future date, is positive.

7-4

In the review of the proposed Land Use designations it was noted that there are existing dismantling yards in the Regional Industrial (IR) area in the County. Regional Industrial is considered the "heavy industrial use" for the County and allows certain uses that are not allowed in the County's light industrial equivalent zone which is Community Industrial (IC) Land Use Zoning District. This area is proposed to become Light Industrial (LI) in the City's sphere designation. With the LI designation, the dismantling yards, if they were legally established, would become non-conforming uses. Therefore, the concern from the County's perspective is how these legally established non-conforming uses would be addressed? The potential down-zoning issue should be addressed in the EIR.

7-5

In Table LU-1 *Land Use Designation Acreages* on page LU-8 in the RD 4.5 (4.5 du/ac) row where the *Total Acres* sum is state to be 2,377 acres, this may be a misprint. If the in the RD 4.5 (4.5 du/ac) row of *Acres in the City Limits* is correct at 3,170 acres, then the *Total Acres* should be 3,377 acres. This misprint would also

7-6

Comments to the City of Chino Draft General Plan and General Plan Draft EIR (January 25, 2010)
March 10, 2010
Page 2 of 2

affect page LU-9, Table LU-1 *Land Use Designation Acreages* in the overall totals of the *Acres in City Limits* and the *Total Acres* columns, which would be 17,679 acres and 19,075 acres respectively.

**7-6
(CONT.)**

General Plan Draft EIR Review – County Reference

Regarding the reference that the County of San Bernardino 2007 General Plan was part of a settlement agreement with the State of California Attorney General, is inaccurate and should be omitted. The Greenhouse Gas Emissions Reduction Plan (GHG Plan) is being prepared because the County has been in the forefront of jurisdictions prompting sustainable healthy communities and implementing green building practices. Additionally, the County agreed to adopt a GHG Plan as part of the settlement of a lawsuit filed by the Attorney General's Office (AG) to resolve a lawsuit filed by the AG under the California Environmental Quality Act, based on allegations that the County failed to analyze and mitigate impacts of the greenhouse gas emissions in the EIR prepared for the General Plan Update program.

7-7

There are two land use designations missing from the list references regarding the current County of San Bernardino 2007 General Plan Land Use Zoning Designation in the City of Chino's Sphere of Influence area. The County's Land Use Zoning Designations that are missing in the listing on page 4.92 are; the Land Use Zoning designation of Single Residential (RS) - 4 units to the acre and the Additional Agricultural Overlay (AA) designation to a Land Use Zoning area RS-1 AA. The Additional Agricultural Overlay is applied to a Land Use Zoning District where appropriate and is to support small scale agricultural uses and animal-raising activities that are established in association with rural residential uses to ensure the continuation of an important lifestyle in the Valley communities. Although the missing designations, RS and RS-1 AA are correctly represented on Figure 4.91 (San Bernardino County General plan Land Use Designations).

7-8

The County requests that you consider revising the statement "The County has agreed to update its General Plan map to be consistent with the designations for lands within the Chino SOI once the Chino General Plan is complete" on page 4.9-2. The update cannot be guaranteed until the appropriate review, public hearings and environmental work has been completed and the County Board of Supervisors has adopted the change. Even though we suspect that this change will occur, it still requires three votes from the Board to amend the General Plan. If any changes are proposed, or public testimony presented at the County hearings, they must be considered and evaluated.

7-9

Thank you for the opportunity to provide comments on the City of Chino General Plan Update. If you have any questions regarding the County's comments please feel free to call me at (909) 387-4373.

7-10

Sincerely,



Christney K. Barilla
Senior Planner
Advance Planning

Letter 7: Christney Barilla, Senior Planner, Advance Planning, San Bernardino County, March 10, 2010.

- 7-1: This comment introduces the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 7-2: The comment states that most of the land use designations in the SOI are compatible with the County's General Plan land use designations. Since this comment supports the findings of the DEIR, no further response is necessary.
- 7-3: The comment states that for the areas with increased density land use designations in the SOI, the EIR needs to assess the available infrastructure capacity and assure that it is sufficient to supply the increased density. The DEIR includes a detailed assessment of all infrastructure capacity issues for all development in the Proposed General Plan and Focused Growth Plan, including the increased density in the SOI. This discussion is in Chapter 4.14-1, and concludes that the increased density would result in less-than-significant impacts to infrastructure. No further analysis or response is required.
- 7-4: The comment states agreement with the policy regarding properties in the SOI tying into Chino's infrastructure. Since this comment supports the findings of the DEIR, no further response is necessary.
- 7-5: The comment states that there may be existing dismantling yards in the SOI that have been designated for light industrial use in the Proposed General Plan and Focused Growth Plan. As shown in DEIR Figure 4.9-2, there are two parcels in the SOI with an existing heavy industrial land use. These parcels would be re-designated for light industrial use in the Proposed General Plan and Focused Growth Plan in order to be more compatible with immediately adjacent residential uses. If heavy industrial uses occupy these parcels at the time of annexation, these operations would become non-conforming uses. Non-

conforming uses would not be encouraged by the City but would be permitted to continue and are regulated through provisions specified in the Zoning Code.

- 7-6: This comment identifies a misprint in the Public Review Draft General Plan. In Table LU-1 on page LU-8, the acreage within the City Limits for RD 4.5 should be 2,170 instead of 3,170 as printed in the Public Review Draft General Plan. Pursuant to this comment, the table will be updated in the Final General Plan to reflect the correct acreage. The total acreage within the City Limits is correct as printed, at 16,679 acres. Additionally, the acreages in the DEIR are correctly printed in Table 4.9-2, and no revisions to the DEIR are necessary.
- 7-7: The comment requests the deletion of the reference to the settlement agreement with the California Attorney General regarding the San Bernardino County General Plan Update in 2007. Pursuant to this comment, the text on page 4.9-2 has been revised, as shown in Chapter 3 of this document.
- 7-8: The comment identifies two County land use designations that should be included in the list on DEIR page 4.9-2. In response to this comment, the text on page 4.9-2 has been amended to include these two additional designations, as shown in Chapter 3 of this document.
- 7-9: The comment states the County's desire to revise the statement in the DEIR that the County will update County General Plan Land Use designations to match the Chino General Plan Land Use Designations. Pursuant to this comment, the text has been updated as shown in Chapter 3 of this document.
- 7-10: This comment concludes the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.

CITY OF



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March 10, 2010

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TREASURER

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

**RE: Notice of Availability of Draft Environmental Impact Report for the City of Chino
General Plan Update – SCH#2008091064**

Mr. Liguori,

Thank you for allowing the City of Ontario the opportunity to review and comment on the above referenced project. After reviewing the information provided for the proposed general plan update, the City of Ontario has identified the following concerns which should be addressed in the DEIR:

8-1

1. The DEIR traffic analysis should extend to intersections beyond the Chino City limits to include potentially impacted locations in the City of Ontario. Ontario intersections should be analyzed using the requirements in the County of San Bernardino Congestion Management Program and/or City of Ontario's intersection traffic levels of service.

8-2

2. The following listed roadways shown on Figure 4.13-9, Truck Route Map are not continuous truck routes in Ontario.

- Riverside Drive ends at Euclid Avenue
- Eucalyptus Avenue ends at Euclid Avenue
- Walker Avenue ends at Merrill Avenue
- Hellman Avenue ends at Merrill Avenue
- Carpenter Avenue ends at Merrill Avenue

8-3

It is recommended that Figure 4.13-9 be revised to indicate truck routes that end (or continue) into Ontario. A City of Ontario Truck Routes map is included for your convenience.

Mr. Liguori
March 10, 2010
Page 2

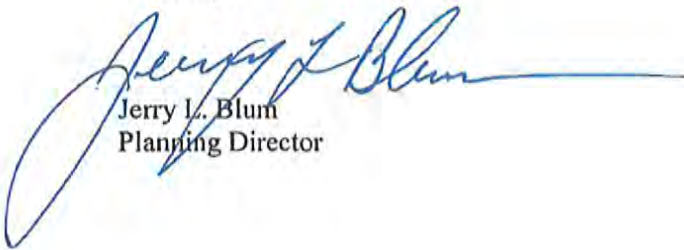
3. On Figure 4.13-4 of the DEIR, please show the name of the cross streets that have a Chino/Ontario traffic signal on Merrill Avenue. | 8-4
4. The traffic model should include the changes to the New Model Colony street patterns and land use with Ontario's General Plan "The Ontario Plan". | 8-5
5. The DEIR traffic analysis should include the 30 MAP (Million Annual Passengers) LA/Ontario Airport build out scenario. | 8-6
6. The DEIR should analyze the potential growth anticipated with the Chino Airport/Master Plan and their potential impacts on proposed noise sensitive land uses in the airport environs area including coordination with the established/proposed Airport Land Use Compatibility Plan. | 8-7
7. The LA/Ontario International Airport Land Use Compatibility Plan (Plan) is scheduled for adoption in August 2010. To make the Chino General Plan compliant with the Plan, the City of Chino should include language that addresses the Plan and a reference to applicable policies regarding noise, over flight and airspace protection that effect the City of Chino as noted in the draft plan. The General Plan should also make a general reference to the Alternative Process as it pertains to the San Bernardino County, local jurisdiction's and city's role as a member of the Technical Advisory Committee for LA/ONT. (The details of the Alternative Process may change over time so it is more appropriate to keep this reference very general for a general plan-level document.) | 8-8
8. The DEIR needs to adequately analyze the current and future impacts of projected growth to the groundwater basin; utilities and infrastructure. | 8-9
9. In Chapter 11 of the Chino General Plan, Public Facilities and Services Element, Action A2 is to evaluate the feasibility of establishing interconnections or water conveyance plans between the Chino water system and the water system of City of Ontario. Please note that there currently is a connection of the water system between the City of Ontario and the City of Chino at Benson Avenue. | 8-10
10. As you are aware, the City of Chino is developing water infrastructure within the City of Ontario. The DEIR should analyze any additional facilities proposed within the City of Ontario as a result of this general plan and their potential impacts. | 8-11
11. As part of "The Ontario Plan" general plan update, the City of Ontario is currently updating its sewer master plan which will address land use changes within Ontario including areas tributary to the Eastern Trunk Sewer and to the Kimball Interceptor. Section 4.14 of the DEIR, "Utilities and Infrastructure of the DEIR and the Public Facilities and Services Element", should indicate that utilization of available capacity in the Kimball Interceptor shall be coordinated with IEUA and through Ontario's and Chino's respective sewer master plan updates. | 8-12

Mr. Liguori
March 10, 2010
Page 3

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2199 or Richard Ayala, Senior Planner at (909)395-2421.

8-13

Sincerely,



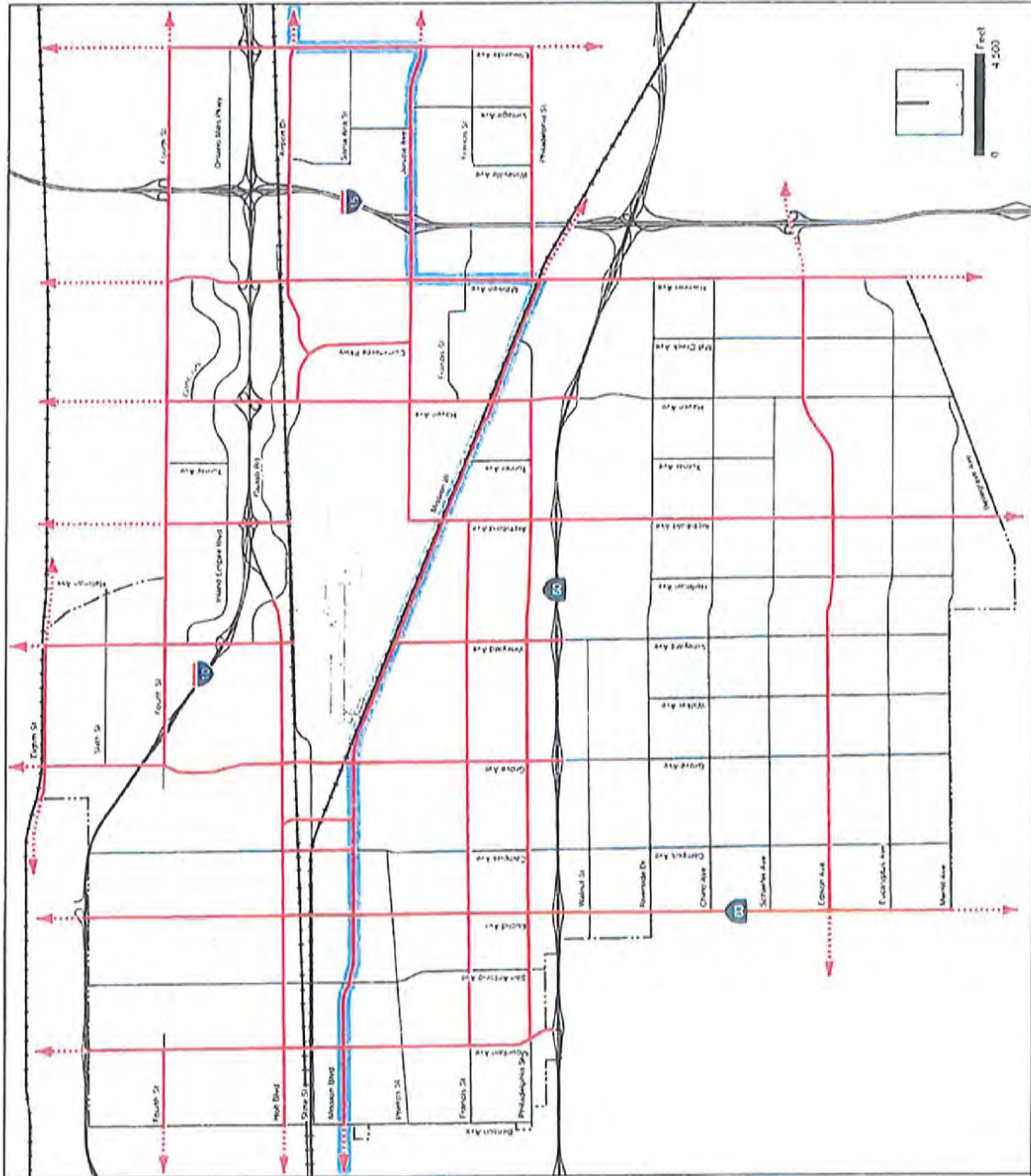
Jerry L. Blum
Planning Director

Enclosures:

1. Chino GP Update Figure 4.13-9 (Truck Route Map)
2. Ontario TOP Figure M-5 (Truck Routes)

Figure M-5
Truck Routes

- Truck Routes
- State of California DOT
Extralegal Load Network
- Railroad
- Adjacent Agency Truck Route



Letter 8: Jerry Blum, Planning Director, City of Ontario. March 8, 2010.

- 8-1: This comment states that the City of Ontario is thankful for the opportunity to review and comment on the DEIR. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 8-2: This comment states that intersections in Ontario should be evaluated for traffic impacts that extend beyond Chino's City limits. The City of Ontario has recently completed its own General Plan update, the "Ontario Plan," which includes an EIR with a traffic study. This study, Appendix H, updated on March 19, 2009, is incorporated into this FEIR by reference. It used a traffic model based on the Ontario Airport Ground Access Model and the SCAG RIVSAN CTF traffic model. Both of these account for regional traffic, including that generated by the City of Chino. Although they most likely used the existing City of Chino General Plan Land Use map as their source for land use data in Chino, the Proposed General Plan makes very limited changes to the existing land use map, so these models should account for the development of the Proposed General Plan. The traffic study in Appendix H states that the City of Ontario has a standard of LOS E for intersection level of service. The "Ontario Plan" is not shown as resulting in any LOS worse than E in intersections in Ontario. Therefore, the intersections in the City of Ontario that could be impacted by development of the Proposed General Plan are sufficiently evaluated through existing analyses.
- 8-3: The comment indicates that several roadways shown on Figure 4.13-9, Truck Route Map, are not continuous with truck routes found in Ontario. The DEIR has been modified to include a revised Truck Route Map and to provide revised text indicating that the map shows connections between Chino's truck routes and those in adjacent cities. These changes are included in Chapter 3 of this document.

- 8-4: The comment requests that Figure 4.13-4, Existing and Future Traffic Signals, indicate the Ontario cross streets where a Chino/Ontario signal is shown on Merrill Avenue. In response to this comment, the DEIR has been modified to include a revised Figure 4.13-4, as shown in Chapter 3 of this document.
- 8-5: This comment requests that recent changes to the New Model Colony street patterns and land use incorporated into the “Ontario Plan” be included in the traffic model used for the DEIR. The traffic study in the DEIR was prepared using current information available at the time the Notice of Preparation was issued for the DEIR, in September 2008. There is no requirement under CEQA that the analysis be updated to reflect changed conditions since publication of the Notice of Preparation. Moreover, although there have been some changes to the street network in the New Model Colony as part of the “Ontario Plan,” it does not appear that these changes would result in a significant change in the findings of the traffic study.
- 8-6: The comment indicates that the analysis should include the 30 million annual passenger LA/Ontario airport buildout scenario. This scenario is already incorporated into the traffic model, so no change to the DEIR is needed.
- 8-7: This comment states that the DEIR should analyze growth associated with the Chino Airport Master Plan on noise sensitive uses surrounding the airport. It further states that this analysis should include coordination with the Airport Land Use Compatibility Plan. The DEIR does analyze noise impacts associated with the Chino Airport Master Plan, as updated in 2003. This information is presented in the Noise section, on page 4.10-33 of the DEIR. The DEIR addresses the existing Airport Comprehensive Land Use Plan, in the Land Use section on page 4.9-22 of the DEIR.
- 8-8: This comment states that LA/Ontario Airport Land Use Compatibility Plan is scheduled for adoption in August 2010 and that the Pro-

posed General Plan should include language ensuring consistency with the Land Use Compatibility Plan. In the Final General Plan, Objective TRA-13.1 and its associated policies, which currently reference the Chino Airport, will be modified to reference the LA/Ontario Airport. This reference will include coordination with planning efforts at the airport.

- 8-9: This comment states that the DEIR needs to adequately analyze the current and future impacts of projected growth to the groundwater basin and utilities and infrastructure. The DEIR analyzes current and future impacts to the groundwater basin in Chapter 4.8, Hydrology and Water Quality. The DEIR analyzes current and future impacts to utilities and infrastructure in Chapter 4.14, Utilities and Infrastructure. No additional analysis is required.
- 8-10: This comment points out that Action A2 of the Public Facilities and Services Element of the Draft General Plan proposes establishing interconnections of water conveyance plans between the Chino and City of Ontario water systems. The comment goes on to say that there is already a connection of the water system between Chino and Ontario at Benson Avenue. This comment is noted and Action A2 will be updated to reflect this information when the final General Plan is prepared. No additional response is required.
- 8-11: This comment states that the City of Chino is developing water infrastructure within the City of Ontario and that the DEIR should analyze the potential impacts of these facilities. This DEIR is program-level and does not analyze the potential impacts of specific facilities. Future facilities in Ontario will be subject to project-specific environmental review at the time of project planning, as described in the DEIR on page 4.14-17. No additional analysis is required in this EIR.
- 8-12: This comment states that the City of Ontario is updating its sewer system as part of The Ontario Plan. The comment goes on to say that the Ontario sewer master plan will address land use changes within

Ontario including areas tributary to the Eastern Trunk Sewer and to the Kimball Interceptor. This comment concludes that Chapter 4.14 of the Chino DEIR should indicate that the utilization of available capacity in the Kimball Interceptor should be coordinated with the IEUA and through the Chino and Ontario sewer master plan updates. In response to this comment, the DEIR has been revised to include the above information, as shown in Chapter 3 of this document. No additional response is required.

- 8-13: This comment states that the City of Ontario appreciates being involved in the environmental review and looks forward to continued communications. The comment concludes that if there are any questions regarding the comment, Richard Ayala, Senior Planner, should be contacted. No additional response is required.
- 8-14: This comment is a figure used to illustrate Comment 8-3. No additional response is required.
- 8-15: This comment is a figure used to illustrate Comment 8-3. No additional response is required.



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March 10, 2010

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LAFCO Analyst
- Vacant*
Clerk to the Commission
- ANGELA M. SCHELL
Deputy Clerk to the Commission
- REBECCA LOWERY
Deputy Clerk to the Commission

LEGAL COUNSEL

- CLARK H. ALSOP

Nicholas S. Liguori, Principal Planner
Community Development Department
City of Chino
P.O. Box 667
Chino, CA 91708-0667

RE: Notice of Completion for the City of Chino's Draft Environmental Impact Report for the Draft General Plan 2025 (SCH 2008091064), General Plan 2025, and Draft Zoning Code

Dear Mr. Liguori,

The Local Agency Formation Commission (LAFCO) received a copy of the City's General Plan 2025, Draft Environmental Impact Report (EIR) for the City's General Plan Update, and Draft Zoning Code. After reviewing the document, no jurisdictional issues were identified. However, LAFCO would like to provide some comments on the following:

9-1

Draft EIR

3. Project Description:

A. Project Location and Setting (page 3-4)

The information provided defines the City's Sphere of Influence (SOI) as the unincorporated land adjacent to the City's boundaries that might reasonably be expected to be within the City's boundaries in the future. However, a SOI is defined as the probable physical boundary and service area of a local agency as determined by LAFCO (Government Code Section 56076). Therefore, the City's SOI not only includes the unincorporated SOI area assigned by LAFCO, but also includes its corporate boundaries as well.

9-2

Based on this definition, the information related to the City's SOI must be corrected to clearly identify whether or not it is describing just the City's unincorporated SOI, or the City's actual SOI (City's corporate boundaries + City's unincorporated SOI). This comment also applies wherever the City's SOI is identified throughout the entire document.

9-2

D. Organization of the General Plan (page 3-12)

The information identifies the practice of permitting landowners within the City's unincorporated SOI to connect to the City's sewer facilities. However, this section failed to identify that, in some areas within the City's unincorporated SOI, the request for service through annexation or through an Irrevocable Agreement to Annex can include connection to the City's water facilities.

9-3

H. Intended Uses of the General Plan (page 3-24)

It is noted that the information clearly identifies that the City will prepare subsequent environmental assessment for its pre-zoning and/or future annexations to the City.

9-4

Draft General Plan 2025

3. Project Description:

B. The City and its Planning Area (Intro-2)

Again, the information related to the City's SOI is inaccurately defined. Please make the necessary corrections to this section and wherever the City's SOI is identified throughout the entire document.

9-5

C. Sphere of Influence and Annexation (LU-6)

As identified earlier, the service provision through annexation or through an Irrevocable Agreement to Annex should also address connection to the City's water facilities since there are areas within the City's unincorporated SOI wherein water service is only available through the City. Therefore, the City's policy related to service outside its corporate boundaries should also address the provision of water service within its unincorporated SOI.

9-6

G. Goals, Objectives, Policies, and Action (LU-35)

Again, the City's policy related to service outside its corporate boundaries should also address the provision of water service within its unincorporated SOI.

9-7

Draft Zoning Code

The CD material related to the Draft Zoning Code that was provided to LAFCO did not have a zoning map. The document posted on the City's website also does not have a zoning map. It would be helpful to the reader if a map was included as part of the document.

9-8

If you have any questions concerning the information outlined above, please do not hesitate to contact me at (909) 383-9900. Please include LAFCO on your distribution list to receive further information related to this project.

9-9

Sincerely,


SAMUEL MARTINEZ
Senior LAFCO Analyst

Letter 9: Samuel Martinez, Senior LAFCO Analyst, Local Agency Formation Commission, March 10, 2010.

- 9-1: This comment introduces the letter. Since it does not address the adequacy of the DEIR, no response is necessary.
- 9-2: This comment clarifies the definition of the SOI. In response to this clarification, the DEIR Project Description has been revised for clarity. The revision is included in Chapter 3 of this document.
- 9-3: The comment states that for properties within the SOI, the City can require connection to the City's water facilities as part of annexation. Almost all of the properties within the unincorporated area of the City's SOI are currently served by the Monte Vista Water District (MVWD), and would continue to be served by the MVWD after annexation. The few properties within the unincorporated area of the City's SOI that are not served by the MVWD are currently served by the City. Therefore, there are no areas within the unincorporated area of the City's SOI that will need to request connection to the City's water service in the future.
- 9-4: The comment notes that the DEIR states that there will be environmental review for pre-zoning and/or future annexations to the City. Since this comment does not address the adequacy of the DEIR, no response is necessary.
- 9-5: The comment clarifies the definition of the SOI in the Proposed General Plan. In response to this comment, the Final General Plan will include clarification of the SOI definition similar to the revision to the DEIR shown in Chapter 3 of this document.
- 9-6: The comment states that the City should require properties to connect to the City water supply upon annexation into the City. The comment addresses the Proposed General Plan and not the adequacy of the DEIR. However, as stated in the response to Comment 9-3 above, all

properties within the unincorporated area of the City's SOI are currently served either by the City or MVWD.

- 9-7: The comment states that the Proposed General Plan and Focused Growth Plan should include a policy requiring connection to the City's water system upon annexation. Please see responses to Comment 9-3 and 9-6.
- 9-8: The comment states that a zoning map was not provided to LAFCO. This comment does not address the adequacy of the DEIR for the Proposed General Plan and Focused Growth Plan, and no response is necessary in this Final EIR. The City has posted a copy of the proposed zoning map on the General Plan Update website: <http://www.cityofchino.org/index.aspx?page=69>.
- 9-9: This comment concludes the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.



County of San Bernardino
Department of Airports
777 East Rialto Avenue
San Bernardino, CA 92415-0831
Telephone: 909-387-8810
FAX: 909-387-8815
<http://www.sbcounty.gov/Airports/>

Fax

To:	Nicholas S. Liguori, AICP, Principal Planner	From:	Mike N. Williams, A.A.E., Director of Airports
Company:	City of Chino	Date:	March 10, 2010
Fax:	909-590-5535	Phone:	909-387-8816
Phone:		Pages:	3
		Re:	Attached Letter re: General Plan Update Comments

Urgent
 For Review
 Please Comment
 Confirm Receipt
 Have a Good Day

Apple Valley (APV)
Baker (O02)
Barstow/Daggott (DAG)
Chino (CIN)
Needles (EFD)
Twentynine Palms (TNP)

DEPARTMENT OF AIRPORTS



COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

777 East Rialto Ave • San Bernardino, CA 92415-0831 • (909)387-8810 Fax (909)387-0815
Apple Valley Airport - Baker Airport - Barstow/Daggett Airport - Chino Airport - Needles Airport - Twentynine Palms Airport

Mike N. Williams, A.A.E.
Director

March 10, 2010

City of Chino
Community Development Department
ATTN: Nicholas S. Liguori, AICP
Principal Planner
P.O. Box 667
Chino, CA 91708-0667

SUBJECT: City of Chino General Plan Update

Dear Mr. Liguori:

As the owner and operator of the Chino Airport (CNO), the County of San Bernardino Department of Airports appreciates the opportunity to provide input to the City of Chino and the update of its' General Plan. The Department considers the Chino Airport a vital component of the City and looks forward to a long and successful partnership with the City.

10-1

The following are some observations/suggestions regarding the "draft" City of Chino General Plan as it relates to the Land Use Element surrounding the Chino Airport:

- It appears the City of Chino is using the 1991 Chino Airport Comprehensive Land Use Plan (CLUP) for the consistency determination in the Land Use Element. This document is outdated given the airfield changes since 1991 (runway lengths, etc.) According to California Government Code Section 65302.3(a), the Land Use Element is required to be consistent with the Chino Airport CLUP, unless the City makes certain overriding findings. The City should have justification to make an overriding finding and update the safety zones to reflect the existing runway lengths, future runway lengths, approach procedures, etc. The most recently approved ALP should at least be considered in this process.
- The City of Chino General Plan Land Use Element states that "Safety Zone 2 restricts the uses that would result in more than 50 persons per assembly area being present. This is consistent with the designation in the Element for Urban Reserve, General Industrial, Agriculture, and Recreation/Open Space." According to the 1991 Chino Airport CLUP, this is true for uses not in structures. Uses in structures are limited to only 25 persons per acre in Safety Zone 2, which further protects the approach zones to the airport's runways.
- The 1991 Chino Airport CLUP noise standards are not addressed in the City of Chino General Plan Land Use Element. According to the 1991 Chino Airport CLUP (which refers to County of San Bernardino existing policy), residential construction shall not be permitted in areas where aircraft noise exposure levels exceed an Ldn of 65 dB within

10-2

10-3

10-4

Gregory C. Devereaux
County Administrative Officer

Board of Supervisors	
BRAD MITZELFELT	First District
PAUL BIANE	Second District
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NEIL DERRY
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Third District
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DEPARTMENT OF AIRPORTS



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Mike N. Williams, A.A.E.
Director

City of Chino
March 10, 2010
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- exterior living spaces. This effectively prohibits residential land use inside the 65 Ldn noise contour. The 1991 Chino Airport CLUP has a forecast year 2005 65 CNEL noise exposure contour that extends well beyond airport property. Updated noise contours will be prepared as part of the 2010 Airport Master Plan Update, but it will be several months before they are complete. The Land Use Element should consider amending the 1991 noise contours with contours developed as part of the 2010 Airport Master Plan Update.
- Figure LU-4 in the City of Chino General Plan depicts Safety Zone 3 land uses on airport property. Safety Zone 3 land uses place no restrictions on residential or other uses. It is obvious that residential land use should not occur on airport property and the County can control this. It may be beneficial to depict Safety Zone 2 on airport property to better depict existing airport property.
- The City of Chino General Plan Land Use Element should have a clause that states that "Given the current CLUP for Chino Airport is 19 years old, City of Chino General Plan Land Use Element will conform to future versions of the CLUP for Chino Airport."

10-4
(CONT.)

10-5

10-6

An update to the Airport Master Plan for the Chino Airport is currently underway and we appreciate the City of Chino participating in this planning effort via the Planning Advisory Committee.

10-7

Thank you for the opportunity to participate in this vital process and please do not hesitate to contact me if you require additional information.

10-8

Sincerely,

Mike N. Williams, A.A.E.
Director of Airports

cc: James Harris, Coffman Associates

Gregory C. Devereaux
County Administrative Officer

	Board of Supervisors
BRAD MITZELFELT	First District
PAUL BJANE	Second District
JOSIE GONZALES	Fifth District

NEIL DERRY
GARY C. QVITT

Third District
Fourth District

Letter 10: Mike N. Williams, Director of Airports, County of San Bernardino Department of Airports. March 10, 2010.

- 10-1: The comment introduces the letter. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 10-2: The comment states that the General Plan is utilizing the current Chino Airport Comprehensive Land Use Plan (CLUP). It further states that because the CLUP was adopted in 1991, the City of Chino should make overriding findings to update the safety zones to reflect existing runway lengths, future runway lengths, and approach procedures. Finally, it requests that the City consider the ‘most recently approved ALP.’ The General Plan does account for up-to-date information regarding runway lengths, future runway lengths, and approach procedures. This is because it is consistent with the projected buildout of the Chino Airport described in the 2003 Chino Airport Master Plan.
- 10-3: This comment quotes the General Plan restriction of persons per assembly area in Safety Zone 2 as 50 persons per area. It continues to state that this is true for uses, but not for structures and that uses in structures are limited to 25 persons per acre in Safety Zone 2. This is correct. In response to this comment, the Final General Plan will be revised to reflect this information.
- 10-4: This comment states that noise standards are not addressed in the General Plan Land Use Element. This is correct; however, the standards are addressed in the Noise Element of the General Plan.

The comment continues to describe the noise contours in the existing CLUP from 1991 and that noise contours will be updated in the 2010 Master Plan Update. The Noise Element of the General Plan provides noise contours for the Chino Airport from 2001, which are based on

the projected buildout of the airport from the 2003 Master Plan. No further response is required.

- 10-5: This comment recommends that Safety Zone 2 be shown on the airport property, rather than Safety Zone 3, and that this relates to restricting residential uses on the airport property. The Airport Safety Zones shown in Figure LU-4 indicate Safety Zones 1, 2, and 3 on different portions of the airport property, with Zone 1 covering the main area of airport operations and the runways and Zone 2 covering areas immediately adjacent to the runways and where airplane approach and descent is expected. Zone 3 is shown in outlying portions of the airport property, used for storage and other ancillary uses. These zones were based on the California Department of Transportation Division of Aeronautics Airport Land Use Planning Guidelines. In addition, the airport is designated in the General Plan Land Use Map, Figure LU-2, as Public. The Public land use designation calls for “major public uses or institutions, including the Civic Center, hospital, post offices, fire stations, and the airport.” The Zoning Ordinance update, included in the project description for the DEIR, calls for the zoning designation on the airport property to continue to be Airport Development. This designation does not allow any residential uses other than caretaker quarters, which require a Conditional Use permit. Due to the safety zones described above, the City of Chino would be restricted to issuing such a permit only on those portions of the property that are shown as Safety Zone 3. Therefore, it would not be appropriate to expand the area designated as Zone 2 beyond where it is shown on Figure LU-4.
- 10-6: This comment recommends that a clause be added to the General Plan Land Use Element stating: “Given the current CLUP for Chino Airport is 19 years old, City of Chino General Plan Land Use Element will conform to future versions of the CLUP for Chino Airport.” This comment is noted. However, the concept described in the comment is already found in Policy P1 under Objective LU-6.1. This pol-

CITY OF CHINO
FINAL GENERAL PLAN EIR
COMMENTS AND RESPONSES

icy states: “The City shall maintain and implement the College Park Specific Plan, The Preserve Specific Plan, the Chino Airport Master Plan, and the Chino Airport Comprehensive Land Use Plan.”

- 10-7: The comment thanks the City of Chino for participating in the update of the Airport Master Plan. Since the comment does not address the adequacy of the EIR, no response is necessary.
- 10-8: The comment thanks the City of Chino for the opportunity to participate in the General Plan Update process. Since the comment does not address the adequacy of the EIR, no response is necessary.

CITY OF CHINO
FINAL GENERAL PLAN EIR
COMMENTS AND RESPONSES

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MEMBERS OF THE PUBLIC

CITY OF CHINO
FINAL GENERAL PLAN EIR
COMMENTS AND RESPONSES

Subject: EIR Plan

The General Plan is being circulated for public comment EIR, so since I am a citizen of this fine city, I would like to recommend we get rid of the horse trails in our track on the West side of Chino, the trails are only used for kids and their mini dirt bikes and also racing their bike down the trails so they can slide in the sand a make a mess. Once in a blue moon we get a horse from the county but they have know were to go because the trails end and the end of our track.

11-1

Letter 11: Chino resident. February 4, 2010.

This commentor wishes to remain anonymous. However, City staff have verified that the commentor is a Chino resident.

11-1: This comment recommends that an equestrian trail in a particular residential neighborhood of the City be eliminated. The purpose of the public review and comment period of the General Plan and Draft Environmental Impact Report (EIR) is to address potential deficiencies in the EIR for the proposed Plan, and this comment is not directly related to the adequacy of the EIR.

The equestrian trail policies contained in both the current and proposed General Plans are implemented through the Zoning Code, which requires that neighborhood equestrian trails be installed in all RD1 and RD2 zones. The policies in the proposed General Plan do not provide for the removal of these trails. In order to eliminate one or more trails, the General Plan and Zoning Code would need to be amended to either a) modify the RD1 and RD2 requirements as they apply citywide; or b) create an exemption in the Zoning Code for a specific neighborhood. Said amendments would require the review and approval by both the Chino Planning Commission and City Council as an initial step to removing a trail.