EXHIBIT F

Correspondence

White, Kevin - LUS

From: Armando Hernandez <Armando_A_Hernandez@msn.com>
Sent: Thursday, September 26, 2013 5:40 PM
To: White, Kevin - LUS
Subject: Coastal Commercial Properties 1016521-03

Kevin,

Please, would you answer the following.

1. How many acres for the park?
2. How many acres for the water quality basin?
3. How many acres for streets?
4. What are minimum and maximum size of 36 residential lots?
5. What type of residential units are planned?

It seems like the 36 lots will be very small compared to the surrounding parcels. This does not seem to be an appropriate development for the location.

Armando Hernandez

White, Kevin - LUS

From: deh416rigby@aol.com
Sent: Tuesday, October 08, 2013 6:43 PM
To: White, Kevin - LUS
Subject: opposition to Project #P201300324/CF

Duane Hallett
3975 Estrella Dr
Chino, CA 91710
909 591 1084

Dear Mr. White,

I'm writing to express my opposition to Project #P201300324/CF for the fallowing reasons:
1) It represents a continuing loss of the rural atmosphere Chino once enjoyed.
2) The additional housing will cause more traffic on Pipeline south towards Chino Hill Parkway.
3) The additional housing will cause more traffic use on the Ramona on and off ramps of the 60 FWY.
4) There will also additional students and traffic around and to Newman Elementary, Ramona Hr High and Don Lugo High School(s)
5) I'm told there are also plans for high density housing between Pipeline and Horton south of Riverside Drive. These two plans will compound the above problems.

Thank you for your consideration
Sincerely
Duane Hallett

White, Kevin - LUS

From: clairangel5391@aol.com
Sent: Tuesday, October 08, 2013 7:23 PM
To: White, Kevin - LUS
Subject: Opposition to Project # P201300324/CF

Opposition to Project # P201300324/CF

Dear Mr. Smith,

I am responding to the possible zone change on Pipeline Ave in Chino. I oppose it with these reasons: One, this area is designed as half acre ranch home for animals and gardens. Two, this is a safe, quiet area. No traffic except homeowners. Three, (new development) will increase population and traffic problems. Four, I oppose this project because 36 homes in such a small acreage will increase congestion and overcrowding to local area schools.

I truly hope the planning commission will reconsider the feeling of the neighboring families in order to keep our quiet ranch area.

Sincerely,

Clairece Hallett
3975 Estrlella Dr.
Chino 91710

White, Kevin - LUS

From: Kim Varner <kvar5@yahoo.com>
Sent: Tuesday, October 08, 2013 11:55 PM
To: White, Kevin - LUS
Subject: Applicant: Coastal Commercial Properties / Assessor Parcel Number: 1016-521-03 / Project Number: P201300324/CF

Date: October 8, 2013

Subject: Applicant: Coastal Commercial Properties
Assessor Parcel Number: 1016-521-03
Project Number: P201300324/CF

From: Kimberly and Kevin Varner
3976 Estrella Drive
Chino, CA 91710
Parcel Number: 101653201

To: San Bernardino County Land Use Services
Attn: Mr. Kevin White / Planner
385 North Arrowhead Avenue
First Floor
San Bernardino, CA 92415-0182

Dear Mr. White:

Thank you for taking the time to answer some of our questions regarding this proposed project yesterday. As indicated in the "Planning Project Notice", we are putting our concerns in writing.

As you probably are aware, we purchased our half-acre ranch home in 1995. One of the reasons we specifically purchased this piece of property, in this neighborhood, is because there is plenty of room between houses and it was in an established neighborhood. We enjoy our privacy and we do not want our neighbors sitting right on top of us. Even though we purchased this home in 1995, we have been long time residents of Chino prior to the purchase of this home. Chino is near and dear to our hearts due in part to its country atmosphere. Unfortunately and sadly, Chino is losing its country charm because more and more developers want to come in and shove as many houses as they possibly can into the smallest space possible for profit. They do not seem to care that it negatively impacts the quality of life of the current residents.

Our home would be sharing a property line with the proposed community. It is my understanding that most of the 36 lots will be approximately 4,500 square feet and that there will be two-story homes built on them. As I stated previously, we enjoy our privacy and that privacy will be taken away if the future residents of these two-story homes can freely peer into our pool area from their second story. We use our pool regularly and enjoy our unobstructed skyline. That skyline will be destroyed if two-story homes are built on the property line. Of course I can't speak for my neighbors that also have pools but it is my belief that they would agree with me on this.

I believe that the proposed development, if approved, will adversely affect the property value of our home. Our half-acre properties are zoned for horses and, in fact, we have horse trails that surround our development. Individuals buy properties like ours because they want and enjoy that country atmosphere. A cramped community with towering homes does not exude a country atmosphere and I feel that it would discourage a whole group of prospective buyers from purchasing our property.

Another point of concern is the proposed "water quality basin". I am concerned about its location and whether or not there will be standing water that could cause a mosquito problem for our neighborhood. In addition, I am concerned with vehicle congestion on Pipeline Avenue due to the number of proposed homes.

We have enjoyed a very quiet and, for the most part, secure neighborhood over the last 18 years. I am very concerned about the security of my property if the zoning law is changed and this community is allowed to be built. Right now, there are very few residents in this area and this makes it easy to know who belongs here and who doesn't. If that community is allowed to be built, I am very concerned that there will be a lot of human traffic on our horse trails. Individuals that otherwise would not even know about our development's horse trails. These horse trails allow access to our properties, and I am concerned that we will not enjoy the same secure home life that we have enjoyed for the past 18 years. It's common sense; fewer people, fewer problems.

Finally, if this project is approved by the county, I am very concerned about the effect construction of that neighborhood will have on our home, pool, animals, and last but not least, our family. Air quality, noise, heavy equipment, dust, dirt, and vibration are all of great concern to me. There is no doubt that our quality of life will be **greatly affected** by the construction of the proposed community.

Let me state clearly, we are completely against the proposal to change the current land use zoning laws and against the planned development. We do not wish to live next door to 36 homes on 6.86 acres. We bought our home in the community that we did because we enjoy large properties that are spread out. If people want to live on top of each other, there are plenty of homes for sale in the Preserve and Chino Hills. Let them go live there. We bought what Chino was selling and that is ***country living***!

In my opinion, the county needs to leave the integrity of this geographical area intact. If any change to the current zoning law is to be made, it should be for minimum half-acre properties that are zoned for horses and include horse trails. Properties like ours are far too uncommon and needed, and properties like what is being proposed are a dime a dozen.

I would like to be notified of any and all decisions being considered in regard to this issue. Please let me know what you need from me in order to make that happen. I appreciate your time, attention and consideration.

Respectfully,

Kimberly Varner

White, Kevin - LUS

From: Shelley Baxter <s.badgeframe@gmail.com>
Sent: Wednesday, October 09, 2013 3:36 PM
To: White, Kevin - LUS
Subject: Planning Project Notice - comment

Hi Mr. White,

I left a message on your machine but thought it might be easier to communicate via e-mail.

I am writing in response to:

Project number P201300324/CF

Applicant: Coastal Commercial Properties

Accessors Parcel number 1016-521-03.

I am very concerned about the notice I received outlining proposed zoning and land use changes in our neighborhood.

I purchased my home specifically because of the zoning that was in place. The houses are all well spaced and there are only ranch style homes (no 2 story homes) in the neighborhood, it is important to my family that this community maintain the ranch style living that we bought into when we made our purchase. I did not purchase in an overbuilt neighborhood. I do not wish to have an overbuilt neighborhood shoved on me.

I purchased my home far far away from any public areas. We do not even have side walks or street lights in our neighborhood. This is the type of living we want. I do not want a recreational park just over the fence from my home. The San Bernardino Sheriff Dept. never responds to emergency calls as it is. How miserable will we be when a gang takes over the park for selling drugs and we have minimal police services? How miserable will we be when kids are out making all kids of noise right beside our bedroom windows? How miserable will we be when trash is thrown over the fence into our yards?

Have you considered the added congestion on the roads? We enjoy light traffic in our neighborhood. If you add an additional 36 families, that will result in 72 more cars in our neighborhood. That means more congestion getting on the freeway at Ramona and the 60. It will be too crowded for such a small parcel!

Have you considered the students that will have to be absorbed into our already overcrowded schools? Newman Elementary, Ramona Jr. High and Don Lugo will all be effected by this proposed neighborhood. What will it be like to add 108 or so more kids just from this proposed

neighborhood???

I purchased a home that does not have ponds or lakes nearby because I HATE mosquitoes! I am guessing that this water quality basin will not have a filter or water purification system. I am also guessing that it will not be treated chemically like a pool so, I can also guess that this proposed water quality basin will create a great amount of mosquitoes in our neighborhood. NO! I OBJECT TO THIS!

I am sure that you get the idea. I OPPOSE any zoning changes. I OPPOSE a water quality basin. I OPPOSE a recreational park. Our lot sizes should be maintained. Let them develop the property in keeping with the ranch style neighborhood that is in place. Let them develop the property with the present zoning laws. NO CHANGES!

Sincerely,

Shelley Baxter
(909) 549-6692
3975 La Reata Dr.
Chino, CA 91710

Duane and Clairece Hallett
3975 Estrella Dr
Chino, CA 91710
909-591-1084
deh416Rigby@aol.com

Dear Mr. White

We wish to again express to you our opposition to this project. We have been contacted by the developer and have responded with our opposition to them.

We oppose Project P201300324 for the fallowing reasons:

1) 36 lots will increase the total number of vehicles in the area by no less than 36. Many households have more than one vehicle; therefore this number will most likely be much higher.
2) This will increase traffic to the north into the intersection of Pipeline and Walnut by Newman Elementary School.
3) This will also increase student population attending Newman Elementary.
4) Likewise this will increase traffic on Pipeline south to the intersection of Riverside Drive.
5) The development will add to the student population and traffic to Don Lugo High School, to the south.
6) This development will contribute to traffic along Walnut from the 60 Freeway at the Reservoir and Ramona off / on ramps
7) Traffic to and student population at Ramona Jr High School will be increased by this development.
8) This high density building will set precedence for further over development.
9) This type of highly concentrated development will contribute to the decline of what little rural life remains in Chino.
10) Fewer and fewer agricultural properties are becoming available in the Chino area.
11) Past experience has shown this sort of excessively residential building can predispose the area law enforcement problems.

Sincerely
Duane Hallett
Duane Hallett 3/22/14

Clairece Hallett
Clairece Hallett 3/22/14

Dear Mr. White

I wish to express to you my opposition to this project.

We oppose Project P201300324 for the fallowing reasons:

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10) Fewer and fewer agricultural properties are becoming available in the Chino area.
11) Past experience has shown this sort of excessively residential building can predispose the area law enforcement problems.

Sincerely

Rita Fellin

White, Kevin - LUS

From: JUAN IBARRA <paco968947@gmail.com>
Sent: Monday, October 07, 2013 3:36 PM
To: White, Kevin - LUS
Subject: Coastal Commercial Properties, Project:P201300324/CF

In Regards to project number P201300324/CF located at Pipeline ave north of Riverside Drive. using Parcel Numbers 1016-521-(03,04,05) for a residential development. (We) at parcel number 1016-521-02 (which will border the south side of this project), (You) will have our full cooperation and approval on this project. Green light from us.

Only regards we have is if the wall built on or next to our property line, be as high as possible allowed by regulations, due to the fact that we have many animals on our property and they can get loud. If people move in right next to our property and are not used to hearing animals specifically loud birds, we don't want complaints about noise or dust from the Residential Propertys. Also note that Parcel Number 1016-521-01, produces a lot of dust from whatever activities they do with their horses and cattle. and all this dust travels in a northernly direction. Again we at Parcel Number 1016-521-02 don't want complaints by Residents who border our property.

This email will be saved for future reference incase we do get complaints from 'neighbors' about the mentioned concerns above, to show we addressed these concerns.

Juan Ibarra, Owner
12766 Pipeline Ave
Chino Ca 91710

Contact Number 909-247-4234

White, Kevin - LUS

From: Lupe C. Valdez <LCVALDEZ@UP.COM>
Sent: Thursday, October 10, 2013 12:10 PM
To: White, Kevin - LUS
Subject: Coastal Commercial Properties Proposal in City of Chino- Pipeline Avenue- for Residential Development - Assessor Parcel 1016-521-03

Dear Kevin

On behalf of Union Pacific Railroad- we strongly advise for proper mitigations be taken by the developer proposing given the proximity to active railroad tracks/railroad operations. As the Director of Public Affairs, my most common and frequent complaint comes from residential properties adjacent to Railroad tracks that do not realize both Federal and State laws require us to sound our horns at each at grade crossing. We operate 24/7 and this will continue to be our practice to sound the horns at Pipeline Avenue and the Railroad tracks.

We also want to ensure that there are adequate protections that do not allow residents or vehicles to access the right of way except at public crossings. We have many issues with trespassers on railroad rights of way throughout the country even though this is illegal and unsafe to trespass onto UP property.

I just received your notice today so I wanted to email you immediately about Union Pacific's concerns about the proposed Residential Development.

If you have any questions, please feel free to contact me.

Lupe C. Valdez
Director Public Affairs
Union Pacific
Office 626 935-7617
lcvaldez@up.com
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