SECTION 2
SUMMARY

This document is a draft Program Environmental Impact Report (PEIR) prepared to analyze and disclose the potential environmental effects associated with implementation of the Specific Plan and related actions for The Preserve, a 5,435-acre planning area within the City of Chino sphere of influence.

The Preserve, also known as Chino Sphere of Influence Subarea 2, is located in the extreme southwestern corner of San Bernardino County, approximately 37 miles east of Los Angeles and 20 miles southwest of San Bernardino. The Preserve is located in the vicinity of the cities of Chino, Chino Hills, Ontario, Norco, and Corona, as well as the unincorporated community of Eastvale in Riverside County, and the Prado Flood Control Basin. State Route 71 is located to the west of the site, State Route 91 to the south, Interstate 15 to the east, and State Route 60 to the north. The Santa Ana River is located to the south and Chino Hills State Park is located to the west.

The proposed project includes a City of Chino General Plan Amendment, a Specific Plan, and annexation of the planning area. The Specific Plan and related actions will guide development through buildout of the plan area, anticipated to occur over the next 20 years and beyond.

2.1 PROPOSED PROJECT

The Preserve planning area of 5,435 acres is currently within the Chino Valley Dairy Preserve in the unincorporated area of the County of San Bernardino. The proposed project includes the annexation of the largest remaining portion of the Chino Valley Dairy Preserve within the City of Chino's Sphere of Influence (Subarea 2) to allow for development of a portion of approximately 5,435 acres currently within the Preserve. The Preserve Master Plan and related actions are intended to facilitate the orderly transition of existing dairylands within the City of Chino sphere of influence to a sustainable land use pattern and mixed use planned development.

The City of Chino has prepared the master plan to guide the future development and annexation of The Preserve. The master plan consists of a comprehensive, specific plan/land use plan. An 'umbrella' General Plan Amendment, which links the specific plan to the City's existing General Plan and satisfies the requirement for consistency with the General Plan, has also been prepared. The General Plan Amendment will function as an Area Plan, as authorized by Government Code Sections 65301(b) and 65303.

State law allows cities to adopt general plans and zoning, including specific plans, for areas outside their city limits. Such land use plans and regulations for The Preserve will become effective upon

annexation of the plan area to the City of Chino. The annexation process is a separate, parallel process that must be approved by the San Bernardino County Local Agency Formation Commission (LAFCO). The City of Chino will file an annexation application following circulation of the draft EIR.

The Preserve is proposed to allow up to 9,779 dwelling units on 1,236 acres; 626 acres of business uses (Community Core, Light Industrial, Airport Related, Regional Commercial, Neighborhood Commercial); 586 acres of Public Facilities and Rights-of ways; and approximately 2,987 acres in Open Space (Recreation, Agricultural and Natural Open Space). Proposed development will be concentrated in the northern portion of The Preserve, above the Prado Basin high water inundation line (elevation 566'), which is a significant development constraint on the planning area. Lands generally south of the 566' elevation are planned for low intensity uses, such as Recreation, Agriculture and Natural Open Space.

2.2 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Significant facilities either within or adjacent to The Preserve planning area include Chino Municipal Airport, the California Institution for Women (CIW-Chino), and Inland Empire Utility Agency's Co-Composting Facility. Issues to be addressed in the Specific Plan and environmental review processes include regional transportation linkages, ties to the rural heritage of Chino, sensitive habitats and recreational opportunities within the Prado Basin, agricultural lands conversion, dairy waste management and water quality, and financing major infrastructure.

The EIR addresses areas of controversy and issues requiring resolution that were known to the City of Chino or were raised by agencies and the public during the environmental scoping process. Many of these issues were identified either in response to Focus Group Workshops sponsored by the City, or issuance of the NOP, as described previously. The following section summarizes the *primary areas of controversy* related to environmental effects and identifies the sections of the EIR in which each issue is addressed:

- The project area is constrained by the **Prado Dam inundation area** that will extend up to the 566-foot elevation upon the completion of improvements that will raise the dam 28.6 feet and the spillway twenty (20) feet. (Section 5.3 Water Resources)

- The project area is located within the San Bernardino County Dairy Preserve and will require an **orderly transition of land uses** from agricultural-related uses to urban uses in order to avoid future land use conflicts and compatibility problems. (Sections 5.1 Land Use and 5.2 Agriculture)

- The current dairy operations affect **water quality** due to the lack of flood control facilities and containment areas for dairy waste and waste run-off. Dairy wastes have contributed to excess salts and nutrient loading within the Lower Chino Basin—more

specifically total dissolved salts (TDS) and nitrates, present in both the groundwater and surface water systems. (Section 5.3 Water Resources)

- Without proper community design and buffering of various existing land uses both within and adjacent to the project area, **land use compatibility** problems could arise with new development. Existing uses include the California Institute for Women, the Inland Empire Utility Agency Co-Composting Facility and the nearby Chino Municipal Airport. (Sections 5.2 Land Use, 5.6 Hazards, and 5.8 Noise)

- The project area is constrained by the **lack of infrastructure and utilities** (e.g. roads, sewer, water, power, storm drains.) to support new development. Significant demands may be placed upon utilities and service providers. (Sections 5.11 Public Services and 5.12 Utilities)

- **Sensitive biological resources and habitats** are located below the 566-foot elevation inundation area within Chino Creek, Mill Creek, and the Prado Basin. Without adequate resource protection measures, new development and increased public access have the potential to degrade these significant resources. (Section 5.4 Biological Resources)

- **Circulation** through the Plan Area and connections to the regional transportation system are constrained by existing ownership patterns and land uses, such as the Prado Flood Control Basin, Correctional Institution for Men—Chino, and the Chino Airport. (Section 5.7 Transportation and Circulation)

- Future Chino Airport expansion could alter **noise contours and safety zones**, and impact the development of residential and recreational uses within the Plan Area. (Sections 5.1 Land Use, 5.6 Hazards, and 5.8 Noise)

The foregoing does not reflect an exhaustive listing of environmental issues to be resolved or areas of potential controversy. Please see Section 5. Environmental Impact Analysis, for a more complete review of environmental issues, impacts and proposed mitigation measures.

2.3 SUMMARY OF ALTERNATIVES

Section 15126(d) of the CEQA Guidelines requires that an EIR…"Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives."

Various alternatives to the proposed Land Use Plan have been identified in the EIR, each with varying capacity to avoid or substantially lessen the environmental impacts of the proposed project, and each with varying potential to achieve the basic objectives of the proposed project. The proposed project is intended to facilitate the orderly transition of the remaining Chino dairylands to a

sustainable urban form that responds to important local and regional goals. Section 3.3 of this EIR identifies the basic goals and objectives of this Master Plan program.

Section 8 of this EIR includes an evaluation of the following alternatives to the proposed project:

- No Project Alternative
- The 'Environmental Land Use Alternative' (previously considered in the formulation of the Specific Plan Land Use Plan)
- The 'Metropolitan Center Land Use Alternative' (previously considered in the formulation of the Specific Plan Land Use Plan)
- Alternative Location

These alternatives are briefly described as follows:

No Project Alternative

The No Project Alternative assumes The Preserve planning area (Chino Subarea 2) would continue to be largely governed by the current plans and regulations of the County of San Bernardino without any major annexations by the City of Chino, and without adoption of the proposed Master Plan/General Plan Amendment and Specific Plan by the City of Chino. The County of San Bernardino General Plan and Development Code would continue to regulate land use consistent with the existing Agricultural Preserve status and zoning. However, various environmental, regulatory, and land use constraints to a sustainable dairy industry within the planning area would likely continue or increase over time, and dairies would seek to relocate to other parts of the State or western United States.

The 'Environmental Land Use Alternative'

The Environmental Land Use Alternative would result in significant reduction in residential units and land area devoted to business related uses. In addition, this alternative would increase the amount of open space areas by approximately 20 percent. Implementation of this alternative would result in a significant decrease in vehicle trips, primarily due to a 29 percent decrease in residential units, and 24 percent decrease in business uses square footage. However, the number of vehicle trips would continue to represent a significant impact upon the region's circulation system. This alternative would result in a decrease in the total number of employment opportunities, but due to the substantial reduction in housing units, would probably result in an increase proportion of jobs and increase the jobs/housing ratio above that projected by the proposed Specific Plan.

This alternative is considered to have a similar impact upon aesthetics and biological resources as the proposed Specific Plan due to the nature of the project area and the design of the land use plan. Infrastructure and service needs for the alternative plan would be generally similar, although some services and facilities could be reduced from that required for the proposed Specific Plan. The land use design of the alternative would also result in a significant departure from the intent of the proposed Specific Plan. In comparison to the proposed Specific Plan, this alternative would not afford easy access to businesses, recreational opportunities, and open space areas, and is not likely to support a viable local transit system.

The complications of further density reductions to this alternative are also disclosed.

The 'Metropolitan Center Land Use Alternative'

The Metropolitan Center Land Use Alternative would result in a significant reduction in residential units and a substantial increase in land area devoted to business related uses. This alternative would allocate approximately the same amount of open space areas as the proposed plan. Implementation of this alternative would result in a similar number of vehicle trips, due to an offsetting effect of decreased residential trips and increased business related trips. However, the number of vehicle trips would continue to represent a significant impact upon the region's circulation system. In comparison to the proposed Specific Plan, this alternative would result in an increase in the total number of employment opportunities, reinforcing the City of Chino as an employment center.

This alternative is considered to have a greater impact upon biological resources than the proposed Specific Plan due to the inclusion of an 18-hole golf course in the southerly portion of the project area. Infrastructure and service needs for the alternative plan would be generally similar, although some services and facilities could be reduced from that required for the proposed Specific Plan due to the reduction in housing units and population. As was the case for the Environmental Land Use Alternative, this alternative would result in a departure from the intent of the proposed Specific Plan to create a compact community design, organized around a major community core. Contrary to the proposed Specific Plan, it would not afford easy access to businesses, recreational opportunities, and open space areas.

Alternative Location

Pursuant to CEQA Guidelines 15126.6(f)(2), the City of Chino has considered alternative locations for the proposed project. A viable alternative location within the Chino Basin Dairy Area (CBDA) would need to be capable of supporting a major new planned community that meets the goals and objectives of The Preserve, while avoiding or substantially lessening any of the significant effects of the project. As discussed in EIR Section 4.2, remaining lands within the CBDA potentially capable

of supporting a project of this size are already approved for development (i.e. New Model Colony-Ontario, Eastvale-Riverside County).

2.4 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A thorough discussion and analysis of project impacts, recommended mitigation measures and identification of significant, unavoidable adverse impacts are presented in Section 5, Environmental Impact Analysis. A summary of this discussion is provided in Table 2.4-1 that follows.

TABLE 2.4-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
LAND USE		
Community Character		
Implementation of The Preserve land use plan will result in a fundamental change in the rural character of the plan area to a more suburban or urban setting. The proposed project will accelerate the conversion of existing agricultural and dairy uses to a mix of residential, commercial, business park, industrial, airport-related uses, and public facilities. Approximately 85 percent of the project area is currently in agriculture and dairy use, with the remaining 15 percent largely in other open space, recreation and institutional uses.	The proposed land use plan includes design features that minimize potential land use impacts at plan buildout. These features include but are not limited to: • A compact urban form and community core • A gradation of land use intensity/density from the community core outward, and from northerly portions of the plan near Chino Airport south to the open space and sensitive resources below the 566' elevation • Appropriate buffering and separation of potentially incompatible uses through application of linear open space (e.g. Community Paseo and Open Space System, linear park and other recreational open space)	Significant
Land Use Compatibility		
Potentially significant urban use conflicts with adjacent agriculture may occur during the implementation of The Preserve plan (i.e. during the transition phase). The types of impacts commonly associated with adjacent agricultural and urban uses include, but are not limited to dust, harmful chemicals, noise, odor and flies, intrusion by pets, trespass and vandalism. At buildout of The Preserve plan, land use compatibility impacts would be substantially reduced.	• Retention and consolidation of the major open space resources within a vast, manageable open space unit below the 566' elevation • Preserved opportunities for long-term agricultural use within agricultural units defined by the AG and AG/OS-N designations. Implementation of policies in the General Plan Amendment through provisions of the proposed specific plan will mitigate land use impacts to the extent feasible. This includes the application of various specific plan overlay zones to reduce potential land use impacts.	Not Significant (at plan buildout)

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Correctional Institution for Women		
The proposed land use plan locates potentially incompatible residential uses in close proximity to CIW-Chino. Without careful design of the linear paseo to fully buffer and screen these potentially incompatible uses, significant land use conflicts could occur.	**LU-2. Correctional Institution for Women (CIW-Chino).** Special attention should be focused during subsequent review of specific development projects on providing an adequate buffer and separation between the existing CIW-Chino and planned residential uses immediately to the east. The planned linear Community Paseo along Chino-Corona Road separating these uses should include some combination of landscape screening, berms and/or walls, and setbacks to achieve an adequate physical and visual separation between these uses.	Not Significant.
Chino Airport Influence Area		
The proposed specific plan includes a Chino Airport Overlay Zone to assure subsequent project review for consistency with the ACLUP. No significant land use compatibility impacts with current Chino Airport operations and adopted safety zones and noise contours will result from plan implementation. However, potential future changes to the Airport Master Plan and airport operations could result in significant safety and/or noise impacts to proposed land uses depending on the type and magnitude of such changes.	**LU-1. Chino Airport Influence Area.** The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Chino Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure specific development projects' compatibility with Chino Airport operations.	Not Significant.
Co-Composting Facility		
Until the facility is relocated or enclosed, nearby properties may be adversely impacted by the noise, odors, dust, traffic and visual/aesthetic impacts associated with facility operations. The	None available (until facility relocation or enclosure)	Significant (until facility relocation or enclosure; thereafter Not Significant)

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Specific Plan Co-Composting Facility Overlay (300' interim buffer) and the planned enclosure of this facility by IEUA would reduce these potentially significant adverse impacts to residential uses and other sensitive receptors (e.g. schools).		
Prado Dam Inundation Influence Area		
Proposed plan land use designations below the 566' elevation consist almost entirely of Open Space-Recreation (OS-R), Open Space-Water (OS-W), Agriculture/Open Space-Natural (AG/OS-N) and Open Space-Natural (OS-N) uses. These designations include uses that are potentially allowed by the Prado Flood Control Basin Master Plan, subject to ACOE review of specific development proposals. The proposed specific plan includes a 566-Foot Dam Inundation Elevation Overlay (DIO) applied to all lands below 566' elevation inundation area. This overlay requires that all specific development proposals be submitted for ACOE review and approval, and that allowable land uses comply with provisions of any cooperative management plans that may apply to the Lower Chino Basin/Prado area. As a result, no significant conflicts with the Prado FCB Master Plan or other ACOE plans within the Prado Dam inundation area are anticipated.	No measures necessary.	Not Significant.
The proposed plan includes approximately 52 acres of the 566'elevation inundation area above Pine Avenue at its intersection with Euclid	No measures are necessary.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Avenue (northeast corner) within the Regional Commercial designation. This would potentially conflict with U.S. Army Corps of Engineers use requirements within the Prado Basin inundation area. However, the affected area falls within the proposed DIO Overlay Zone, requiring ACOE review and approval of specific development projects. As the ACOE would retain land use authority over this area, no significant land use conflict is likely to result.		
Loss of Open Space		
Implementation of the proposed plan will result in the conversion of approximately 2,055 acres of agricultural open space to urban uses. Although limited to approximately 38% of the total plan area, this loss of open space is irretrievable, and is considered a significant, unavoidable impact of the proposed project.	No measures are available.	Significant.
Conflict with Land Use Plans, Policies or Regulations		
Implementation of the proposed plan and related actions by the City of Chino would conflict with the existing County General Plan and Development Code Agriculture-Agriculture Preserve (AG-AP) designations for the site, and the site's agricultural status within the Chino Valley Dairy Preserve and West Valley Subregion Planning Area. However, master planning for the area and annexation to the City of Chino was specifically contemplated by	No measures are necessary.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
LAFCO's inclusion of the area within the City's sphere. The pattern of cancellation or non-renewal of Williamson Act contracts within the plan area dates back to 1992-93, precipitating a transition to urban uses. Therefore, implementation of the proposed plan and related actions by the City do not represent a substantial adverse land use impact or conflict with applicable land use planning for the area.		
Cumulative Land Use Impacts		
Implementation of the proposed plan, in combination with past, present and probable future projects in the vicinity of the Chino Valley Dairy Preserve, will result in a significant and irretrievable cumulative loss of open space. Though the proposed project phasing and specific plan provisions would reduce urban use conflicts with adjacent dairy uses during the transition period, the project will nonetheless contribute to cumulative land use conflicts and compatibility problems during the long-term transition of the greater Chino Valley dairylands to urban uses. The proposed project will accelerate the fundamental change in community character already occurring within the dairylands. This change involves the transition from an established community of dairy owners and operators, to new planned developments with a mix of urban uses and variety of housing types and lifestyle opportunities.	No measures are available.	Significant

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
AGRICULTURE		
Prime Agricultural Land		
Implementation of the proposed plan would result in the conversion of approximately 1,265 acres of prime farmland to non-agricultural use. This represents approximately 56% of the total 2,268 acres of prime farmland within the plan area, and is considered a significant impact. Approval of the proposed project and the introduction of residential and other urban uses within the plan area will accelerate the conversion of prime farmlands.	Project design features that reduce significant impacts to agricultural resources include retention of approximately 862 acres in agricultural-related use designations, and Specific Plan right-to-farm provisions. The following measures are also recommended to reduce the significant agricultural and farmland conversion impacts of the proposed project.	Significant
Conflict with Existing Zoning for Agricultural Use and Williamson Act Contracts		
The proposed project would require annexation of the site by the City of Chino and rezoning consistent with the proposed Specific Plan and City Zoning Code. Existing County of San Bernardino Agriculture-Agriculture Preserve (AG-AP) zoning designations on the site would be removed. These actions were contemplated in LAFCO's 1994 inclusion of this portion of the dairy preserve within the City's sphere of influence, and do not in and of themselves represent a significant adverse impact.	**AG-1. Agricultural Land Preservation.** The City of Chino will propose to participate in the Williamson Act Easement Exchange Program (WAEEP) and any plan that may be adopted pursuant to SB 831.	Not Significant.
The project would accelerate Williamson Act contract non-renewals and/or cancellation notices on the remaining 1,148 acres under contract within the plan area. This is considered a	See Measure AG-1.	Significant

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
significant and unavoidable impact of the proposed project.		
Indirect Impacts on Farmland		
Buildout of the proposed plan will place the new local resident population near farmlands and agricultural uses that choose to locate within the AG and AG/OS-N designated areas within the plan area (i.e. northeast corner and below the 566' elevation). Without managed access, buffers and other measures to protect these remaining farmlands, conflicts may arise that would ultimately lead to their conversion to non-agricultural use.	**AG-2. Agency Coordination and Planning for Agricultural Uses.** The City of Chino shall participate in a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin. This program should involve the principal public landowners within the basin, including but not limited to the U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino. Components of this program may include an agricultural feasibility study, acquisitions plan, and management plan for sustainable agricultural uses within the basin. Also see Biological Resources Measure B-3(4), RMP-Urban Buffer/Transition Area	Not Significant.
Agricultural Productivity		
Development of the project area will accelerate the relocation of dairies from the CBDA and plan area, resulting in an annual milk production value loss to the region. Approximately 700 acres of cultivated cropland will be converted, although some of these farming operations may choose to relocate to AG and AG/OS-N designated areas within the plan area. New dairies and expansions of existing dairies within these designated areas are prohibited under the proposed Specific Plan. As such, the proposed project will result in a significant impact on agricultural productivity.	See measures AG-1 and AG-2.	Significant

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impacts		
The proposed project will contribute to significant cumulative losses of prime farmlands and other important farmlands within the Chino Basin Dairy Area (CBDA). The project will accelerate the conversion of prime agricultural lands to urban uses within the plan area. Ultimately, with other approved annexations and master planned development within the CBDA (i.e. Ontario 'New Model Colony', other Chino, Eastvale/Riverside County, Corona), in excess of 23,000 acres may be removed from agricultural preserve status.	See measures AG-1 and AG-2.	Significant
Agricultural productivity associated with dairies and milk production will be displaced to other parts of the state and nation. Although the project retains approximately 862 acres within the Agricultural (AG) and Agricultural/Open Space-Natural designations that will be available for farming activities, the project's contribution to the loss of croplands in the CBDA is still considered cumulatively significant. The project will contribute to the cumulative loss of agricultural productivity within the CBDA region.	See measures AG-1 and AG-2.	Significant
HYDROLOGY AND WATER QUALITY		
Flooding and Storm Water Management		
At buildout of the proposed plan, existing problems associated with flooding of the dairies, lack of containment and related pollution of downstream receiving waters would be alleviated.	**HWQ-1.** All development shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
With implementation of the Storm Drainage Plan and project-level detailed storm water management studies and measures specified in the specific plan, no significant storm water runoff impacts are anticipated from future development. The proposed plan would not result in significant alteration of the principal streams and watercourses through the site. Existing natural channels within the open space system, including Chino Creek and Mill Creek, would remain unaltered.	Stormwater Permit requirements to the satisfaction of the City of Chino. Applicable BMP provisions shall be incorporated into the NPDES Permit. **HWQ-6.** The City of Chino shall assure that storm drain facilities and outlets to Prado Regional Park and the natural open space system are designed in a manner that minimizes disruption of park operations and protects park and open space resources. Specific drainage facility designs at outlets to the major open space system below the 566' elevation shall be made available for review by the County of San Bernardino Flood Control District and U.S. Army Corps of Engineers, as appropriate. **HWQ-7.** Prior to any development approvals, a plan for managing urban runoff to protect sensitive drainages within the open space system shall be approved by the City of Chino. This Urban Runoff Management Plan (URMP) will be integrated with the project Storm Drain Plan, and provide the framework and mechanism for: 1) Phased implementation of structural and non-structural best management practices (BMP's) to control stormwater discharges and protect water quality; 2) Review of subsequent projects for inclusion of 'mini-basins' for detention, filtration and recharge to groundwater; 3) The design and location of Natural Treatment Systems (NTS) for water quality purposes within drainages; and	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	4) Implementation of a water quality monitoring program at storm drain outlets to Prado Lake, Chino Creek and Mill Creek. The URMP shall be made available for review and comment by the Flood Control Districts of the counties of San Bernardino and Orange, the U.S. Army Corps of Engineers, and Orange County Water District during the City of Chino's review and approval process. The URMP shall assure to the satisfaction of the City of Chino that project development that drains into Chino Creek and Mill Creek will not unacceptably contribute to flooding, scour and erosion, or water quality degradation of these environmentally sensitive drainages.	
Prado Flood Control Basin		
The proposed plan limits urban development to areas above the 566-foot Prado high water inundation line, consistent with the Prado Dam project and acquisition program. An exception to this is an approximate 55-acre area at the northeast corner of Euclid and Pine Avenues designated Regional Commercial in the proposed plan. Any future development at this location would require use agreements and permits with the USACE to offset the loss of flood volume. As a result, no significant impact on Prado Dam inundation capacity is anticipated.	No measures are necessary.	Not Significant.
Water Quality		
Proposed urban uses would have the potential to	**HWQ-2.** Individual projects within the specific plan area	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
degrade surface waters through discharges of urban runoff, containing a variety of pollutants including but not limited to oils, greases, solvents, pesticides and urban debris. These contaminants may enter the storm drain system in the form of street runoff, indiscriminate household use or other sources. Without proper management, potentially significant water quality impacts could occur. Both Chino Creek and Mill Creek within the plan area have been listed as impaired waters due to high nutrient, pathogen, salinity/TDS/chlorides and suspended solids concentrations. Without proper management of runoff to protect water quality in Chino and Mill Creeks, potentially significant water quality impacts could occur.	shall be reviewed by the City of Chino for the inclusion of appropriate structural and non-structural Best Management Practices (BMPs) to control stormwater discharges and protect water quality. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area runoff-minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non-structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance; and street sweeping. The following are examples of BMPs that may be included within NPDES permit requirements for individual projects: • Use of sand bags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into stormwater facilities. • Installation of landscaping as soon as paracticable after completion of grading to reduce sediment transport during storms. • Hydroseeding, soil binders or other measures to retain soil on graded building pads if they are not built upon before the onset of the rainy season. • Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	to stormwater facilities. • Stenciling of catch basins and other publicly visible flood control facilities with the phrase "No Dumping-Drains to the Ocean." **HWQ-3.** The City shall review subsequent development projects within the specific plan area for the application of Best Management Practices (BMPs) to reduce water pollution from urban runoff. Among the source-reduction BMPs that may be required by the City for application to such projects are the following: • Animal waste reduction • Exposure reduction • Recycling/waste disposal • Parking lot and street cleaning • Infiltration (exfiltration) devices • Oil and grease traps • Sand traps • Filter strips • Regular/routine maintenance The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and shall conform to City standards and the standards of the County's Municipal Stormwater Permit, under the NPDES program. **HWQ-4.** A water quality monitoring program should be implemented to regularly test the water quality at the	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	project storm drainage outlets to Prado Lake, Chino Creek and Mill Creek. The program should be devised to differentiate the pollutant contributions of project development from dairies during the transitional period. If test results determine that the water quality standards established by the RWQCB are not being met, corrective actions acceptable to the RWQCB would be taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted RWQCB standards. See measure HWQ-7.	
Cumulative Impacts		
Implementation of the proposed plan, along with other projects in the surrounding area Chino Basin Dairy Area (CBDA), will contribute to increases in impervious surfaces (which will increase runoff rates), and incrementally add to the amount of urban pollutants discharged into the drainage system. However, the proposed project's incremental impact would be substantially reduced with application of identified mitigation measures and compliance with state and federal regulations protecting receiving waters. Consequently, the project's contribution to cumulative water resources impacts is considered less than significant.	See measures HWQ-1, -2, -3, -4, -5, -6, and -7.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
BIOLOGICAL RESOURCES		
Loss of Land Cover Type		
The project will result in the loss of approximately 2,349 acres of land cover type above the 566' elevation line. Acres lost above the 566' line include approximately 1,580 acres of agricultural industry (dairy/pasture), 702 acres of cultivated fields (croplands), 1 acre of fallow fields, 38 acres of surface water bodies (dairy detention/livestock watering/irrigation ponds), 1 riparian acre, and 17 acres of windrows. Proposed development will result in the loss of most of the remaining ruderal plant species within the northern portion of Subarea 2 above the 566' line.	**See attached listing of mitigation measures for Biological Resources** Compliance with the following mitigation measures: • B-1, Zoning and Land Use Regulation • B-2, Required Biological Studies • B-3, Resources Management Plan – B-3(1) 300-acre Conservation Area – B-3(2) Alternate Location for the 300-acre Conservation Area – B-3(4) Burrowing Owls – B-3(5) Surface Water and Riparian Habitat – B-3(6) Existing Windrows – B-3(7) Agricultural Easements – B-3(8) Mitigation Fee – B-3(10) Administration and Monitoring	Not Significant.
Biological Resources Below the 566-Foot Line		
Proposed land use designations below the 566-foot elevation consist of open-space related uses that will also fall under the jurisdiction of the U.S. Army Corps of Engineers. Biologically sensitive areas within the Chino Creek and Mill Creek floodways are included within an extreme resource area that is protective of biological resources. These areas include critical habitat areas identified as suitable only for extremely low	Compliance with the following mitigation measures: • B-1, Zoning and Land Use Regulation • B-2, Required Biological Studies • B-3, Resources Management Plan – B-3(4) Urban Buffer/Transition Area – B-3(7) Agricultural Easements – B-3(8) Mitigation Fee	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
intensity use. However, without adequate mitigation, additional impacts to sensitive biological resources below the 566-foot elevation line could occur from increased public access and use of the open space system, as well as uncontrolled stormwater discharges from planned development above the 566-foot elevation.	– B-3(9) Participation in Regional Efforts – B-3(10) Administration & Monitoring • Also, see Hydrology and Water Quality Measure HWQ-7	
Wildlife		
Without resource protection and management measures, plan implementation could result in significant impacts to the following resources: • Loss of Surface Water and Riparian Habitat • Loss of Least Bell's Vireo Critical Habitat • Loss of Southwest Willow Flycatcher Habitat • Loss of Western Yellow-Billed Cuckoo Habitat • Loss of Windrows and Agricultural Fields • Loss of Migratory Corridors • Delhi Sands Flower-loving Fly Recovery • Loss of Burrowing Owl Habitat	Compliance with the following mitigation measures: • B-2, Required Biological Studies • B-3, Resources Management Plan – B-3(5) Surface Water and Riparian Habitat – B-3(6) Existing Windrows – B-3(7) Agricultural Easements – B-3(1) 300-acre Conservation Area – B-3(2) Alternate Location for 300-acre Conservation Area – B-3(3) Burrowing Owls	Significant for Burrowing Owls (all other wildlife impacts not significant at project level)
Wetlands and Drainage Areas		
Waterbodies likely to fall under the jurisdiction of the U.S. Army Corps of Engineers and California Department of Fish and Game are included within a variety of Open Space plan designations. Any development activity proposed within wetlands and jurisdictional drainages would require coordinated review and permitting with the US ACOE, CDFG and Santa Ana Regional Water	Compliance with the following mitigation measures: • B-2, Required Biological Studies • B-3, Resources Management Plan – B-3(5) Surface and Riparian Habitat	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Quality Control Board. Through the permitting process, loss of wetlands and jurisdictional drainages would be mitigated to less than significant levels, or permits would not be issued.		
Cumulative Impacts		
Planned development in Subarea 2 and the surrounding Prado Basin region will contribute to the incremental loss of open space and, with it, habitat for plants and wildlife. Past agricultural activities in Subarea 2 and the rate of present development in the surrounding region has already resulted in the decline of several species. The economic value of the remaining areas is expected to continue to increase, resulting in increased pressure for further development. The loss of burrowing owl nesting and foraging habitat above 566-foot elevation line within Subarea 2 was determined to be significant at the project level and cumulatively at the regional level. The loss of raptor foraging habitat within Subarea 2 will contribute to a cumulative significant adverse impact to regional raptor populations.	Compliance with all aspects of mitigation measures B-1 thru B-3.	Significant for regional Burrowing Owl and raptor populations.
GEOLOGY AND SOILS		
The potentially significant geologic hazards affecting land use and development in the plan area are: • Fault rupture and severe groundshaking due to	**GS-1.** All applications for individual development projects shall include a detailed Geotechnical and Soils Engineering Study which addresses potential hazards associated with fault rupture, seismicity and groundshaking, liquefaction, subsidence and near-surface groundwater. Such studies	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
a local moderate to large earthquake • Liquefaction (including lateral spread landslides) due to shallow groundwater and severe groundshaking from local and major regional faults Subsidence-induced ground fissures due to groundwater withdrawal. Development and buildout according to the proposed plan would have the potential to expose additional people, residences, commercial and industrial development, and public facilities to these geologic and seismic hazards. However, federal, state and local laws, regulations, codes, and policies are in effect to mitigate geologic and seismic hazards experienced within the region and at the project site. Conformance with standard measures, code requirements, and recommendations of detailed geotechnical and soils engineering studies required for subsequent development projects should serve to reduce hazards to less than significant levels. Of special concern in the plan area is the definition of the distribution, character and thickness of surface organic residue (e.g. manure and other organic deposition) within the soils that remain from activities of the dairy industry. A related concern for development and building foundations is the potential accumulation and/or	shall: • Conform to code requirements, and standards and guidelines established by the City of Chino; • Fully and accurately reflect site conditions regarding the possible hazards identified herein; and • Include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site. **GS-2.** All individual developments shall be constructed according to requirements established in geologic studies pertaining to the project site, and general engineering practices established by the City of Chino. **GS-3.** Grading operations on all former dairy lands and other agricultural properties will be conducted in accordance with the soils report prepared by a registered soils engineer approved by the City of Chino. The soils engineer will make recommendations concerning removal of any organic material or the proper handling of such material during grading. All manure from dairy corrals and other surface areas shall be stripped and removed prior to grading operations, in accordance with applicable codes and regulations. The potential for methane in remaining soils shall be specifically addressed in soils reports on all former dairy lands and other agricultural properties. Where the potential for methane accumulation or release is identified, soils testing shall occur with results and remedial measures identified in the soils report.	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
release of methane in soils with manure and other organic content. **Cumulative Impacts** Development of the proposed project and other approved, pending and probable future projects may expose future populations to regional seismic hazards. However, compliance with seismic safety standards for new construction, recommendations of project geotechnical engineering reports, and ongoing provisions for emergency preparedness and response are anticipated to reduce such risks, on a project-by-project basis, to acceptable levels. Other geologic and soils influences are largely site specific, and there is little if any cumulative relationship between proposed project development and development of other cumulative projects.	See measures GS-1, -2, -3.	Not Significant.
HAZARDS The possible location of wildlife areas or large water features near airports is a safety concern for aircraft operations, particularly with regard to waterfowl near runways. No significant conflicts with Chino Airport land use restrictions are anticipated. Planned land uses surrounding the airport are compatible with Airport Safety Zones and the adopted Airport Comprehensive Land Use Plan (ACLUP). School sites within two miles of the airport will require special review by Caltrans Division of	**HM-1.** To minimize aircraft/wildlife hazards, sizeable water features that might attract waterfowl should be prohibited in the plan area east of the Airport. **HM-2.** The maximum building heights outside of the runway protection zones may not exceed 160 feet to prevent any conflict with adopted flight patterns. **HM-3.** Prior to City consideration of any specific development projects within the plan area, developers will be required by the City to submit a completed Phase 1 Environmental Site Assessment (ESAs), which at a	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Aeronautics and Chino Valley Unified School District to assure compliance with siting criteria. Surface organic residues (e.g. manure and other organic deposition) within the soils that remain from activities of the dairy industry are a potential concern for development. Related concerns are possible exposure of new development and human populations to explosive concentrations of methane released from such soils, and exposure to pesticide residues in agricultural soils. Mosquito populations may continue to breed during the dairy transition to urban uses, and buildout of the community. Control of these populations can be achieved with non-chemical methods (i.e. mechanical methods) and the use of pesticides. With proper, vector control practices, health and safety impacts are not expected to be significant. A number of existing buildings within Subarea 2 may contain potentially hazardous materials, including asbestos and lead-based paints. These buildings may include, but are not limited to, pre-1979 residential structures as well as commercial and industrial buildings. Without proper management practices, the exposure of surrounding populations to odors, dust emissions and related health hazards	minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527). The recommendations of such ESAs, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels. **HM-4.** Prior to issuance of permits by the City of Chino for major renovation or demolition of any pre-1979 structure within the project area, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site. **HM-5.** In order to minimize risks to life and property, projects within the plan area will be required to demonstrate compliance with all applicable federal, state and local laws and regulations governing the handling, transport, treatment, generation and storage of hazardous materials.	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
resulting from Co-Composting Facility air quality impacts during windy conditions would be potential concerns. However, IEUA has implemented dust and odor control plans including measures to mitigate these potential effects. The proposed Specific Plan includes an overlay zone to establish an appropriate buffer around the facility in the event that residential uses are developed prior to facility relocation. Following facility relocation, appropriate site remediation methods will be employed to ensure adequate site safety for residential use. No significant airborne or waterborne health or safety risks are anticipated. Scientific research has suggested that long-term direct exposure to electric and magnetic fields (electromagnetic fields) may pose a risk to human health. The proposed land use plan has located an element of the community paseo and open space system along the alignment of the major SCE power line corridor that is roughly parallel with Pine Avenue. This land use will create a corridor that separates the power transmission lines from other land uses, further reducing the possibility of long term effects of electromagnetic fields. No significant health hazards or risks are anticipated. Implementation of the Specific Plan may result in an increase in the use and storage of hazardous materials and waste as commercial, airport-related and light industrial uses expand within the project		

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
area. **Cumulative Impacts** Compliance with federal, state and local regulations concerning the handling, transport and disposal of hazardous materials and wastes would reduce impacts to less than significant levels. As related projects in the CBDA and project vicinity will be required to mitigate their own hazardous materials impacts, no significant cumulative impacts related to hazardous materials are anticipated. With cumulative development within the Chino Airport vicinity, additional populations will be exposed to some level of risk associated with aircraft activities and hazards. However, safety zones have been established to protect future uses and reduce hazards to an acceptable level of risk. No significant cumulative impact is anticipated.	See measures HM-1 through HM-5.	Not Significant.
TRANSPORTATION AND CIRCULATION The projected level of development for the Interim Year (2010) will generate a total of approximately 71,499 trip-ends per day with 5,722 vehicles per hour during the AM peak hour and 7,793 vehicles per hour during the PM peak hour. For Buildout conditions, development is estimated to generate a total of approximately 244,930 trip-ends per day with 18,993 vehicles per hour during the AM peak hour and 25,911vehicles per hour during the PM peak hour.	A cumulative listing of all project related roadway and signal improvements to be provided for post-2020 buildout conditions, including the proposed project, is contained in RDEIR Table 5.7-5. **T-1.** Notification: Since the project contributes significant traffic to a State Highway (I-15 Freeway, SR-71 Freeway, SR-60 Freeway, and SR-91 Freeway), and it also contributes significant traffic to roadway segments serving CMP intersections within the jurisdictions of the City of Chino Hills, City of Ontario, County of San Bernardino,	Significant

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Future Traffic Conditions **Year 2010 Conditions.** For Interim Year (2010) Without Project traffic conditions, fifteen (15) intersections are projected to be at LOS "E" or "F". For the Interim Year (2010) With Project conditions, twenty-five (25) intersections are projected to be at LOS "E" or "F". The additional ten (10) intersections projected to operate at LOS "E" or "F" as a result of project implementation are as follows: • El Prado Rd. (NS) at Kimball Ave. (EW) • El Prado Rd. (NS) at Pine Ave. (EW) • Euclid Ave. (NS) at Kimball Ave. (EW) • Grove Ave. (NS) at Merrill Ave. (EW) • Grove Ave. (NS) at Kimball Ave. (EW) • Grove Ave. (NS) at Pine Ave. (EW) • Hellman Ave. (NS) at Kimball Ave. (EW) • Hellman Ave. (NS) at Chandler St. (EW) • Archibald Ave. (NS) at Pine Ave. (EW) • Hamner Ave. (NS) at Cloverdale Rd. (EW) **Year 2020 Conditions.** By the Year 2020, thirty-five (35) intersections are projected to be at LOS "E" or "F" for the Without Project condition. Forty-two (42) intersections are projected to be at LOS "E" or "F" for the With Project condition by 2020. The additional seven (7) intersections projected to operate at LOS "E" or "F" as a result	City of Norco, City of Corona, and the County of Riverside, the City of Chino shall notify the Congestion Management Agency (SANBAG), the California Department of Transportation (Caltrans), the City of Chino Hills, City of Ontario, County of San Bernardino, City of Norco, City of Corona, and the County of Riverside in accordance with CMP requirements. Each of these agencies must be provided with a copy of the CMP traffic study, once the document is accepted by the City of Chino. **T-2.** The proposed project shall construct or otherwise provide for all internal roadway improvements. The provision of such improvements shall be phased to address the incremental impacts of individual development projects. **T-3.** The City of Chino shall work cooperatively through SCAG and SANBAG to develop regional/subregional projects and identify regional transportation funding needed to minimize future freeway deficiencies. The City will actively participate in other future regional and/or subregional efforts to reduce freeway congestion. **T-4.** The City of Chino shall participate in planning efforts to develop subregional and/or regional transportation facilities based on equitable cost sharing programs among cities and counties. **T-5.** The City of Chino shall provide traffic operations and traffic systems management (TSM) improvements, including signal system coordination, automated traffic control, Smart Corridors, intelligent transportation systems,	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
of project implementation are as follows: • SR-71 Fwy. NB Ramps (NS) at Pine Ave. (EW) • Euclid Ave. (NS) at Merrill Ave. (EW) • Grove Ave. (NS) at Kimball Ave. (EW) • Hellman Ave. (NS) at Merrill Ave. (EW) • Archibald Ave. (NS) at Cloverdale Rd. (EW) • Archibald Ave. (NS) at Pine Ave. (EW) • River Rd. (NS) at Corydon St. (EW)	and other measures. **T-6.** Individual development projects shall be reviewed by the City for integration of trip reduction measures, travel demand management (TDM) strategies and alternative transportation modes, consistent with the Specific Plan. **T-7.** In the initial phases of development, the City of Chino shall require that a Transit Feasibility Study be prepared of the proposed project transit system. The feasibility study should address the timing of transit development vis-a-vis development phasing, and the interface with future regional transit works. To respond to potential issues related to the development of such a system, the following actions must be undertaken: • Identify the various funding mechanisms associated with the construction and operation of the system. • Require each proposed project to provide adequate right of way for such a system and construct the required infrastructure. • Establish design criteria and an evaluation process for determining transit stop locations that ensure pedestrian access prior to tentative map approval. • Operational issues, such as the future management of the system, may be deferred until the appropriate time, based upon discussions with current regional transit providers. **T-8.** The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area.	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	T-9. Traffic studies shall be required as deemed necessary by the City Engineer. Each study will identify the timing, and extent of required improvements to adequately evaluate future traffic impacts of individual projects needed to mitigate the impacts of such development.	
Freeway Segments		
The traffic report included an analysis of 35 freeway segments based upon the San Bernardino County CMP. The proposed project traffic study identified the number of general use and high occupancy traffic lanes required to accommodate the proposed project and other future development. Providing the number of lanes necessary to provide an adequate level of service for all segments, except those on the SR-91 which are currently under study by the Counties of Riverside, San Bernardino, and Orange, is based upon obtaining adequate funding. A portion of the traffic generated by the proposed project will contribute toward the need to expand these freeway segments.	See measures T-1, T-3, T-4, T-6, T-7.	Significant
Transit Plan		
The Specific Plan transit plan will require further study to properly evaluate the potential impact it may have upon traffic patterns, vehicle trip reduction, land use, and air quality. Implementation of the transit system would have the potential to reduce the number of vehicle trips within the proposed plan area and on the regional	No measures are necessary.	Beneficial impact.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
system, thereby providing a beneficial effect. **Cumulative Impacts** The proposed project will contribute to significant and cumulatively adverse traffic conditions at buildout of the plan area.	See measures T-1 through T-9.	Significant
NOISE **Construction Noise** Construction activities, especially heavy equipment, will create short-term noise increases within and near the project site. Such impacts may be significant if project development occurs near the interface with existing noise-sensitive land uses.	**N-1.** Construction Noise. The following construction noise reduction measures will be implemented: All construction activities conducted within 500 feet of any occupied dwelling shall not occur from 7 P.M. to 7 A.M. the following day, and at any time on Sundays or universally observed holidays. • All construction equipment will use properly operating mufflers. • All staging areas shall be located away from occupied dwellings and schools where feasible. • The City of Chino will approve construction truck access routes that minimize noise intrusion into sensitive areas, such as neighborhoods, schools, and parks.	Not Significant.
Vehicular Noise Potentially significant noise level differences between the Year 2020 Without Project and Year 2020 With Project conditions are predicted to occur at twenty-five (25) roadway links. This includes increases of +3 dB CNEL that are forecast to occur along 17 roadway links and	**N-2.** Roadway Noise. Developers/builders shall submit acoustical studies to the City of Chino for subsequent tentative maps and noise-sensitive uses (e.g. residences, schools, medical facilities) adjacent the principal area roadways. Such studies shall assure that: • Usable exterior space meets noise standards of 65 dB	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
measurable (+1 dB CNEL) increases along another 8 roadway links where existing levels already exceed 65 dB CNEL as far away as 100 feet from the roadway centerline.	CNEL through a combination of setback or barriers. • Habitable interior rooms along any project perimeter near noise-impacted roadways meet the interior standard of 45 dB CNEL through dual-paned windows, central air conditioning and other structural upgrades.	
Aircraft Noise Exposure		
The proposed Specific Plan includes a Chino Airport Overlay (CAO) zone that conforms to the airport limits, based on the 1991 ACLUP adopted noise contours and safety zones. Near airports, even at noise exposures well outside the 65 dB CNEL contour, there may be single flyover events that are perceived as intrusive even if the 65 dB CNEL standard is met with a large margin of safety.	**N-3.** Airport Noise. In order to ensure that noise exposure is considered in review of subsequent development projects within the plan area, and in acknowledgement of possible single-event aircraft audibility even if standards are not exceeded, the following measures will be implemented: • The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure the compatibility of specific development projects with Chino Airport Operations (same as Mitigation Measure LU-1). • All real estate transactions within Subarea 2 within 1.0 mile of the airport boundary will contain advisory language that aircraft may be periodically audible even though the subject property is exposed to noise levels due to aviation activities that are well within State guidelines.	Not Significant.
Cumulative Impacts		
Area roadways will experience potentially significant noise level increases due to cumulative traffic growth, including traffic from the project area. Increases of +3 dB CNEL are forecast to	See measures N-1 and N-2.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
occur along 17 roadways, with another 8 experiencing a measurable (+1 dB CNEL) increase where existing levels already exceed 65 dB CNEL as far away as 100 feet from the roadway centerline.		
AIR QUALITY **Construction Impacts** Project development will create temporary emissions of fugitive dust from soil disturbance, and combustion emissions from on-site construction equipment and from off-site trucks moving dirt, delivering construction materials, and from worker travel. A significant source of air pollution from project construction will be the dust generated during clearing, excavation and site preparation. Nitrogen oxide ($NO_{x)}$ emissions are likely to exceed the SCAQMD significance threshold. However, the mobile nature of the on-site construction equipment and off-site trucks will minimize any localized violations of the NO_x or other standards. With mitigation to keep equipment in good tune (low-NO_x tune-ups), average daily construction equipment emissions can be reduced, but not to less than significant levels during maximum grading activity days.	The proposed project will employ standard mitigation measures, such as dust control measures during construction mandated by the SCAQMD, and energy efficient design practices required by Title 24 of the California Code of Regulations. **AQ-2.** Construction Emissions. Per SCAQMD Rule 403, the City shall enforce the following measures: • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust. • During all construction activities, construction	Significant (for construction phase PM_{10} and NOx emissions)

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on and off site streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 miles per hour or less to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	• During all construction activities, the construction contractors shall use existing on site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.	
Operational Impacts		
Project implementation will create significant increases in CO and NO_x levels due to traffic exhaust emissions. At buildout, project-related emission levels for the three primary exhaust pollutants (CO, NO_x and ROG) would	Effective emissions reduction of mobile source emissions requires a unified transportation system management (TSM) approach where a variety of transportation control measures (TCM's) are integrated into a comprehensive system of procedures and goals. The proposed project	Significant (within South Coast Air Basin non-attainment area)

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
substantially exceed SCAQMD thresholds. However, displacement of dairy operations will cause a significant net reduction in reactive organic gases and in particulates. There is no basis for comparing pollutants as one type being better or worse than another. The basin is in attainment for CO, but not for ozone (created by ROG + NO_x + sunlight), or for particulates. The net effect of project implementation is that two non-attainment pollutants or precursors (ROG and PM-10) will be significantly reduced, while one non-attainment precursor (NO_x) and one attainment pollutant (CO) will be increased significantly. Odor impacts of dairies on sensitive uses (e.g. residential, schools) are anticipated to be significant during the transition period to urban use. Residential development in the vicinity of the IEUA Co-Composting facility (e.g. within approximately ½ mile) may be affected by facility-generated odor prior to facility relocation. The Specific Plan establishes a 300-ft. overlay zone setback from this facility for residential and other sensitive uses. The maximum project-related carbon monoxide (CO) increment is less than 1.0 ppm at any intersection if recommended roadway improvements are constructed in concert with project development. This small increment would not cause the hourly standard to be exceeded. All "with-project" CO increments are dominated by the no-project area growth of traffic	includes several important components of an effective mobile source emissions reduction program. These components include basic project design features which are consistent with air quality objectives and "smart growth" principles, and include: • Community design to facilitate local transit (The Preserve) Mobility Plan and Transit System); • Development of park-and-ride facilities. • Encouragement of bicycle and pedestrian circulation alternatives (The Preserve Community Paseo and Open Space System and Bicycle System. • Encouragement of local employment-generating uses to reduce jobs-housing imbalances that promote long commutes in and out of the local area (The Preserve Land Use Development Plan, including approximately 626 acres of Business Uses). To further reduce mobile source emissions and promote local and regional transit access, the following measure is added: **AQ-1**. Mobile Source Emissions/Transit. The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area. The City will coordinate with such agencies and other jurisdictions to promote express transit access from the Chino area to other regional employment centers.	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
and congestion. With implementation of recommended roadway improvements, microscale air quality impacts are not considered significant.		
Cumulative Impacts		
The proposed plan area is within the South Coast Air Basin (SCAB) non-attainment area for several criteria air pollutants. The proposed project will contribute to cumulatively significant and adverse air emissions within the SCAB non-attainment area.	See measures AQ-1 and AQ-2.	Significant (within South Coast Air Basin non-attainment area)
POPULATION AND HOUSING		
Total employment generation from the planned mix of non-residential commercial, industrial and recreation activities is estimated to be 13,376 jobs. These jobs could include both skilled and unskilled commercial retail jobs; manufacturing and assembly positions; warehouse positions and commercial office jobs, and would ultimately displace jobs under current dairy use and agricultural zoning. Employment growth will increase demand for housing in the project area and vicinity. Because of the nature of the new jobs, including higher-paying manufacturing and wholesale trade jobs, the average household income associated with the project is estimated to be higher than the current estimated household income for San Bernardino County. Housing growth in the plan area and	No mitigation measures are necessary.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
vicinity is not inconsistent with SCAG regional forecasts. The proposed plan area jobs/housing ratio in 2020 is projected to be 1.37, compared with a projected County ratio of 1.28, thus furthering subregional and regional jobs/housing balance objectives. The plan area jobs/housing ratio will be less than SCAG's projected year 2020 ratio of 4.13 for the City of Chino as a whole. Sub-regions with employment to housing ratios which reflect the SCAG regional average are generally considered to be balanced. The proposed plan design including housing in close proximity to employment and retail centers is considered a positive effect on the local economy and the physical environment, because it may contribute to reduced reliance on the automobile and possible reductions in regional work trip commutes, with corollary air pollution and energy consumption reduction benefits. There are no significant adverse impacts related to population, housing, or employment growth from the proposed project. **Cumulative Impacts**		
There are no significant adverse impacts related to population, housing, or employment growth from the proposed project. The project's incremental contributions to cumulative	No measures are necessary.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
population, housing, and employment impacts within the SCAG region are seen as less than significant.		
PUBLIC SERVICES **Schools** Implementation of the proposed development plan will result in 9,779 new dwelling units within the Chino Valley Unified School District (CVUSD) boundaries at plan buildout. This would result in an increase of approximately 6,063 new students within the District, based on the District student generation factor (SGF) of .62 students, on average per dwelling unit. This represents a significant direct impact on schools and school capacity within CVUSD. Three school sites are identified in the proposed project Land Use Plan to accommodate the student population growth estimate by the affected school district. Two 10-acre elementary schools (K-6) and one 15-acre K-8 school are anticipated. The location, size, and configuration of the school sites would be determined during site plan and tract map review. Proposed plan development of approximately 695 acres of business uses, including commercial and industrial space, is expected to result in an indirect increase in the District's student population (i.e. non-resident student population).	**PS-S-1.** Developers/builders within the plan area shall work with the CVUSD to plan school service for the proposed development. **PS-S-2.** Prior to issuance of a building permit, project developers shall pay statutory developer fees to the CVUSD, form a Communities Facilities District, or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
This indirect student enrollment impact will be mitigated by school impact fees.		
Construction activities adjacent to operating schools could result in potential safety hazards to students and others accessing the school site.	**PS-S-3.** To reduce potential safety hazards during construction, the City shall require developer notification to Chino Valley Unified School District of pending construction activity adjacent or near operating schools. Evidence of notification shall be provided to the City prior to issuance of grading and building permits for projects within any Master Plan, Tentative Map or Site Plan inclusive of, or immediately adjacent to, an operating school site.	Not Significant.
Cumulative Impacts		
Buildout of the proposed plan will generate a substantial increase in student population and contribute to a significant cumulative impact on public school facilities.	See measures PS-S-1 and PS-S-2.	Not Significant.
Police Protection		
Implementation of the proposed plan will significantly increase demands on police services within the plan area. Access and use of the planned recreational areas will increase the need for police responses to these areas. Until such time as a police facility is established near the site, overall response time to The Preserve Specific Plan area could be expected to increase by 2 to 3 minutes for emergency calls. The Preserve Plan includes a Community Core (125 acres) with areas available for civic uses,	**PS-P-1.** Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service The Preserve area. The City of Chino may allow credit toward impact fees for any police facilities constructed by the developer.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
possibly including a future police substation. Until expansion of the existing department or creation of a new facility, the police department plans to establish a police sub-station housed at the Chino Airport, near the proposed plan area. This temporary substation will give immediate aid to the proposed plan area and could become a permanent sub-station. To mitigate the need for additional police resources in the plan area, the City of Chino and the Police Department have implemented long-term budgetary strategies to ensure availability of necessary resources, as the project area develops. Pursuant to City requirements and standard conditions, the Chino Police Department will be consulted during site planning and design to ensure that adequate provisions for law enforcement protection/prevention are designed into the project. No significant security impacts are anticipated. **Cumulative Impacts** Buildout of the project area, by increments of development, will contribute to a significant cumulative impact on police services.	See measure PS-P-1.	Not Significant.
FIRE SERVICE/EMERGENCY MEDICAL SERVICE Development of the plan area will create additional fire service needs, and will place a	**PS-F-1.** Developer impact fees shall be paid to contribute to the cost of new fire facilities, apparatus, and equipment	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
significant burden on the Chino Valley Independent Fire District (CVIFD) to maintain sufficient resources and response times for all fire and medical emergency calls. At least one new fire station with adequate equipment and personnel to meet demand will be needed to reduce fire safety impacts to less than significant levels. Designation and development of a fire facility within or near the plan area (i.e. Chino Airport), and payment of City and Fire Department fees will help to offset impacts on fire resources and services.	to offset the increase in fire services demand created by the project. **PS-F-2.** The City of Chino shall coordinate with the Fire District to assure construction of a new fire station site to serve the proposed project. The fire station shall be constructed and ready for Fire District occupancy prior to the issuance of the 1,350th building permit for the proposed project. The station location may either be within the project site or at Chino Airport, subject to agreement by San Bernardino County Department of Airports. The station shall be adequately attenuated from noise effects of airport operations. **PS-F-3.** Prior to construction, the developer shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or Fire District standards. **PS-F-4.** Water lines within the project site shall be designed to meet the fire requirements. **PS-F-5.** Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the project area are built or as a condition of development project approval. **PS-F-6.** Upon annexation of the plan area, the City will be responsible for payment of services to the State Department of Forestry & Fire Protection in conformance with rules and	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	standards for wild land fire areas still receiving State protection.	
Cumulative Impacts		
CVIFD will be expanding fire service capabilities to meet cumulative demands, consistent with its fire services master plan. With payment of fire fees and provisions for a new fire facility, the plan area's incremental contributions to cumulative fire impact will be mitigated to a less than significant level.	See measures PS-F-1 through PS-F-6.	Not Significant.
LIBRARY SERVICES		
The plan area Community Core will include approximately 10 acres for civic-related uses, including space for a potential branch library. Based on the current deficient library space utilization of .16 square feet per capita, approximately 5,319 additional square feet of library space would be needed to serve the plan area population. However, based on a desirable minimum space standard of .35 square feet per capita, approximately 11,637 additional square footage of library space would be needed to serve the plan area population. The proposed project has the potential to place significant demands upon library facilities and services.	**PS-L-1.** The proposed project should address the need for additional library facilities and library services, and provide space or funding for library construction. The construction of a joint use library shared by the County of San Bernardino and Chino Valley Unified School District may be an appropriate option. **PS-L-2.** Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities, if such fees or requirements are adopted for general application by the County.	Not Significant.
Cumulative Impacts		
The proposed project will contribute to significant cumulative demands on library facilities and services within the City of Chino.	See measures PS-L-1 and PS-L-2.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
PARKS/RECREATION		
Based on the City's existing parkland development standard of 3 acres per 1,000 population, approximately 110-acres of local park and recreational facilities will be needed at buildout. As the proposed plan allocates 110 acres of community and neighborhood parks, no significant local park impacts will occur. The proposed plan identifies over 2,600 acres in various open space designations potentially available for recreation opportunities. Recreational use of Prado Regional Park and adjacent concession areas, including El Prado Golf Course, Prado Stables, Prado Olympic Shooting Park, Oranco Bowmen Archery Range, Prado Recreational Dog Training Facility, and the Prado Air Park, will increase with the proposed project, due to the increase in the population in close proximity. Recreational demands on this county facility are a potentially significant impact of the proposed project.	**PS-PR-1.** As Per the City of Chino, every residential developer or person who develops land for residential purposes shall dedicate a portion of such land, pay a fee, or a combination of both at the option of the city for the purpose of providing park and recreational facilities at the time and according to City standards outlined in Chapter 18.04, "Land Dedication Requirements Generally." **PS-PR-2.** The City of Chino will coordinate with San Bernardino County to assure that traffic, access control and safety needs of Prado Regional Park are met, and that the impacts of implementation of the proposed project on Prado Regional Park facilities are minimized to the extent practical. A Traffic and Access Control plan may be a component of this collaboration. The City will also assure through subsequent development reviews, that project-related drainage does not adversely affect the park and Prado Lake.	Not Significant.
Cumulative Impacts		
Buildout of the planned area and cumulative projects is expected to increase demands for parks and recreational facilities in the plan area. As individual developments are phased within the plan area, park and recreational facilities are planned to be developed to meet the future needs of area residents. Plan area residents will pay park	See measures PS-PR-1 and PS-PR-2.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
use fees for access to regional park facilities. No significant cumulative impacts on parks and recreational facilities.		
WATER SUPPLY The project at buildout will generate a potable water demand of 6.1 million gallons daily (MGD) and an average daily recycled water demand of 4.0 MGD. SAWPA's Chino Basin Desalination Plant is identified to supply 4.5 MGD of the needed 6.1 MGD to the project area. The remaining 1.6 MGD will be obtained by the City through the following measures: 1) production of groundwater over entitlement based on Safe Yield limitations; 2) increasing imported water purchases; 3) purchasing additional desalted water, if more is produced than is needed to satisfy the requirements of other purchasers. The City in coordination with SAWPA and IEUA will develop an urban water management plan to assure sufficient water supplies and facilities to meet future growth. Recycled water will be obtained from IEUA sources. The total required operational storage capacity for recycled water at the project site is 8.9 MG of water.	**U-W-1.** Consistent with SB 221, subsequent development projects within the plan area shall be reviewed by the City to confirm the availability of sufficient water supplies to meet project water needs. **U-W-2.** Consistent with requirements of AB 2838, the City shall periodically review and update its urban water management plan to ensure that adequate water supplies and facilities are available to meet future growth. **U-W-3.** Subsequent development projects should be designed to incorporate features that encourage and promote groundwater replenishment. **U-W-4.** Retention of precipitation and runoff on-site should be encouraged in development designs where appropriate. **U-W-5.** The City shall continue to support efforts to develop the water supply and to encourage water conservation. Water conservation techniques appropriate for new and existing development include: • Installing flow restrictors in showers. • Repairing leaky water fixtures. • Promoting drought resistant low maintenance vegetation.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	U-W-6. The City shall coordinate its efforts with the IEUA to expand the re-use of wastewater for such uses as the irrigation of parkways, golf courses, landscaped areas, and parks, and, if feasible, for industrial processes. **U-W-7.** The City shall engage in water conservation programs and activities, including but not limited to, participation in the following water conservation practices: • Water Survey Programs for Single-Family Residential and Multi-Family Residential Customers • Residential Plumbing Retrofits • System Water Audits, Leak Detectors and Repair • Large Landscape Conservation Programs and Incentives • High Efficiency Washing Machine Programs • Public Information and School Education Programs • Conservation Programs for Commercial, Industrial and Institutional Accounts • Wholesale Agency Technical Assistance Program • Conservation Pricing **U-W-8.** Where erosion or water runoff is not a problem, encourage use of on-site water recharge, such as dry wells.	
Cumulative Impacts The proposed project will contribute to significant cumulative demands on water supplies in the City of Chino and region. Based on the city's Final Draft of Technical Memorandum of the Water	See measures U-W-1 through U-W-8.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
System Master Plan for Subarea 2 (2001) and the City's Water Supply Assessment (RDEIR Appendix I) the City is expected to meet project and cumulative water demands through multiple reliable sources, including potable, desalted, groundwater and recycled water sourcers.		
WASTEWATER		
Increases in plan area population and development of commercial and industrial uses will increase wastewater treatment demands on Inland Empire Utility Agency (IEUA) wastewater treatment facilities. Based on unit wastewater flow generation factors used in the City's Sewer Master Plan, it is estimated that wastewater will increase by approximately 4.8 million gallons per day (MGD) upon buildout of the plan area. IEUA will continue to expand their treatment capacity consistent with growth projections, associated increased demand, and funding mechanisms. The increased use of reclaimed water will decrease the need for treatment capacity and provide a beneficial reuse of water resources. Sufficient capacity has been allocated by IEUA to serve the plan area through buildout. No significant impacts to wastewater treatment and disposal will occur.	IEUA has indicated it will provide sufficient sewage disposal capacity in RP-5 to serve additional sewage generated within the City of Chino, and proposed plan area. The City will coordinate with the IEUA to ensure that adequate wastewater facilities are available to meet future growth. Project design will be reviewed by the City, prior to project approval, to ensure that sufficient infrastructure and capacity are available. **U-WW-1.** The City shall assure that required backbone sewer lines, or an equivalent system recommended by the City Engineer are implemented pursuant to the Sewer Master Plan. **U-WW-2.** Developers shall pay required sewage facilities development fees and system collection fees to cover City costs to construct master planned sewer mains.	Not Significant.
Cumulative Impacts		
IEUA provides service to a broad geographic area covering seven cities and a portion of the Chino	See measures U-WW-1 and U-WW-2.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Basin Dairy Area. As development occurs within the Agency's service area, it makes additional funds available to construct necessary facilities to provide for the growth. The Agency has allocated sufficient sewage disposal capacity in RP-5 to serve additional sewage generated within the City of Chino, throughout buildout of the plan area. No significant cumulative impact on wastewater treatment facilities is anticipated.		
ELECTRICITY Buildout of the proposed project will result in a total electrical demand of 164,547,624 megawatts per hour per year (MW/hr/yr). Approximately 33 percent of the demand, or 55,017,390 MW/hr/yr will be generated by residential uses; 27 percent, or 29,836,537 MW/hr/yr by industrial uses; and 40 percent, or 109,530,234 MG/hr/yr, by commercial uses. The increased level of service to the project area will require implementation of new service lines and support facilities. Development will be required to conform to Title 24 of the California Code of Regulations regarding efficient use of energy resources, and other State and/or City Regulations which may be in effect at the time of approval of individual projects. **Cumulative Impacts** Given the current electrical energy shortfall in California and the western United States due to	**U-E-1.** Energy efficient lighting and natural lighting should be encouraged and utilized where practical. See measure U-E-1.	Not Significant. Significant

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
high wholesale costs of electricity brought about by deregulation in 1996, it is uncertain that electrical supplies will be sufficient to meet future growth demand. Therefore, the project may contribute to significant cumulative impacts on electrical energy supplies.		
NATURAL GAS		
Natural gas demand at buildout of the proposed plan is estimated at approximately 3.9 million cubic feet annually. The Gas Company anticipates it will be able to provide the resources and facilities necessary to meet these additional demands. The City and future developers within the plan area will also coordinate with The Gas Company to ensure adequate services and facilities are available to provide for future development. No significant impact is anticipated with the provision of natural gas supplies to the project.	No mitigation measures are necessary.	Not Significant.
Cumulative Impacts		
At buildout of the plan area and other cumulative projects, significant cumulative demands will be placed on natural gas resources. The Gas Company anticipates it will be able to provide the resources and facilities necessary to meet these additional demands. Significant adverse cumulative impacts to natural gas supply and distribution are not expected.	No measures are necessary	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
SOLID WASTE		
Buildout of the proposed plan will result in the production of approximately 29,302 tons per day of residential, commercial, industrial, and public waste. Waste Management, the sole provider of waste collection and disposal services to the City, indicates that the proposed plan will not adversely affect El Sobrante Landfill's disposal capacity. The landfill can accommodate growth in waste generation for the next 50-70 years and owns 6 other landfills that could offer services as well. In reviewing subsequent development projects, the city will continue to implement solid waste reduction measures pursuant of AB 939.	Although no significant impacts to solid waste disposal are anticipated as a part of the project, the following measure is recommended to minimize waste disposal and assist the City of Chino in compliance with AB 939: **U-SW-1.** Future developments should be reviewed by the City for the provision of outside building space to accommodate the storage of large waste containers (e.g. 3 containers of 96-gallons). This system reduces waste production by encouraging recycling of material.	Not Significant.
Cumulative Impacts		
Cumulative projects within the Chino Basin Dairy Area will increase daily solid waste production and place demands upon County landfills operated by Waste Management. Waste recycling measures consistent with AB 939 requirements will be applied to development projects within the plan area to reduce incremental contributions to solid waste generation. As the increased solid waste generation from cumulative sources is not projected to exceed the tonnage capacity of El Sobrante Landfill, cumulative impacts are not anticipated to be significant.	See U-SW-1.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
DAIRY WASTE		
The problems associated with stockpiled manure, high TDS and salts in groundwater, and degradation of surface waters from dairy runoff are existing conditions that have resulted in promulgation of regulations by the Regional Water Quality Control Board to protect water resources. In most respects, the proposed project represents a beneficial impact on waste management in that it provides an economic incentive to remove, recycle or otherwise dispose of manure within the basin. Deadlines for removal of stockpiled manure from the basin have been imposed irrespective of the proposed project. Various initiatives to respond to the challenges imposed by these deadlines have either been proposed or are underway, including the Organics Management Facilities and plans to sewer the dairies. As implementation of the proposed development plan for The Preserve is anticipated to occur over approximately 20 years, the project is not anticipated to exacerbate the existing waste management impact associated with dairy use.	No mitigation measures are necessary.	Not Significant.
Cumulative Impacts		
The proposed project is not anticipated to contribute to cumulative impacts on dairy waste management. Requirements for manure removal and management have been imposed irrespective of the proposed project and other related projects.	No measures are necessary.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
TELECOMMUNICATIONS		
Telephone		
The existing telephone service provider Verizon, has plans for locating future wire centers to distribute telephone services to customers in the plan area. Verizon plans its services provision to accommodate growth in service areas. Existing and planned distribution and supply of telephone service is expected to accommodate the proposed plan implementation.	No mitigation measures are necessary.	Not Significant.
Cable Television		
Adelphia Communication Services is prepared to provide cable service to the project area. Planned distribution and supply of cable services is expected to accommodate the proposed buildout of the plan area. Impacts on cable services are not anticipated to be significant.	No mitigation measures are necessary	Not significant.
Cumulative Impacts		
Buildout of the cumulative projects would result in additional demand relative to both telephone and cable television service provision in the areas of the cumulative projects. However, existing and planned service in these areas is expected to be sufficient by the service providers.	No measures are necessary.	Not Significant.
CULTURAL RESOURCES		
Proposed development of the plan area could have an adverse impact on as yet undiscovered significant archaeological resources. There is a	**CR-1.** Survey and Mitigation Report. Phase 1 field surveys (surface survey and collection) by a certified archaeologist should be conducted prior to all earth	No Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
significant potential that additional prehistoric materials will be encountered during earth-disturbing activities within planned development areas. Future recreational or agricultural uses within the planned open space system could have the potential to disturb or destroy recorded or as yet undiscovered archaeological resources within these areas. Much of the planned open space system below the 566' elevation is owned or controlled by other public agencies (i.e. U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino). Use plans and permits for these areas will be coordinated with the appropriate agencies to assure that no significant impacts occur to archaeological resources in these areas. There are forty-five (45) recorded historic sites within the plan area, with most of these located in the planned open space system. Proposed development of the plan area could have an adverse impact on significant historic resources. Additional as yet unrecorded historic resources could be encountered during earth-disturbing activities.	disturbing activities within the plan area. Existing natural open space, agricultural open space and dairy sites are included in this survey requirement. Excluded would be heavily disturbed areas, lagoons and detention ponds, and paved areas. The archaeologist will identify all prehistoric and historic resources observed during the field survey, complete a preliminary evaluation of the resources, and recommend appropriate measures for the disposition and treatment of significant resources. A technical report shall be prepared including discussion of cultural site significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates. Excavated finds shall be offered to the City of Chino, or its designee on a first refusal basis. Final mitigation shall be carried out based upon the report recommendations and a determination as to site disposition by the City. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary. **CR-2.** Archaeological Monitoring. Where recommended in culturally-sensitive areas pursuant to Survey and Mitigation Reports (CR-1 above), archeological monitoring of earth-disturbing activities shall be conducted. The monitoring certified archaeologist will identify any prehistoric or historic resources exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the City. If the resources are found to be significant, the archaeologist shall determine, in	

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	consultation with the City, appropriate actions for further exploration and/or salvage recovery.	
Significant paleontological resources could be encountered during earth-moving activities. Older alluvium in the region and within the plan area has a high paleontological sensitivity as a primary source of significant vertebrate fossils. Proposed development of the plan area could have an adverse impact on significant paleontological resources.	**CR-3. Paleontological Monitoring.** Monitoring for fossil material should be conducted by a qualified paleontologist during construction grading activities within older alluvium (Pleistocene), in order to avoid any disturbances to possible unknown or unidentified paleontological resources.	Not Significant.
Cumulative Impacts		
The incremental effects of the proposed project on cultural resources will be mitigated with implementation of recommended mitigation measures. The planned development of the project is not anticipated to contribute to a potential cumulative impact on cultural resources.	See measures CR-1, CR-2, CR-3.	Not Significant.
AESTHETICS		
The visual character of the project area above the 566' elevation will change substantially as agricultural land uses transition to an urban setting with a mix of residential, commercial, and industrial uses. While the land use change is significant, it does not represent a significant adverse visual or aesthetic impact as no significant visual resources are identified in this area. Scenic resources and aesthetic values associated with the southerly portions of the plan area will be preserved through open space,	The proposed Specific Plan includes design guidelines and criteria to minimize the visual impact associated with a significant change in land use. No other mitigation measures are necessary.	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
recreation and agriculture designations. The proposed Specific Plan includes design guidelines and criteria to create an attractive and positive visual condition for future development. These guidelines and criteria implemented through Design Review are essentially project design features. These features are intended to assure a quality urban visual environment, and minimize the visual impact associated with a significant change in land use. Additional light and glare sources will be created within the plan area. The use of landscaping, directional lighting criteria, and building design criteria in the Specific Plan would reduce the impact to a level that is less than significant. Due to the distance to planned urban uses, proposed Specific Plan and airport overlay building height limitations, and the effect of intervening landscaping, the quality of views from surrounding vantage points including SR 71, Chino Hills, Ontario, Eastvale, and Prado Basin will not significantly change.		
Cumulative Impacts		
The visual character of the project area will change to reflect the urbanizing pattern of the surrounding region. Light and glare will increase within the plan area similar to that found within the existing and proposed development pattern	No measures are necessary	Not Significant.

TABLE 2.4-1 (Cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
surrounding the project site. Surrounding views of the plan area will not be substantially altered or adversely impacted. No significant cumulative impacts are anticipated.		
GENERAL PLAN CONSISTENCY Section 5.15 of the EIR includes a consistency analysis of The Preserve Specific Plan and the City of Chino General Plan. This section documents each of the goals of the Chino General Plan and describes how the proposed Specific Plan responds to and implements such goals.	No mitigation measures are necessary.	Not Significant.

BIOLOGICAL RESOURCES MITIGATION MEASURES
ATTACHMENT TO TABLE 2.4-1

The significant biological resource impacts of implementation of the proposed plan include direct loss of raptor foraging habitat, loss of burrowing owl habitat, loss of migratory and waterfowl habitat, and cumulative loss of agricultural and open space lands with habitat value. These impacts are largely restricted to areas planned for development above the 566-foot elevation inundation line, away from the most sensitive areas below the 566-foot elevation line. Land Use Designations in these more sensitive areas have been designated for open space and agricultural uses, thereby avoiding impacts to biological resources. Additional impacts to the sensitive biological resources below the 566-foot elevation line could occur from increased public access and use of the open space system if not mitigated. The Specific Plan zoning designations for all land below the 566-foot inundation line restricts development likely to cause significant adverse impacts to biological resources.

The following mitigation measures shall be implemented to eliminate or reduce potentially significant impacts to biological resources.

B-1 Zoning and Land Use Regulation

1. All areas below the 566-foot dam inundation line, except such areas located north of Pine Avenue, will be retained within an open space or agricultural land use designation in order to provide protection for existing wildlife habitat values found in such areas and those to be created by the habitat enhancement activities described under mitigation B-3, below, as well as to avoid any new impacts.

2. Any new development or expansions of existing land uses within the open space designations of The Preserve Specific Plan (i.e., Agriculture, Agriculture/Open Space-Natural, Open Space-Recreation, Open space-Natural and Open Space-Water) shall comply with the requirements and provisions of the Resource Management Plan (see Mitigation No. B-3, below) in order to mitigate potential adverse project-specific impacts on biological resources.

B-2 Required Biological Studies

1. Conduct a biological assessment of each specific project site to characterize the habitat types and the potential for the site to support any sensitive species or habitat.

2. Where a sensitive species has the potential to occur, determine the level of potential for occurrence as low, moderate, or high. Provide scientific justification for this determination.

3. If the potential for occurrence is moderate or high (e.g., the required habitat elements for this species are present and/or there has been a sighting of this species in the vicinity of

the project site), conduct focused surveys within suitable habitat to determine the presence or absence of the species on the project site.

4 Any surveys deemed necessary must be conducted by a biologist qualified to perform the needed survey(s). The City of Chino, or its consultant, will review and approve the personnel and methodology for any such proposed surveys.

5. If a sensitive species or habitat is found to occur on a proposed project site, or occupies habitat that may be impacted directly or indirectly by the proposed project, this must be called to the City's immediate attention and documented in the biological assessment for the project.

6. Mitigation measures to offset any potential impact to sensitive species and habitats must comply with the RMP and shall be included in the biological assessment. All lands set aside for conservation and/or other mitigation measures must be clearly documented in the final biological assessment.

B-3 <u>Resources Management Plan</u>

A Resources Management Plan (RMP) shall be prepared by the City of Chino to provide for the implementation of the mitigation measures described below, in order to avoid, lessen and reduce impacts on the biological resources within the Preserve Specific Plan Area. The Resources Management Plan will be approved by the Chino City Council at the time of certification of the Final EIR. The RMP will formalize the City's balanced approach to land use and resource management, and provides the framework for coordinating the City's actions with other agencies, such as County of San Bernardino, CDFG, USFWS, USACE, OCFWD, and OCWD with regard to specific conservation measures and resource management initiatives within The Preserve. The RMP will focus on the development and implementation of wildlife habitat enhancement and restoration activities, primarily funded by a mitigation fee imposed on all urban development within the Project Area. The RMP will specifically address the following mitigation measures:

1. 300-acre Conservation Area

   Provision will be made for the creation, enhancement, expansion and perpetuation of high quality wildlife habitat in a 300-acre Conservation Area to be located generally below the 566-foot inundation line and within the boundaries of the project area. The more specific location of the conservation area will be determined through the preparation of the RMP and will depend on availability of such lands for mitigation purposes, and the suitability of land for the enhancements envisioned. Such habitat will be designed to address the impacts that will occur as the result of development of The Preserve (i.e., raptor, waterfowl and burrowing owl habitat). Key enhancements that will be provided comprise the following:

a.) A weed removal program and replanting of native vegetation within the 300-acre Conservation Area shall be implemented to create high quality raptor and burrowing owl foraging habitat.

b.) Installation and maintenance of twenty (20) artificial burrowing owl nesting sites to mitigate for the loss of burrowing owl habitat. An illustrative example of an artificial burrow is provided in Exhibit 5.4.4). Nesting sites will be located and designed to facilitate use by burrowing owls.

c.) Stands of trees shall be planted at a minimum of five (5) locations within the 300-acre Conservation Area to mitigate for the loss of raptor nesting/foraging habitat. Specifics regarding enhancements (i.e., location of tree stands, placement of artificial owl burrows, plant and tree species, long-term maintenance and management, etc.) will be detailed in the RMP.

d.) The City shall obtain agreements with the landowners in the 300-acre Conservation Area in the form of an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument to install and maintain the above habitat enhancements and to provide the City with a perpetual right to control uses which would conflict with the land's use as wildlife habitat.

2. Alternate Location for the 300-acre Conservation Area

If the City is unable, or it is infeasible, to obtain the onsite mitigation agreements from property owners for all or a portion of the 300-acre conservation area, the City may acquire and enhance, or make other arrangements securing the right to permanently protect/preserve and enhance, land off-site within the Prado Basin (including Chino Hills). Such land must have similar biological value to land on-site within the areas planned for urban development (generally above the 566-foot elevation line). In addition, provisions shall be made to provide enhancements/restoration similar to the measure described in Section B-3(1), above.

3. Burrowing Owls

a.) If burrowing owls are found on an individual development site, development, including the expansion of existing land uses or other land use activities that could disrupt the owls, will be required to follow the CDFG burrowing owl relocation protocols, including the creation of artificial burrows (Exhibit 5.4.4). Key components of this protocol presently include:

i. Occupied burrows should not be disturbed during the nesting season, from February 1 through August 31.

ii. If owls must be moved away from the disturbance area, passive relocation is preferable to trapping.

iii. A time period of at least one week is recommended to allow owls to move and acclimate to the alternate burrows.

iv. Passive relocation involves encouraging owls to move from occupied burrows to alternate natural or artificial burrows that are at least 50 meters from the impact zone with a minimum of 6.5 acres of suitable foraging habitat for each pair of relocated owls (see Exhibit 5.4.4).

v. Owls should be excluded from burrows in the immediate impact zone and within a 50-meter buffer zone by installing one-way doors in burrow entrances.

vi. One-way door should be left in place for at least 48 hours to insure that owls have left the burrow before excavating the burrow.

vii. One alternate burrow (natural or artificial) should be provided for each burrow that will be excavating in the project impact zone.

viii. The project areas should be monitored daily for at least one week to confirm no owl use before excavating burrows in the immediate impact zone.

ix. When excavating burrows, hand tools should be used and the burrows should be refilled to prevent reoccupation.

x. Sections of flexible plastic pipe or burlap bags should be inserted into the tunnels during excavation to maintain an escape route for any animals that may still be located inside the burrow.

b.) In order to provide supplemental mitigation beyond the standard CDFG protocol requirements for relocation of owls, the 300-acre Conservation Area will be made available for the relocation of burrowing owls that would be displaced by development, including the creation of 20 artificial burrows. The feasibility of relocating owls from development sites to the conservation area will be reviewed on a case-by-case basis for individual development projects, subject to the evaluation and recommendations of the biological study prepared for a given site.

4. Urban Buffer/Transition Area

In order to limit urban intrusion into areas with habitat value that are below the 566-foot dam inundation line, a buffer area will be provided along the southern edge of urban development within the Preserve Specific Plan project area. The buffer will be designed to provide for limited access to habitat areas and will include provisions for the logical transition between urban structures/uses and habitat areas. Such provisions may address without limit measures regarding: location and type of land uses, lighting, vegetation and tree plantings. Specific features regarding the design, conceptual location, buffer width

and/or setback requirements, timing and other features of the buffer shall be included as part of the Resources Management Plan.

While every reasonable effort will be made to seek such a buffer, this mitigation measure does not require land acquisition or obtaining any agreements with landowners in the form of an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument for the purposes of providing the buffer, or for purposes of providing any of enhancements or features described under Mitigation Measure B-3(1).

5. Surface Water and Riparian Habitat

   a.) All development will be required to satisfy any applicable requirements of USACE, Regional Water Quality Control Board and CDFG for Section 404 Clean Water Act permits and streambed alteration agreements.

   b.) Drainage Area B (see, Exhibit 5.4.5) will be designed as a naturalized drainage course and enhanced to provide riparian habitat values, including plantings of appropriate native species of plants and trees. It is anticipated that these enhancements will be provided in conjunction with drainage facilities and constructed "Natural Treatment Systems" (NTS) designed to improve water quality. Exhibit 5.4.6 provides an illustrative example of how the drainage area may be designed. Specific features related to habitat values will be addressed as part of the RMP.

   c.) A minimum of 10 acres of marsh and or riparian habitats shall be constructed in conjunction with drainage facilities and/or Natural Treatment Systems for water quality purposes, in order to provide mitigation for loss of the low-quality habitat values of the agricultural detention basins, as well as other surface water areas that support waterfowl.

6. Existing Windrows

   Existing windrows that provide viable raptor habitat shall be retained and incorporated into the design of individual development projects where practical. If retention is not practical, the developer shall provide for the replacement of the windrow trees in a manner supportive of raptor habitat. The biological study prepared for the development project shall include an analysis by an ornithologist specializing in raptor biology. Such analysis shall include recommendations on the number of trees, tree specifications and location of replacement areas for windrows or stands of trees. The recommendations shall be based on biological values, as determined by the ornithologist, and in consultation with the City and the wildlife agencies. Replacement trees may be located within the 300-acre conservation area or other suitable areas located outside of the project site if consistent with the recommendations of the ornithologist.

7. Agricultural Easements

   Under Mitigation Measure AG-1 (see Section 5.2 in the Draft EIR), which addresses mitigation for loss of prime agricultural land, the City has committed to their involvement

in the Williamson Act Easement Exchange Program (WAEEP) and any plan that may be adopted pursuant to SB 831 for acquisition of agricultural easements or other conservation easements for the purpose of permanent agricultural land preservation. These easements will also provide mitigation for identified impacts on biological resources in that they will preserve areas in agriculture and prevent the future development of recreational or other non-agricultural uses that could be detrimental to biological resources.

8. Mitigation Fee

A mitigation fee shall be imposed on new development for the purpose of implementing the Biological Resource mitigation measures as described in the Resources Management Plan. The fee shall be adopted by the City Council prior to the issuance of grading permits for new residential, commercial, office, industrial development, or public facilities; provided grading permits may be issued prior to final adoption of the fee upon developer's deposit with the City of adequate cash or other form of security in excess of the proposed fee, as approved by the City Council for the City. The fee shall be structured to cover the estimated cost of the identified mitigation measures, including:

a.) Costs associated with obtaining agreements for the 300-acre conservation area with landowners in the form of conservation easements or other legally enforceable instruments as described under mitigation measures B-3-1 and B-3-2, above;

b.) Costs associated with the design, installation, and maintenance of the various enhancements and improvements described above, including such appropriate refinements/adjustments as may be identified by the RMP.

c.) Administration, management and monitoring of the 300-acre conservation area and other mitigation measures as appropriate, including adaptive management.

Costs that form the basis for the mitigation fee may, at the discretion of the City, be defrayed through the use of grants or other government or private funding sources as such sources become available in the future.

Costs for wetlands/riparian enhancements shall be structured in conjunction with costs for such improvements that also serve water quality and drainage purposes, which may be funded by project drainage and/or water quality fees.

9. Participation in Regional Efforts

The City has had ongoing involvement with various regional conservation-related efforts. The City will continue to be involved in and coordinate with such efforts within The Preserve. These efforts include, without limitation:

a.) USACE and Orange County Water District's Prado Basin Master Plan;

b.) IEUA's Chino Creek Habitat Restoration Program;

c.) Orange County Water District's Santa Ana River Watershed program;

d.) USACE's Santa Ana River Mainstem Project;

e.) Lower Chino Basin Working Group (Santa Ana River Working Group MOU) Resources Management Planning;

f.) Chino Basin Center for Organic Materials (Santa Ana River Working Group MOU); Wildlife, Wetlands and Recreation Resource Conservation Program (Santa Ana River Working Group MOU);

g.) Urban Transition Planning Smart Growth Program (Santa Ana River Working Group MOU);

h.) Conjunctive Groundwater Management, Replenishment and Conservation Program (Santa Ana River Working Group MOU).

i.) Chino Hills State Park General Plan (February 1999).

10. Administration and Monitoring

The City shall use a conservancy or land trust, or other similar, qualified entity to oversee and implement the Resources Management Plan and principally manage the 300-acre conservation area. Such an entity shall have expertise in the management of land and biological resources. The chosen entity may also jointly provide a similar function to adjacent jurisdictions, provided that effective implementation of the mitigation measures described herein can be achieved. The City Council shall use its best efforts to select and enter in to necessary agreements with the chosen entity prior to acquisition of any property through an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument.

4.3 EXHIBIT MODIFICATIONS AND ADDITIONS

This section presents exhibit modifications and additions to the DEIR and RDEIR that are described in the Responses to Comments. A listing of Exhibit changes is as follows:

- Exhibit 5.1-1, Existing Land Use: Prior annexation and location of AG-AP and RC land use categories now reflected.
- Exhibit 5.2-3, Williamson Act: Prior annexation area and location of AG-AP and RC land use categories now reflected.
- Exhibit 5.6-1, Airport Noise & Safety Zone Overlay: Chino Airport boundary and Airport Safety Zone II/Referral Area B added. Location of Safety Zone III clarified.
- Exhibit 5.8-3, Adopted Airport Noise Contours: Chino Airport boundary added.

New exhibits are as follows:

- Exhibit 5.3-3, Potential Wetland Project sites
- Exhibit 5.11-1, Bicycle Plan
- Exhibit 5.11-2, Equestrian Plan