

**5.11 PUBLIC SERVICES—SCHOOLS, POLICE, FIRE, LIBRARY, PARKS/RECREATION**

The impacts of the proposed project on key service providers are reviewed in this section. Table 5.11-1 shows the current service providers in the City of Chino. These providers will be responsible for the provision of services to the proposed plan area.

**TABLE 5.11-1  
THE PRESERVE SPECIFIC PLAN—ULTIMATE SERVICE PROVIDERS**

Category of Service	Provider
Transportation:	
▪ Freeways and interchanges .....	Caltrans
▪ Arterials and collectors .....	City of Chino
▪ Local roads.....	City of Chino
▪ Signalized intersections .....	City of Chino
Fire and Paramedic .....	Chino Valley Independent Fire District
Police.....	City of Chino
General Facilities.....	City of Chino
Domestic Water.....	City of Chino
Recycled Water .....	Inland Empire Utilities Agency (IEUA)
Wastewater .....	Inland Empire Utilities Agency (IEUA)
Flood Control and Drainage:	
▪ Local facilities.....	City of Chino
▪ Regional Facilities .....	San Bernardino County Flood Control District
Parks and Recreation	
▪ Local facilities.....	City of Chino
▪ Regional facilities .....	San Bernardino County Public Works Parks Division
Libraries.....	San Bernardino County Library System
Schools .....	Chino Valley Unified School District
Utilities	
▪ Cable .....	Adelphia Communications
▪ Electricity.....	Southern California Edison
▪ Telephone.....	Verizon
▪ Gas .....	The Gas Company
▪ Solid Waste Disposal .....	Waste Management

Source: Stanley R. Hoffman Associates, Inc.

**5.11.1 SCHOOLS**

**Existing Conditions**

The plan area is located within the Chino Valley Unified School District (CVUSD). The Chino Valley Unified School District includes 31 school sites (nineteen grades K-6, one grades K-8, five grades 7-8, three grades 9-12, and three continuation schools). The District boundaries include most

of the City of Chino, a small part of Ontario, and a portion of the unincorporated area in the County of San Bernardino.

The closest public schools to the project site include Howard Cattle Elementary, Alicia Cortez Elementary, Magnolia Junior High School, Chino High School, and Chino Hills High School (currently under construction to open 2001-02) (Table 5.11-2).

**TABLE 5.11-2  
CURRENT ENROLLMENTS AND CAPACITY OF SCHOOLS SERVING THE PLAN AREA**

<b>Schools</b>	<b>Address</b>	<b>Enrollment for 2000/01</b>	<b>Capacity*</b>
Howard Cattle Elementary	13590 Cypress Ave., Chino	940	938
Alicia Cortez Elementary	12570 Carissa Ave., Chino	1085	875
Magnolia Junior High	13150 Mountain Ave., Chino	991	1080
Chino High School	5472 Park Place, Chino	503	503
Chino Hills High School	16150 Pomona Rincon Road, Chino Hills	To open in 2001-02	2517

\*Source: SB 50, State Loading Standard

Edwin Rhodes Elementary School is projected to open by 2005 with a capacity of 750 students. This school will be located at the corner of San Antonio and Schaefer Avenues in Chino. Additionally, Chaffey College Chino Center, a community college near the plan area, serves 800 full-time students, and the construction of a new technical school, Information Technology Center in Chino, will serve 1,000 students.

With approval of Proposition 1A on November 13, 1998, the School Fee provisions of Senate Bill 50 (SB 50) became effective. Under SB 50, statutory caps have been placed on developer fees, and local governments cannot deny a project based on the adequacy of school facilities. SB 50 also permits additional developer fees to be levied in amounts up to approximately 50 percent of the cost of constructing school facilities and for land acquisition and site development (Level 2 Fees). The State is responsible for contributing the other 50 percent of the cost of construction, site acquisition, and development by providing per-pupil grants based upon State construction standards. Such State per-pupil grants are based upon the school district's funding eligibility as determined by a one-time assessment of existing capacity and unhoused students, and thereafter on a school facilities needs analysis to be conducted by the district. If, in the future, the State ceases to make apportionments of funds to school districts, then the District may levy additional amounts representing approximately 100 percent of the cost of constructing school facilities and site acquisition (Level 3 Fee).

The Level 2 and Level 3 Fees can only be levied if the school districts have met certain conditions including, but not limited to conducting a school facilities needs analysis and being deemed eligible to participate in the State Funding Program by the State Allocation Board.

As shown in Table 5.11-2, public schools within the plan area are presently operating at or near capacity. CVUSD has a district-wide school fee program. According to the District's study, entitled "Developer Fee Justification and Impact Analysis" (School Planning Services, May 2000), overcrowding in schools is a current problem. For example, in the 1999-2000 school year, student enrollment totaled 31,545. This figure represents over double the enrollment in 1980. By contrast, the District's current student capacity is 25,033, resulting in a shortfall of 6,014 seats.

**Thresholds of Significance**

A project can be considered to have a significant impact on public schools if the project generates more students than school facilities can sustain, leading to conditions of overcrowding and lack of resources. Classroom overcrowding, in and of itself, however, does not equate to a significant effect on the environment (Goleta Union School District v. Regents of the University of California). School impacts are typically mitigated by payment of developer fees in accordance with AB 2926.

**Project Impacts**

Implementation of the proposed development plan will result in 9,779 new dwelling units within the District's 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 (Table 5.11-3). This represents a significant direct impact on schools and school capacity within CVUSD.

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

**TABLE 5.11-3  
STUDENT GENERATION**

<b>Grades</b>	<b>Proposed Project Dwelling Units</b>	<b>Students</b>	<b>Students Generation Factor (SGF)</b>
K-6	9,779	3,520	.36
7-8	9,779	1,076	.11
9-12	9,779	1,467	.15
<b>Totals</b>	<b>9,779</b>	<b>6,063</b>	<b>.62</b>

The District has budgeted roughly \$130,000,000 to meet the school year 2004/2005 district-wide student population projection of 34,655 students, up from 1999's 31,048 level. To accommodate the expected growth in enrollment, the District has prepared a facilities plan for new construction, which will increase the District's capacity by 7,300 seats. The District plans to modernize Magnolia Junior High within the next year, but these improvements will not include expansion or otherwise increase the student capacity. Chino Hills High School 9<sup>th</sup> grade campus is currently under construction. It is scheduled to open for the 2001-2002 school year and will serve students within the project area. However, based on current projections, it is anticipated that the high school will be at or near capacity by the time The Preserve plan area will begin generating students.<sup>1</sup>

Recent legislation and funding agreements for new schools, authorized by the State, provide that local jurisdictions are no longer responsible for the funding and construction of school facilities. School districts are authorized to levy fees as a condition of approvals, of development projects, for capital acquisitions and improvements. Such one-time fees are paid at the time building permits are issued. The fees are paid into the general fund and may or may not be used to offset the impacts of the development generating the fees. School impact fees offset the added impact new student generation has on school facilities.

The current statutory fee for new residential construction in the District is \$3.08 per square foot (Level 2 fees) and the fee for commercial/industrial projects and senior-only housing is \$0.33 per square foot. These fees, however, do not adequately offset the school facility and service costs generated by new development. According to the District<sup>2</sup>, the fee for residences represents 40 percent of the schools-related cost attributable to each new home. The fee for commercial/industrial space and senior housing represents no more than 4 percent of the impact to school facilities.

The intent of The Preserve plan is to incorporate a full diversity of supporting uses, including public school facilities within residential areas, to mitigate the adverse impact on school facilities and services caused by the plan.

Based on the projected enrollment at plan buildout of 3,520 K-6 students, and the District's standards for K-6 school enrollment, a need for two school sites is projected to serve the plan area K-6 student population. A single school site to service Grades 7-8 would be needed, and offsite capacity to service project-generated high school students (9-12) would be needed.

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<sup>1</sup> Source: Dr. Paul W. Anderson, Chino Valley Unified School District, March 13, 2001.

<sup>2</sup> Source: School Planning Services, Developer Fee Justification & Impact Analysis, Chino Valley Unified School District, May 2000.

Three school sites are identified in the proposed project Land Use Plan to accommodate the student population growth estimate by the affected school district (Exhibit 5.11-1). 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 are not determined at this point. The actual school sites will be determined during site plan and tract map review. Pursuant to Education Code Section 17215, a school site review of proposed school sites within two miles of the Chino Airport will be conducted to assure school safety and compatibility with the airport.

## **CUMULATIVE IMPACTS**

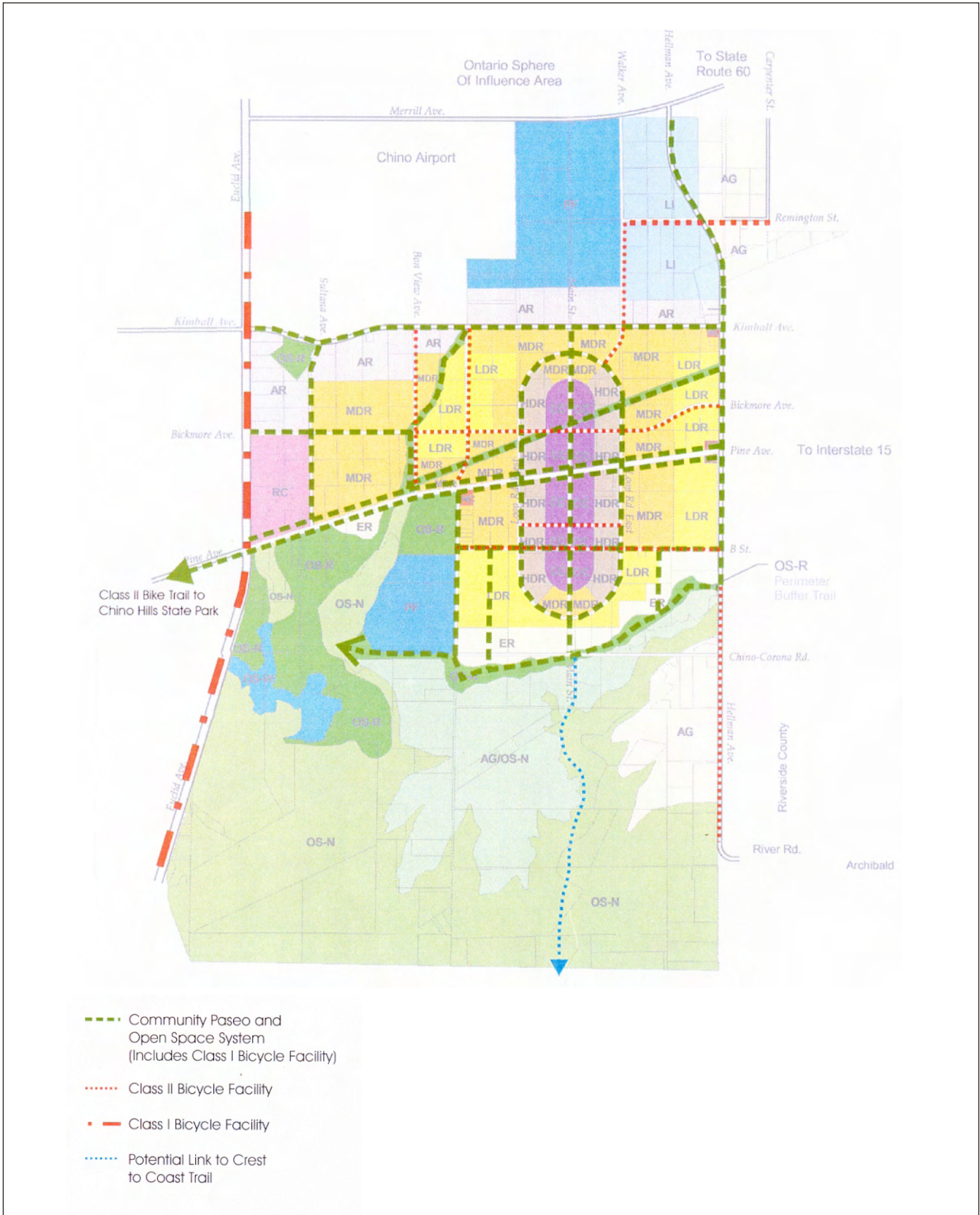
Buildout of the proposed plan will generate a substantial increase in student population and contribute to a significant cumulative impact on public school facilities.

### **Mitigation Measures**

- 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.
- 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.

### **Level of Significance after Mitigation**

With implementation of the mitigation measures, the proposed project's impacts on schools would be reduced to less than significant levels. The project design provides for two K-6 school sites plus a K-8 school site. The mitigation measures provide for development of a plan for providing sufficient capacity and funding to the extent provided by SB 50.



SOURCE: The Preserve Final Draft Specific Plan, September 2001.



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Michael Brandman Associates

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Exhibit **5.11-1**  
**Bicycle Plan**

## **5.11.2 POLICE PROTECTION**

### **Existing Conditions**

The City of Chino currently is served by the Chino Police Facility, located at 13250 Central Avenue. This law enforcement coverage includes the Subarea 2 sphere of influence (the 'plan area'). Presently, police staffing levels, facilities, and equipment are sufficient to meet demand.<sup>3</sup> The force consists of 87 sworn officers servicing a population of roughly 67,000 people, which equates to a ratio of 1.34-sworn police officers per one thousand population.

The City is divided into 4 patrol sectors. During periods of overlapping shift hours, typically from noon to 2:00 am, 2 patrol officers work each sector. During non-overlap hours, one officer is assigned to a sector. All available officers of the eighty-nine in the force could conceivably respond to a major incident occurring in any sector, including the project area. The average response time to emergency calls, calculated on a citywide basis, was 4 minutes 41 seconds during the year 2000. This response time meets or exceeds the City of Chino's standard for response time.

The police fleet consists of: 32 black and white sedans, 2 K-9 sedans, 7 traffic motorcycles, 14 unmarked cars, 3 undercover vehicles, 1 commercial enforcement truck, 1 gang enforcement sedan, 1 Subaru 4WD, 1 SWAT deployment/rescue vehicle, 1 mobile command post, 1 prisoner transportation van, 2 civilian report taker trucks, 1 crime scene investigation van, 2 cadet support vehicles, and 1 volunteer patrol sedan. Additionally, in the area of special equipment, the department has 12 police-equipped bicycles with a cadre of trained officers, and 4 mounted enforcement horses with partner officers. The fleet and equipment adequately meet the needs of the citizens.

Police responses to the plan area are relatively infrequent, due to the rural character and low population.

### **Threshold of Significance**

Police services impacts are considered significant if the project increases the need of law enforcement services such that the capabilities of the Chino Police Facility are exceeded during project implementation.

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<sup>3</sup> Sources: Written response from Stuart A. Jones, Professional Standards Sergeant, Chino Police Department, February 2001.

## **Project Impacts**

Buildout of the proposed plan area will entail development of 9,779 dwelling units, 695 acres of business uses (Community Core, Light Industrial, Airport Related, Regional Commercial, Neighborhood Commercial) and 597 acres of Public Facilities and Right-of-Ways. Implementation of the proposed plan will significantly increased demands on police services within the plan area.

Implementation of the proposed plan will also place the resident population in proximity to the planned open space system of approximately 3,000 acres (Recreation, Agriculture and Natural Open Space). Access and use of the planned recreational areas may increase the need for police responses to these areas. Overall response time to The Preserve Specific Plan area is expected to increase by 2 to 3 minutes for emergency calls.<sup>4</sup>

The Chino Police Department recognizes that, as the City expands with annexation and development of the project site, it will be necessary to increase facilities, equipment, and staff. The City and the Police Department have begun a joint effort of thoroughly identifying all resources necessary to extend its current high level of service to the project area. The Department has identified needs in personnel, equipment, vehicles, and facilities.

The proposed specific plan addition of dwelling units and commercial and industrial square footage will increase the City's population by 33,249 people, thereby affecting police services. Using the existing police staffing level of 134 sworn officers per one thousand population, the Chino police force will need to grow by approximately 45 new police officers to meet the increased demand. It will also need to expand its current facility or build an additional one. One approach considered by the Police Department, and outlined in the Chino Police Master Facilities Plan<sup>5</sup>, will be enlargement of the current police department facility at City Hall by an additional 21,888 square feet, with possible additional expansion. Currently, the department facility is 42,132 square feet.

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 aide to the proposed plan area and could become a permanent sub-station. Alternatively, The Preserve Plan includes a Community Core (125 acres) with areas available for civic uses, possibly including a future police substation. The City and Police Department will determine the most appropriate long-term solution for providing police services to the plan area.

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<sup>4</sup> Sources: Written response from Stuart A. Jones, Professional Standards Sergeant, Chino Police Department, February 2001.

<sup>5</sup> Source: Written response from Lt. Mike Johnson, Chino Police Department, August 2001.



To mitigate the short-term 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. Capital costs to provide additional facilities and improvements to serve The Preserve Specific Plan area will be funded by impact fees and have been estimated as part of the Draft Financing Plan for the project. Operations and maintenance costs are the responsibility of the City. The fiscal analysis indicated that additional police services would be covered by General Fund revenues accruing to the General Fund as a result of the proposed development. Therefore, with implementation of specific service plans pursuant to these strategies, the proposed plan impact on police resources will be less than significant.

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.

### **Mitigation Measures**

**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.

### **Levels of Significance after Mitigation**

Provided that impact fees are paid to cover police facilities and improvement costs and adequate funding is made available to increase existing law enforcement services in the City, buildout of the proposed plan will result in a less than significant impact to police services.

## **5.11.3 FIRE SERVICE/EMERGENCY MEDICAL SERVICE**

### **Existing Conditions**

#### **Fire Services**

The Chino Valley Independent Fire (CVIF) District currently serves the City of Chino, including surrounding Subarea 2. Service includes fire suppression, paramedic/EMS, urban search and rescue

(USAR), hazardous materials emergency response, and fire prevention services. The headquarters is located at 2005 Grand Avenue in Chino Hills. There are currently no stations within the project area.

Fire service is currently provided to the project area by Station 2, located at 5551 Butterfield Ranch Road, Chino Hills, and Station 3, located at 7000 Merrill Avenue at the Chino Airport. Both stations are within 5 miles from the site. At any time, 6 fire stations, 3 in Chino and 3 in Chino Hills, staffed with a total of 27 firefighters and 3-4 staff per unit may provide service to the project area. Station 2 is staffed with 4 firefighters and equipped with 1 paramedic engine, and Station 3 is staffed with 4 firefighters, and equipped with 1 paramedic engine and 1 water tender. Because Subarea 2 currently has no water supply infrastructure for fire protection, a water tender, dispatched from Station 3, provides the supply. Table 5.11-4 lists the station number, locations, equipment, and current personnel per 24-hour shift for the two stations nearest the plan area.

**TABLE 5.11-4  
FIRE DEPARTMENT RESOURCES IN THE VICINITY OF THE PROJECT AREA**

<b>Station No.</b>	<b>Address</b>	<b>No. of Staff</b>	<b>Equipment</b>
2	5551 Butterfield Ranch Rd, Chino Hills	4	1 Paramedic-Engine, 1 Water Tender
3	7000 Merrill Ave, Chino	3	1 Engine

The Fire District has not adopted a “population to fire department personnel” standard, though its staffing level is below the state standard of .35 on-duty firefighters per 1000 population.

Portions of the plan area below the old El Prado Dam inundation line (approximately the lower 1/3 of the plan area) are contained within unincorporated San Bernardino County lands designated as a State Responsibility Area (SRA) for wildland fire protection (as mapped by the California Department of Forestry and Fire Protection for the San Bernardino Unit; 6/2000). Property within an SRA that is annexed into an incorporated city transitions from State to local jurisdiction. Historically, the State has retained responsibility for wildland fire protection, but the affected city is required to pay fees to the State Department of Forestry & Fire Protection for providing continued protection.

### **Emergency Medical Services**

The Chino Valley Independent Fire (CVIF) District currently provides emergency medical services (EMS) to the Chino Preserve. The closest station with EMS capabilities is Station 3, located at 7000 Merrill Avenue, Chino.

Average driving response times from Station 2 and 3 to the intersection of Pine Avenue and Grove Avenue, within the proposed project site at Chino Preserve, is 6:40 and 5:20 minutes, respectively.

All fire stations that may serve the Preserve Specific Plan Area are listed in Table 5.11-5. The Fire District Master Plan aims to achieve a driving response time of under 4 minutes. A mutual aid agreement is established with the City of Ontario’s fire department in the event that resources are needed, if resources are available.

**TABLE 5.11-5  
CITY OF CHINO  
THE PRESERVE CVIFD FIRE STATIONS AND RESPONSE TIMES**

Station No.	Location/Cross Street	Status	To Pine Ave/Grove Ave. Response Time (min.) <sup>1</sup>
61	13251 Central Ave, Chino	Existing	N/A
62	Butterfield, Chino Hills 5551 Butterfield Rand Rd	Existing	6:40
63	7000 Merrill Ave, Chino Chino Airport	Existing	5:20
64	16231 Canon Ln, Chino Hills	Existing	N/A
65	12220 Ramona Ave, Chino	Existing	N/A
66	13707 Peyton Dr, Chino Hills	Existing	N/A
<sup>1</sup> The CVIFD Master Plan provides for a 4 -minute response (driving) time. Source: Stanley R. Hoffman Associates, Inc., June 2001; Chino Valley Independent Fire District.			

**Threshold of Significance**

The impacts of the proposed project will create an adverse significant impact if fire suppression, fire protection, and emergency medical service demands exceed the capabilities of the Chino Valley Independent Fire District (CVIFD).

**Project Impacts**

Buildout of the proposed project will entail development of 9,779 dwelling units; 10,238,744 square feet of business use (Community Core, Light Industrial, Airport Related, Regional Commercial, and Neighborhood Commercial); 597 acres of Public Facilities and Right-of-Ways; and approximately 3,000 acres of Open Space (Recreation, Agriculture, and Natural Open Space).

This new development and associated increased activity in the plan area will create additional fire service needs, and will place a significant burden on the Fire District to maintain sufficient resources and response times for all fire and medical emergency calls. In accordance with the Fire District’s Master Plan, the District maintains that the addition of 1 new fire station containing adequate equipment and personnel to meet demand, will be needed to reduce fire safety impacts to less than significant levels.

Additionally, according to the CVIFD, the relocation of Station 3 closer to the project area should be undertaken to accommodate development of the Preserve Specific Plan area, before commencement of development in the plan area.

Chino Valley Independent Fire District charges construction fees for projects based on square footage of commercial and industrial developments and number of residential dwelling units. The City of Chino currently assesses development impact fees to help pay for new fire facilities and equipment. The fees under the 2001 rate schedule, are 626.93 per acre per residential property, \$1,567.81 per acres per industrial property, and \$1,568.72 per acre per commercial property.<sup>6</sup> Development impact fees for the project area are currently being evaluated.

The portion of the plan area designated as a State Responsibility Area (SRA) for wildland fire protection will transition from State to local jurisdiction upon annexation into the City of Chino. The City of Chino would then contract with the State Department of Forestry & Fire Protection to maintain existing levels of wildland fire protection through the continuing availability of specialized equipment and resources such as fire crews and aircraft. No significant wildland fire protection impact is anticipated.

### **Operations and Maintenance Costs**

The CVIFD is responsible for ongoing O & M costs related to the operation of all fire stations. The CVIFD receives a 15.2 percent share of the basic 1 percent property tax levy in The Preserve Specific Plan area that will be used to pay for annual O & M costs. The CVIFD would continue to receive this share of the growth in property tax revenues upon annexation of The Preserve.

“A possible fire station location is north of Kimball Avenue on the Chino Airport property. Providing a fire facility, apparatus and equipment, and payment of City fees will offset impacts on fire resources and services such that project impacts will be less than significant.”

Recycled water will not be used as a source of water for fire protection services. The proposed potable distribution system is designed for the conditions of maximum day demand with fire flow and peak hour demand. The update to the Water Master Plan (WMP) indicated that an emergency storage of 6.1 MG and fire protection of 0.5 MG were incorporated into the plan for future distribution system and facilities. These sources will be maintained in potable water reservoirs.

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<sup>6</sup> Source: Public Works Department Fee Schedule, City of Chino, 2001.

### **Cumulative Impacts**

Chino Valley Independent Fire District 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, apparatus and equipment, the plan area's incremental contributions to cumulative fire impact will be mitigated to a less than significant level.

### **Mitigation Measures**

- PS-F-1** Developer impact fees shall be paid to contribute to the cost of new fire facilities, apparatus, and equipment, 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 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 rules and standards for wild land fire areas still receiving State protection.

### **Level of Significance after Mitigation**

The implementation of the aforementioned mitigation measures for fire facilities and services will result in a less than significant impact.

## **5.11.4 LIBRARY SERVICES**

### **Existing Conditions**

The City of Chino is currently serviced by the Chino Branch Library facility located at 13180 Central Avenue. The Chino Branch Library is owned by the City of Chino with library services provided by

San Bernardino County Library. The San Bernardino County Public Library provides library service to all unincorporated areas of the County and 19 cities, including Chino. Currently, library service is provided at 28 existing branch libraries, including the Chino facility. The Chino Branch is open 56 hours per week and houses approximately 60,000 materials in its collection, including books, cassettes, CDs, and periodicals. According to The County, based on population records from the California Department of Finance, January 2000, the Chino Library serves a citywide population of 66,700.

The Division of Library Development Services of the State of California currently uses the state average of .35 square feet of library facility per capita and 1.5 volumes per capita as standard. Chino Branch Library encompasses 10,600 square feet, serving a population of 66,700.<sup>7</sup> Its library space utilization thus equates to .16 square feet per capita. The current City library facility does not adequately service the current City population, and could not therefore adequately serve the additional population of The Preserve Specific Plan area at buildout.

Similarly, for books, there are an existing 60,000 volumes in the library. Based on the standard of 1.5 volumes per capita, there is enough existing capacity to serve a population of about 40,000. As with facility size, the current library volumes resources of the Chino facility do not adequately serve the current City population, and could not therefore adequately serve the additional population of The Preserve Specific Plan area at buildout.

Currently, there are no library capital requirements identified for the Preserve Specific Plan Area. Ongoing operation and maintenance (O&M) costs for existing or new libraries are covered through property taxes and library fees and charges. The County library receives a share of the basic 1 percent property tax levy that will be used to pay for annual O&M costs. This share is estimated at 1.4 percent of the basic 1 percent levy. This will reduce impacts to library services.

### **Threshold of Significance**

A project is considered to significantly impact library services if the existing or planned facilities, resources, and services will not adequately meet future population demand.

### **Project Impacts**

Buildout of the proposed Plan will result in approximately 9,779 new dwelling units and 33,249 new residents. As a result, Chino Library and the services it provides will be substantially affected. Based

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<sup>7</sup> Source: Written response from Patricia Laudisio, Library Facilities Manager, San Bernardino County Library, March 2001.

on the current deficient library space utilization of .16 square feet per capita, approximately 5,319 additional square feet of library space will be needed to serve the plan area population. However, based on a minimum space standard of .35 square feet per capita, 33,249 new residents will require 11,637 additional square footage of library space. Since existing library resources and services do not meet current residential demands, buildout of the Plan will exacerbate the problem. Although the plan area community core will include approximately 10 acres for civic-related uses, including space for a potential branch library, County Library anticipates having no additional funds to provide for capital improvements to meet plan area demand, due to past property tax shifts. Therefore, the proposed project has the potential to place significant demands upon library facilities and services.

### **Cumulative Impacts**

The proposed project will contribute to significant cumulative demands on library facilities and services within the City of Chino.

### **Mitigation Measures**

- PS-L-1** The proposed project should address the need for additional library facilities and library services, by providing space; funding or other financing mechanism for library construction.
- PS-L-2** Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities.

### **Level of Significance after Mitigation**

With implementation of proposed mitigation measures impacts are less than significant.

## **5.11.5 PARKS AND RECREATION**

### **Existing Conditions**

The City of Chino maintains 16 parks totaling 238 acres, of which 79.5 acres exist as undeveloped open space. The closest City Park to the plan area is Ayala Community Park, located at the southeast corner of Edison and Central Avenue. The City's standard for parks and recreational facilities, as per the Quimby Act, is 3 acres per 1000 residents. The City currently more than meets this standard with approximately 4 acres per 1000 population devoted to parkland.

The San Bernardino County Department of Public Works, Regional Parks Division, operates and maintains one regional park adjacent to and partially in the project area—Prado Regional Park. Prado Regional Park encompasses approximately 2,200 acres within the Prado Flood Control Basin. The

park consists of a golf course, Olympic shooting park, Prado stables, archery range, dog training facility, and air park, along with a network of recreational trails. Additionally, Prado Park offers RV and primitive camping, sports fields, an equestrian center and trails, hiking trails, kid's playgrounds, picnic facilities, and seasonal fishing.

### **Threshold of Significance**

A significant impact would occur if the project's park and recreational demands would substantially degrade current parks and recreation facilities or if the construction or expansion of recreational facilities would have an adverse effect on the physical environment.

### **Project Impacts**

#### **Community Parks and Recreation**

Buildout of the plan area will permit an additional 9,779 dwelling units, increasing the population by approximately 33,249 residents. Based on the City's existing parkland development standard of 3 acres per 1,000 population, the development of approximately 100-acres of local park and recreational facilities will be required to accommodate the increased population at buildout. The proposed plan accounts for this requirement by allocating 100 acres of community and neighborhood parks within the residential areas of the plan area. Therefore, no significant local park impacts will occur.

The final locations and sizes of the parks within the 100-acre proposed park system will be determined upon approval of final tract or parcel maps, and may contain some combination of public parks and private recreation facilities.

Three of the park sites may be developed jointly with two elementary schools and one K-8 Learning Center. The intent is to maximize joint use opportunities for meeting a variety of recreational and athletic program needs within The Preserve.

The proposed plan also potentially provides for an additional 2,643 acres for community and regional open space, potentially available for passive recreation opportunities (Table 5.11-6). Refer to Land Use, Section 5.1 for a description of individual land use designations.



**TABLE 5.11-6  
COMMUNITY AND REGIONAL OPEN SPACE ACREAGE**

Open Space Designation	Acreage
Open Space-Recreation (OS-R)	423 ac
Open Space-Water	62 ac
Agricultural/Open Space-Natural (AG/OS-N)	518 ac
Open Space-Natural (OS-N)	1640 ac
<b>Total</b>	<b>2,643 ac</b>

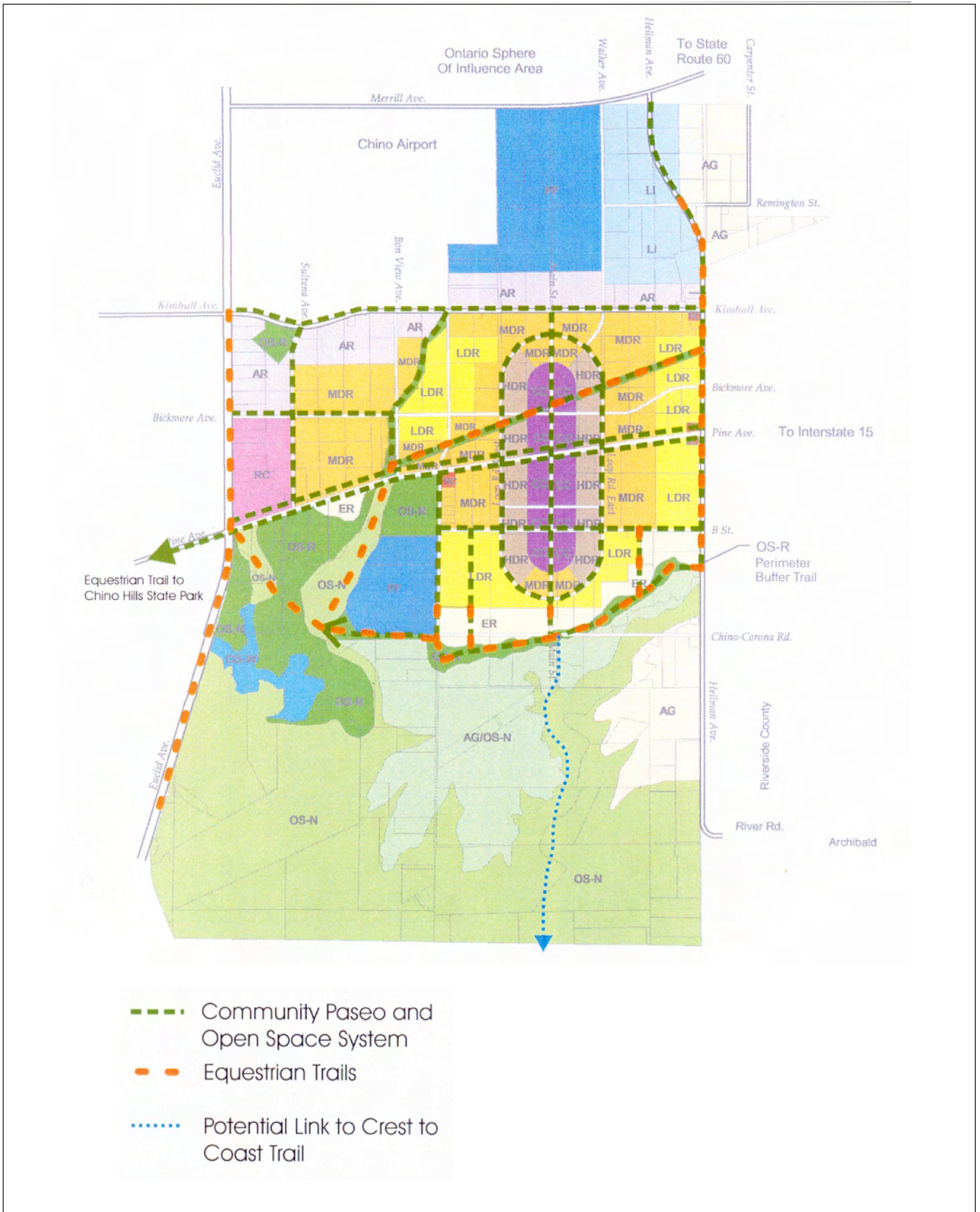
Active recreational facilities may be accommodated within the Open Space-Recreation (OS-R) designation. The Open Space Natural (OS-N) designation will allow for an urban wilderness or nature park, including habitat and passive recreational uses, in the southern area of the plan area. Facilities within any of the open space designations must be designed and located with consideration for biological and other natural resource constraints as well as constraints for development below the 566 foot elevation. Planned recreational trails (bicycle and equestrian) provide opportunities to link the major land uses above the 566-foot elevation with regional recreational facilities (e.g. Chino Hills State Park, the Crest-to-Coast Trail) ,without significant intrusion or impact on the natural open space system(see Exhibits 5.11-1 Bicycle Plan and 5.11-2 Equestrian Plan).

In addition to the park acreage provided by the plan to offset the impact associated with the development, the City charges an 'Open Space' fee of \$0.09 per square foot to commercial and industrial developments. Likewise, the City charges a park fee, per the Quimby Act, for all residential developments. Currently, fees for residences are: \$3499 for single family, and \$2719 for multi-family homes. Payment of this fee will further offset impacts on local parks in the plan area and City of Chino.

**Prado Regional Park**

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. Recreational demands on this county facility are a potentially significant impact of the proposed project. The County of San Bernardino currently has a parkland and open space deficit of 20,583 acres, countywide, which amounts to a density of 202 people per acre of park. The County’s ideal population per acre of park is 59/acre<sup>8</sup>.

<sup>8</sup> Source: Written response from Phil Krause, Park Planner II, County of San Bernardino, April 2001.



SOURCE: The Preserve Final Draft Specific Plan, September 2001.



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# Exhibit 5.11-2 Equestrian Plan

### **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. However, cumulative demands on county parks and recreational facilities are likely to be significant.

### **Mitigation Measures**

**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 effect the park and Prado Lake.

### **Level of Significance after Mitigation**

The proposed project will not significantly increase cumulative demands on local parks as it accommodates project-generated park space needs required by the Quimby Act. This dedication of 100 acres to community and neighborhood parks, coupled with the developer’s payment of residential park fees, will reduce project impacts on park space to less-than-significant.

The project will contribute to increase cumulative demands upon Prado Regional Park and its facilities. However, plan area residents will pay park entry fees for access to and use of regional park facilities. Such fees will be used by the County to defray operations and maintenance costs at Prado Regional Park, reducing the effects of cumulative demand on Prado Regional Park.