

4.9 LAND USE

This section presents information on the relevant regulations and existing land use conditions in Chino, as well as the potential environmental impacts associated with the Proposed General Plan and the Focused Growth Plan.

A. Regulatory Framework

This section describes the regulations and other documents that affect land use planning in Chino.

1. Chino Zoning Ordinance

Chino's Zoning Ordinance is contained in the Municipal Code. The Zoning Ordinance is the mechanism used to implement the goals, objectives and policies of the General Plan and to regulate all land use within the City. The Zoning Code would be updated and adopted at the same time as the Proposed General Plan and Focused Growth Plan.

The Chino Right to Farm Policy (20.07.020 of the Zoning Ordinance) is intended to maintain the continued viability of agricultural operations in Chino. The Right to Farm Policy addresses the potential for conflicts between agricultural operations and adjacent non-agricultural land uses by limiting the circumstances in which such operations may be deemed to constitute a nuisance.

2. Specific and Master Plans

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

3. San Bernardino County General Plan

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-1:** Single Residential with minimum lot size of 1 acre
- ◆ **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 update its General Plan map to be consistent with the designations for lands within the Chino SOI once the Chino General Plan is complete.

4. Chino Airport Master Plan

The Chino Airport Master Plan was completed in 2003 and has been adopted by the Board of Supervisors of San Bernardino County. It serves to guide the development and expansion of the airport in response to projected future needs. The Chino Airport Master Plan indicates that the airport plans to acquire some of the lands within its Runway Protection Zone (RPZ) as well as negotiate an aviation easement over State-owned lands within the zone.¹ The RPZ is a trapezoidal-shaped piece of land on either side of the runway that requires enhanced protection of people and property on the ground from aircraft. Portions of the RPZ extend beyond the boundaries of the Chino

¹ Coffman Associates, 2003, *Chino Airport Master Plan*.

Airport onto adjacent parcels that are designated for other uses. The Federal Aviation Administration (FAA) recommends that an airport have control over an RPZ in order to ensure that incompatible development is not allowed in these areas.

The plan calls for an extension of an existing east-west runway, expansion of taxiways and upgrades to the Runway Safety Area (RSA) required for compliance with FAA regulations. The RSA is the area immediately around the runway that provides a safety buffer in the event of an overshoot, undershoot, or excursion from the runway. The FAA has increased the RSA regulations from 200 feet from the ends of a runway to as much as 1,000 feet from the ends of a runway.² The Chino Airport Master Plan extends the RSA to meet these new FAA regulations. Since all of the RSA is within the boundaries of the Chino Airport, changes in the RSA will not affect surrounding land uses.

5. Airport Comprehensive Land Use Plan

The Chino Airport Comprehensive Land Use Plan was adopted in 1991 and no update has been undertaken since then, although the Airport Master Plan addresses some similar issues. It includes projections for an additional runway that has since been built. It also indicates airport safety zones, which are zones that require certain restrictions on land uses in varying distances from the runway due to the level of intensity of the associated impacts.

Safety Zone 1 is the most restricted of the safety zones, prohibiting all structures and limiting to ten persons per acre the maximum number of people that can be in the area at any given time. The boundaries of this Safety Zone are coterminous with the RPZ. Open space and agricultural uses are acceptable in Safety Zone 1 provided that they do not attract birds. Safety Zone 2 allows for a limited number of detached single-family units. It prohibits all general assembly buildings, as well as any facilities that could attract 50 or

² Federal Aviation Administration, 2007, *Runway Safety Area Improvements in the United States*.

more people per assembly area. Safety Zone 3 allows all residential development, provided it doesn't generate visual, electronic, or physical hazards to aircraft. It also allows general commercial, office, and retail. Above-ground hazardous materials above exempt amounts are prohibited in Safety Zone 3.³

B. Existing Conditions

The City of Chino has a variety of existing uses as shown in Figure 4.9-2, including residential, industrial, commercial, public, and open-space land. Acres for each of the land use categories in the Planning Area are displayed in Table 4.9-1. The major existing land uses are discussed below. Key landmarks, master plans, and specific plans in Chino are shown in Figure 4.9-3.

1. Commercial and Office

Commercial and office land uses account for over three percent of Chino's area. Commercial developments are most concentrated along Central Avenue and Riverside Drive, and in the Chino Spectrum Town Center. Commercial land uses serve Chino's residential neighborhoods, as well as residents from the surrounding region. Limited office uses are found near commercial uses.

2. Airport Related

The Chino Airport occupies six percent of Chino's land area. The airport allows some agricultural operations on the property as well.

3. Industrial

Thirteen percent of Chino's land is currently developed with industrial uses. Industry in Chino is well-established and is an important part of the economy. Industrial uses predominantly include light industrial uses such as business parks and research facilities, though several heavy industrial operations currently exist in central Chino as well, including manufacturing and processing plants.

³ San Bernardino County Airport Land Use Commission, 1991, *Chino Airport Comprehensive Land Use Plan*, pages 12 to 14.

4. Agricultural

In addition to the existing agricultural operations within the California Institute for Men (CIM) and the Chino Airport, 14 percent of the City's area is used for agricultural operations. Historically, agriculture has been an important land use in Chino, with a concentration of dairy farms. However, as the City has developed in the past 20 years, agricultural lands have been converted to urban uses. This trend is likely to continue into the future.

5. Parks, Open Space, and Schools

Chino's extensive park and open space network accounts for eight percent of the existing land area. Much of this land is within the large Prado Regional Park in the southwestern corner of the City. Smaller neighborhood parks are scattered throughout the City as well. Schools serving City neighborhoods are similarly found throughout the residential area.

6. Public Facilities

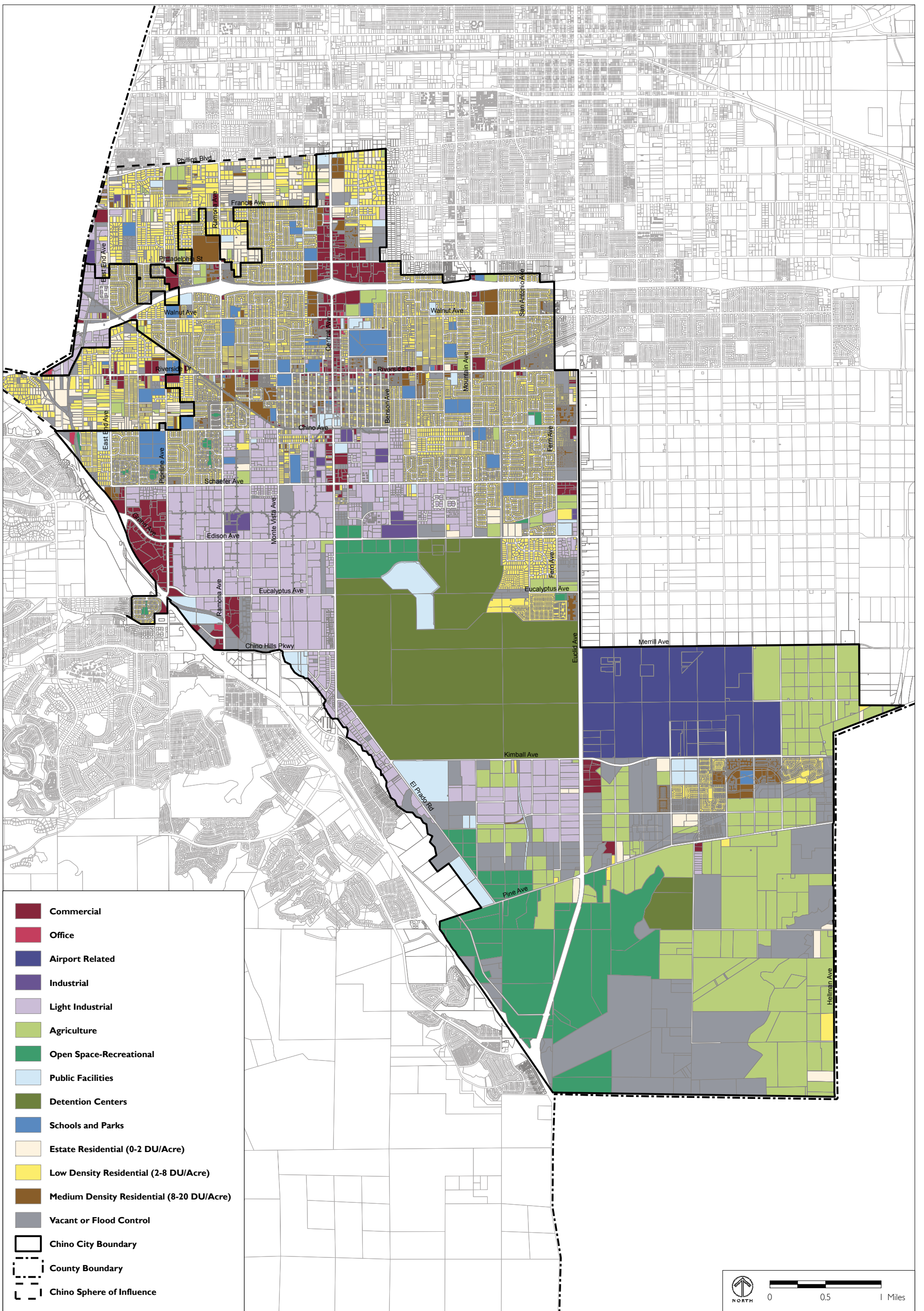
Three percent of Chino's land area is used for public and quasi-public uses. This land is scattered throughout the City and is primarily City-owned property used for public facilities such as police and fire stations and City Hall, as well as utilities infrastructure such as wastewater treatment.

7. Detention Centers

The CIM and the other two prisons represent 14 percent of Chino's land area, and are used for the operations of the State's prison facility. Some land in the CIM is currently used for agriculture operations within the prison.

8. Residential

Twenty-five percent of Chino's land area is currently used for residential purposes. Most of this residential development is located north of Schaefer Avenue, though some is located in The Preserve, College Park and in East Chino as well.



Source: City of Chino, 2009.

FIGURE 4.9-2
EXISTING LAND USE

TABLE 4.9-1 **EXISTING LAND USES**

Land Use	Total Acreage	Percent Acreage
Commercial	617	3.4%
Office	30	0.2%
Airport Related	1,037	5.7%
Industrial (General, Business, Office, and Service)	104	0.6%
Light Industrial	2,217	12.2%
Agricultural	2,610	14.3%
Open Space-Recreational	1,394	7.6%
Public Facilities	474	2.6%
Detention Centers	2,203	12.1%
Schools and Parks	381	2.1%
Estate Residential (0-2 DU/acre)	517	2.8%
Low Density Residential (2-8 DU/acre)	3,639	20.0%
Medium Density Residential (8-20 DU/acre)	503	2.8%
Vacant or Flood Control	2,499	13.7%
Total	18,227	100.0%

Source: City of Chino, 2009.

Most of the existing residential development is comprised of detached single-family homes at a density of less than eight units per acre. However, properties with duplexes, triplexes, apartments and other types of multiple-family housing are scattered throughout the City north of Schaefer Avenue, as well as in The Preserve.

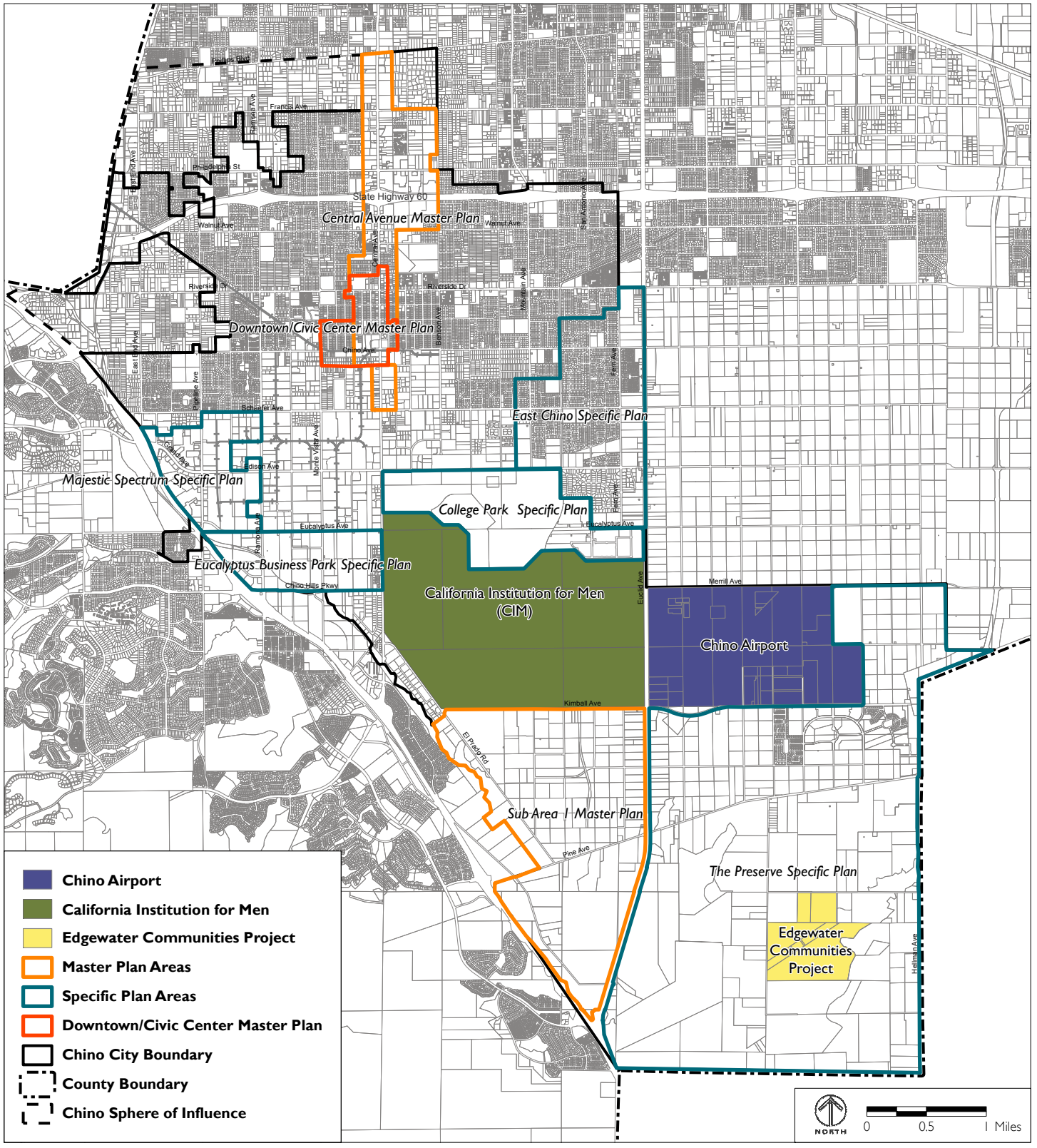


FIGURE 4.9-3
KEY LANDMARKS AND PLANS

C. Standards of Significance

The Proposed General Plan and Focused Growth Plan would create a significant land use impact if it would:

- ◆ Physically divide an established community.
- ◆ Create or exacerbate a conflict between land uses on the project site and in the surrounding area.
- ◆ Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

D. Impact Discussion

This section discusses the land use impacts associated with implementation of the Proposed General Plan and the Focused Growth Plan. The section responds to each of the three standards of significance listed above individually. Since the land use plan for the Proposed General Plan and the Focused Growth Plan are different, the two plans are discussed individually in each section.

1. Proposed Land Use Designation Changes

This section describes the implications of the Proposed General Plan and the Focused Growth Plan. Both plans would include the integration of planning documents, changes in existing land uses, and policies that would regulate land use in Chino in the future. Table 4.9-2 presents the acreages for each land use designation under the Proposed General Plan and Focused Growth Plan.

a. Proposed General Plan

The Proposed General Plan designates certain areas in Chino for land uses that are different from the existing uses. These changes can be seen by

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)	166	166
RD 2 (2 du/ac)	1,520	1,520
RD 4.5 (4.5 du/ac)	2,377	2,350
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)	190	217
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	135	131
Neighborhood Commercial	52	51
General Commercial	423	355
Regional Commercial	321	320
Industrial		
Business Park	187	171
Service Commercial	50	28
Manufacturing Research	0	0

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

Land Use Designation	Sum in Acres	
	Proposed General Plan	Focused Growth Plan
Light Industrial	784	779
General Industrial	1,871	1,871
Other		
Public	1,615	1,615
Public Schools	352	353
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.

comparing the Proposed General Plan land use designations in Figure 3-4 in the Project Description with the existing land uses shown in Figure 4.9-2. Generally, land uses in the City would remain similar to the existing uses, and properties with single-family homes would remain designated for single-family homes. The changes in land use that would result from the implementation of the Proposed General Plan include the following:

- ◆ **North of Highway 60 and West of Central Avenue.** Residential development would be permitted on the vacant and agricultural parcels in the SOI and northern portion of Chino.
- ◆ **Central Avenue.** The few remaining residential properties along Central Avenue in Downtown Chino would eventually be converted to commercial uses.
- ◆ **Riverside Drive.** Some of the remaining residential properties along Riverside Drive would eventually be converted to commercial use. The

area west of Pipeline Avenue would be converted to mixed-use development.

- ◆ **Large Parcels East of Central Avenue between Walnut Avenue and Highway 60.** This site would be converted from agricultural and commercial uses to residential, commercial and public land uses. The project has passed a Measure M vote and has already been approved for development.
- ◆ **Spectrum Area.** South of the Chino Spectrum Marketplace, existing vacant and agricultural land would be developed with office, commercial, and industrial uses.
- ◆ **East Chino.** Between Euclid Avenue and Fern Avenue, existing vacant and agricultural land would be developed with multiple-family residential, industrial and commercial development.
- ◆ **College Park.** Land previously used by the CIM would be developed according to the College Park Specific Plan, which includes residential, institutional and mixed-use development.
- ◆ **Eucalyptus Avenue.** Two existing agricultural parcels on the north side of Eucalyptus Avenue between Fern Avenue and San Antonio Avenue would be converted to residential uses.
- ◆ **East of the Chino Airport.** Some of the parcels east of the Chino Airport would be converted from agricultural use to industrial use.
- ◆ **Sub Area 1.** Some of the agricultural land within Sub Area 1 would be converted to industrial uses as described in the Chino Sphere of Influence Sub Area 1 EIR and the Chino South Industrial Park EIR.
- ◆ **The Preserve.** Much of the existing agricultural and vacant land uses in The Preserve area would be converted to residential, commercial, and mixed uses as described in The Preserve Specific Plan and Edgewater Communities Plan.

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 Proposed General Plan would also include regulatory goals, objectives, policies, and actions that would control development and land use changes in Chino.

b. Focused Growth Plan

The Focused Growth Plan would include all the land use changes that are described under the Proposed General Plan as well as additional land use changes, as shown in Figure 3-5 in the Project Description. Figure 4.9-4 shows only the parcels that are different in the Focused Growth Plan. The Focused Growth Plan would also include the same incorporation of specific and master plans, and all the same goals, objectives, policies, and actions as described above. The additional land use changes include the following areas where mixed-use development would be encouraged:

- ◆ **Walnut Avenue and Central Avenue.** The parcels surrounding the intersection of Walnut and Central Avenues would be converted from existing commercial land uses to mixed commercial and residential land uses.
- ◆ **Riverside Drive.** Between Mountain Avenue and Benson Avenue, some parcels along Riverside Drive would be converted from commercial and vacant land uses to mixed commercial and residential uses.
- ◆ **Chino Avenue and Central Avenue.** Along Chino Avenue and Central Avenue, existing commercial and industrial land uses would be converted to mixed residential and commercial development.
- ◆ **Euclid Avenue and Eucalyptus Avenue.** Some of the agricultural and vacant land uses at Eucalyptus and Euclid Avenues would be converted to mixed residential and commercial uses.

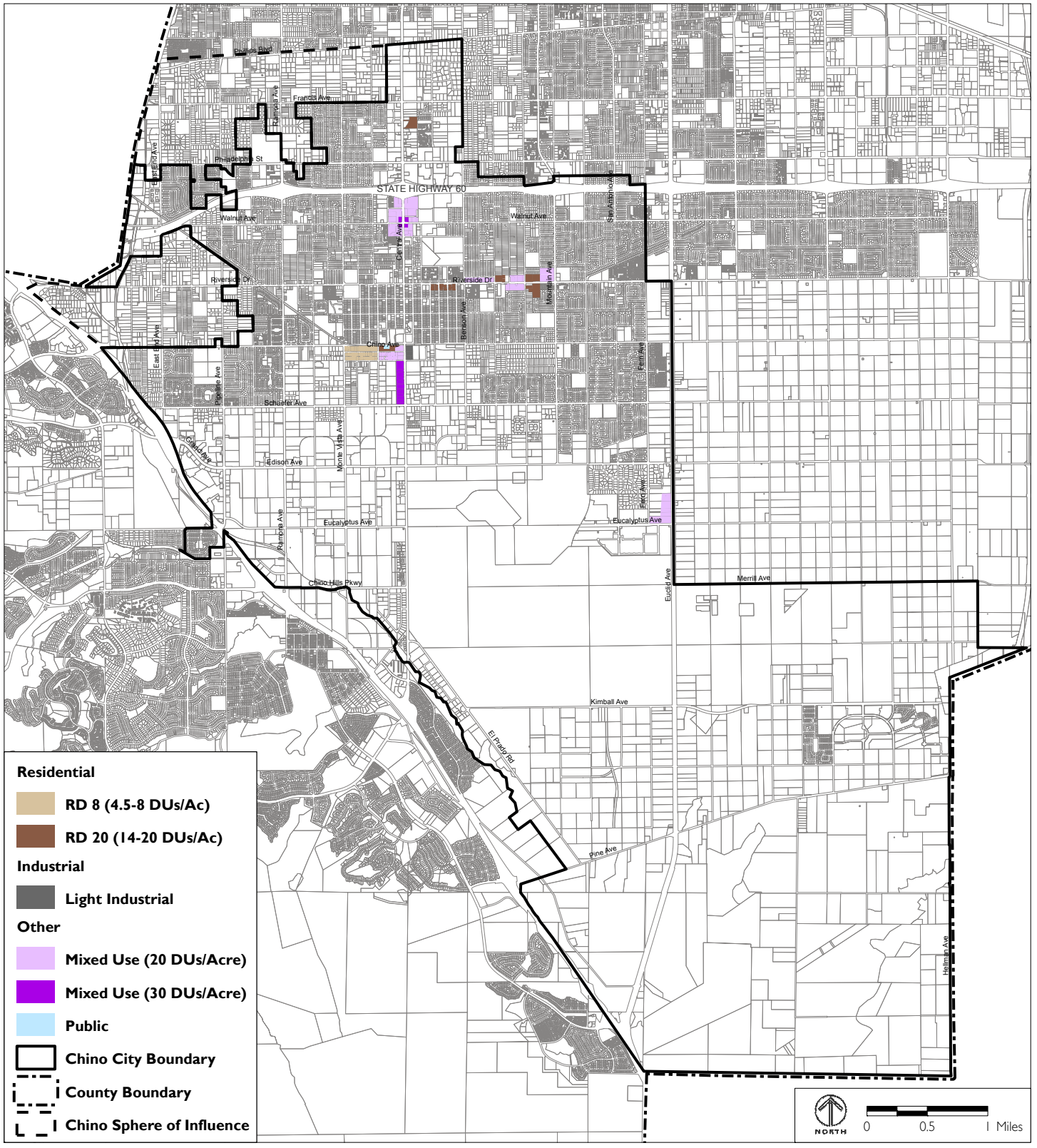


FIGURE 4.9-4
PARCELS THAT ARE DIFFERENT IN THE FOCUSED GROWTH PLAN

2. Land Use Impacts Addressed in other Environmental Impact Reports

Many of the land use changes included in the Proposed General Plan and Focused Growth Plan have been analyzed in other EIRs. Where impacts of land use changes have been analyzed and disclosed in one of these previous EIRs, this EIR discusses the impacts but focuses on impacts beyond those that have already been disclosed.

a. College Park Specific Plan EIR

The land use changes located within the boundaries of the College Park Specific Plan were evaluated in the College Park Specific Plan EIR. The Proposed General Plan and Focused Growth Plan would not designate any land use changes that are not included in the College Park Specific Plan. Therefore, the impacts of the conversion of land uses in this area have been adequately addressed in the College Park Specific Plan EIR.

b. The Preserve and Edgewater

The land use changes located within the boundaries of The Preserve Specific Plan were evaluated in The Preserve Specific Plan EIR, The Preserve Specific Plan Amendment Initial Study, and the Edgewater Communities EIR. The Preserve Specific Plan EIR and the Edgewater Communities EIR found that the conversion of agricultural and open space land uses into urban land uses would be a significant and unavoidable impact.⁴ In certifying each of these EIRs, the City Council adopted a statement of overriding considerations that concluded that the benefits of the project outweighed the loss of agricultural lands. The Proposed General Plan and Focused Growth Plan would not propose any land use changes beyond those addressed in The Preserve Specific Plan EIR, Preserve Specific Plan Amendment Initial Study, and Edgewater Communities EIR. Therefore, the impacts of land use changes in this area have been adequately addressed in these documents.

⁴ City of Chino, *Findings, Facts in Support of Findings and Statement of Overriding Considerations Regarding the Environmental Impact Report for The Preserve (Chino Subarea 1)*, <http://www.cityofchino.org/Modules/ShowDocument.aspx?documentid=392>, accessed on December 21, 2009.

c. Sub Area 1

Land use changes located within the boundaries of Sub Area 1 were evaluated in the Chino Sphere of Influence Sub Area 1 EIR and the Chino South Industrial Park EIR. While the Chino South Industrial Park EIR concludes that the conversion of land uses associated with the project would have a less-than-significant impact on the environment, the Sub Area 1 EIR concludes that the conversion of agricultural land would be a significant and unavoidable impact. In certifying the EIR, the City Council adopted a statement of overriding considerations that concluded that the benefits of the project outweighed the loss of agricultural lands. The Proposed General Plan and Focused Growth Plan would not include any land use changes beyond those analyzed in the Chino Sphere of Influence Sub Area 1 EIR and the Chino South Industrial Park EIR.

3. Project Impacts

This section addresses the land use impacts associated with the implementation of the Proposed General Plan and Focused Growth Plan. Since the extent and location of the land use changes are similar in both the Proposed General Plan and the Focused Growth Plan, the two plans are discussed simultaneously. This section individually responds to each standard of significance listed in Section C above.

a. Division of an Established Community

The Proposed General Plan and Focused Growth Plan set forth goals, objectives, policies, and actions intended to foster greater connectivity, particularly between the northern and southern portions of the City, and to prevent new development from dividing existing uses. Objective LU-1.2 in the Land Use Element seeks to create walkable neighborhoods that are cohesive and connected. Generally, the land use designations in the Proposed General Plan and Focused Growth Plan seek to create vibrant, cohesive communities.

Implementation of these policies would ensure that new development would be compatible with and sensitive to the existing built environment. As a re-

sult of these policies, implementation of both the Proposed General Plan and Focused Growth Plan would result in a *less-than-significant* impact associated with the physical division of existing communities.

b. Conflicts between Land Uses

The Proposed General Plan and Focused Growth Plan would allow for the continuation of existing and the development of new adjacent land uses which could appear incompatible. For example, both plans would allow residential development around existing agricultural operations, and would continue to allow some existing residential development adjacent to industrial operations. Both plans allow residential development adjacent to the railroad tracks. However, the goals and policies in the plans as well as the right-to-farm ordinance would minimize land use conflicts. Furthermore, the existing agricultural operations that are in close proximity to existing and proposed residential development are likely to be developed with other land uses in the future. As these agricultural areas are converted to urban uses, the policies in the Proposed General Plan and Focused Growth Plan would ensure that land use conflicts would be minimized. Loss of agricultural lands is discussed in Section 4.2, Agricultural Resources, of this EIR.

As shown in Figure 4.9-2, there is existing residential development adjacent to the railroad tracks in Chino. Since the railroad is a major source of ground-borne vibration, the location of these land uses is a potential conflict. However, the Proposed General Plan and Focus Growth Plan do not propose new development adjacent to the railroad.

As shown in Figure 4.9-2, Chino currently contains residential development adjacent to industrial development. The noise, groundborne vibration, traffic and odors associated with industrial activities may be in conflict with adjacent residential uses. However, the Proposed General Plan does not propose any new development adjacent to industrial uses.

The Focused Growth Plan would allow some new mixed residential and commercial development in close proximity to existing industrial operations

south of Chino Avenue along Central Avenue. While the development of residences and commercial uses in this area could conflict with the industrial operations, the policies in the plan would minimize any potential conflicts. Objective LU-3.4 calls for the creation of a mixed-use and residential area south of Civic Center. Policy P2 under this Objective calls for live-work lofts to act as a transitional use between industrial and residential uses, and Policy P3 is to ensure that new residential uses in the area use design and siting techniques to minimize potential land use conflicts associated with high-volume streets and adjacent industrial uses.

With incorporation of these policies, and in consideration of the extent and location of new development, the Proposed General Plan and Focused Growth Plan would have a *less-than-significant* impact on the conflicts between land uses.

c. Conflicts between Land Use Plans

This section analyzes any potential conflicts that the Proposed General Plan and Focused Growth Plan could have with other land use plans including City documents, the San Bernardino County General Plan, and airport planning documents.

i. *Other City Planning Documents*

The Proposed General Plan and Focused Growth Plan would be the primary planning documents for the City of Chino. The plans would supersede the current General Plan once adopted. Therefore, upon approval and implementation of the Proposed General Plan and Focused Growth Plan, other City documents will need to be updated to ensure consistency. The Chino Zoning Code and Subdivision Ordinance would be updated and adopted simultaneously to conform to the Proposed General Plan and Focused Growth Plan.

Both the Proposed General Plan and the Focused Growth Plan would include policy guidance and land use designations for the areas covered by the current 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, and the Subarea 1 Master Plan. These plans would cease to be in effect following adoption of the Proposed General Plan or Focused Growth Plan so they would no longer need to be reviewed for consistency. The Preserve Specific Plan and College Park Specific Plan would remain as active specific plans and all land use designations from these plans would be included 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.

Therefore, the Proposed General Plan and Focused Growth Plan would have a *less-than-significant* impact with regard to conflicts with other planning documents.

ii. San Bernardino County General Plan

The Proposed General Plan and Focused Growth Plan include land use designations for the SOI, which is currently under the jurisdiction of San Bernardino County. If this area were to be annexed into the City of Chino at some point in the future, the Proposed General Plan and Focused Growth Plan would become the principal planning documents for the regulation of land use in that area at that time. Until annexation occurs, the land use designations included in the Proposed General Plan and Focused Growth Plan for the SOI area are not binding. The land use designations in the San Bernardino County General Plan are generally similar to the designations in the Proposed General Plan and Focused Growth Plan, with the main differences being the Proposed General Plan and Focused Growth Plan's mixed-use development at the intersection of Pipeline Avenue and Riverside Drive. Additionally, the Proposed General Plan and Focused Growth Plan would allow slightly more dense residential development in most parts of the SOI, as can be seen by comparing Figure 4.9-2 and Figures 3-4 and 3-5. However, 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. In addition, the Proposed General Plan includes Goal LU-4, with

supporting objective, policies, and actions, designed to provide a clear transition for properties in the SOI. As a result, adoption and implementation of the Proposed General Plan and Focused Growth Plan would have a *less-than-significant* impact on the conflict with the San Bernardino County General Plan policies or land use designations.

iii. Airport Planning Documents

The Chino Airport Master Plan indicates that the airport plans to acquire some of the lands within its RPZ as well as negotiate an aviation easement over State-owned lands within the zone.⁵ Land use designations included in this General Plan do not allow uses incompatible with the RPZ in these areas, as described in the Land Use Element.

The Chino Airport Comprehensive Land Use Plan indicates that a small portion of Safety Zone 1 extends into the agricultural area of the CIM. However, this area is vacant and is leased as a buffer area to the Chino Airport. All other land use designations in these safety zones only allow those uses that are compatible with the Chino Airport Comprehensive Land Use Plan. Therefore, the Proposed General Plan and Focused Growth Plan would have a *less-than-significant* impact on compatibility with airport planning documents. For further discussion of potential airport-related impacts related to hazards, see Section 4.7, Hazards and Hazardous Materials.

E. Cumulative Impacts

The land use changes that would be part of implementation of the Proposed General Plan and Focused Growth Plan would not have substantial environmental impacts. There are significant land use changes that are likely to occur in surrounding cities and in the Chino region as well. Most notably, adjacent to East Chino and the Chino Airport, the New Model Colony in Ontario is planned to convert large expanses of existing agricultural land into housing and commercial development. While the land use changes in Chino would

⁵ Coffman Associates, 2003, *Chino Airport Master Plan*.

have a cumulative impact in the context of the surrounding region, the land use changes in the Proposed General Plan and Focused Growth Plan would not divide communities outside of Chino, and would not create or exacerbate land use conflicts in or outside the City. Therefore, the cumulative impacts of land use changes would be *less than significant*.

F. Impacts and Mitigation Measures

Since no significant impacts were identified, no mitigation measures are necessary.

