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E-MAIL Jim.A@inlandcorp.com

**Inland Communities  
Corp.**

# Fax

**To:** Kent Norton – MBA **From:** Jim A. Ahmad, MSCE

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**Fax:** 909 884-~~9055~~ 2113 **Pages:** 10

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**Phone:** **Date:** 11/7/2005

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**Re:** Paradise Hills **CC:**

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**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

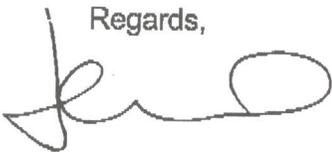
Kent –

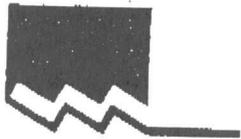
Please find attached the following as they relate to the SkyPark facility nearby Paradise Hills:

1. Letters from Aradi (current owner and seller of Paradise Hills) dated February 23, 1993 and February 21, 1992 to Dept of Water Resources disputing the placement of the landing site and the merits of the proposed negative declaration at the time it was being considered;
2. Response letter from Dept. of Water Resources dated March 25, 1993 confirming that Aradi's comments have been incorporated in the negative declaration; and
3. City of San Bernardino's development code relating to Hang Gliding.

As soon as you have had a chance to review the attached, let us discuss them.

Regards,



**ARADI, INC.**

February 23, 1993

Charles R. White, Chief  
Southern District  
Department of Water Resources  
P. O. Box 29068  
Glendale, CA 91209-9068

RE: CRESTLINE SOARING SOCIETY LANDING SITE RELOCATION

Dear Mr. White:

We provided comments on this application one year ago, indicating that the proposed site would be very near a proposed housing development. Your new documents reflect that the proposed landing site has been relocated to be adjacent to that housing. Our concerns are therefore increased, not mitigated.

We have reviewed the Negative Declaration proposed for the project and offer the following comments for consideration under CEQA prior to final environmental action on the proposed project.

We own 404 acres of land east of and adjacent to (as near as we can tell) the proposed landing site. Over the past three years we have been preparing a specific plan and EIR for development of our property. On February 22, 1993 City Council granted Certification of the EIR, approval of the General Plan Amendment, Specific Plan, and Development Agreement. We anticipate beginning construction of roadways within one year, with homes to follow shortly thereafter. Your proposed landing site will bring hang gliders just feet from and presumably directly overhead of 504 single family homes. (See attached map).

Although you have been aware of our project for at least one year, through our previous written comments and various conversations with Arlene Dinges of J. F. Davidson Associates, Planners and engineers for our project, the landing site location has apparently been again chosen without consideration of its potential impact on Paradise Hills. Your document indicates that the proposed landing site is 550 feet west of the Paradise Hills property, however, by plotting the location of your Figure 3 onto a copy of the U.S.G.S map showing the boundaries of our site, they appear to be contiguous.

We believe there are many potential environmental impacts that should be reviewed more thoroughly and mitigated accordingly. These impacts include safety, liability, aesthetics, erosion, noise and fugitive dust.

Safety and Liability - It seems inappropriate to site a landing facility within such close proximity to a planned development of

**ARADI, INC.**

the scale of Paradise Hills. No guarantees can be made that accidents will not happen on the Paradise Hills project site. Additionally, a requirement of the Paradise Hills development is the construction of a helipad on the alluvial fan near the project. The helipad will be utilized for emergency responses only, in particular for fire fighting, but also for medical emergencies occurring within the San Bernardino National Forest. Such a medical emergency could, in fact, be a hang glider accident. How will other hang gliders in the area impact the ability to respond to the accident by helicopter? The mix of air traffic could potentially be unsafe and should be addressed thoroughly prior to approval of the site.

Mitigation measures should be included to guarantee that personal and property injury and loss incurred from glider accidents within Paradise Hills will be covered in full by the Crestline Soaring Society.

Aesthetics and Erosion - The landing site plan includes a significant man-made feature (slope) that will be visible for a great distance. Figure 3 does not indicate a height for the proposed slope, but a bench drain and terrace has been indicated mid-way up the slope. Since such benches are not common unless slopes exceed 25 feet in height, it is estimated that a fifty foot high manufactured slope is proposed to create the pad area for the landing site.

The Paradise Hills development is required to mitigate grading impacts similar to this one by utilizing serpentine and contour grading techniques. This requirement stems from the fact that the slopes in this area are visible from Northpark Boulevard and beyond, and this mitigation should be equitably applied to your proposed project as well. Visual impacts associated with modification of natural slopes is of great concern to the residents in this vicinity and to the City in general. The visual impact of the slope proposed in the landing site project will directly effect the future residents of Paradise Hills.

Mitigation measures should be included which:

1. Soften the contours of the manufactured slopes
2. Lower the height of the slope face
3. Insure proper compaction and drainage to prevent erosion
4. Irrigate landscaping until it is established

Noise and Fugitive Dust - The Negative Declaration states there are no sensitive noise receptors within 1/4 mile of the proposed landing site. It fails to mention that sensitive noise receptors (single Family residences) are planned within 900 feet, or that there are existing residences as close as 750 feet north of the

**ARABI, INC.**

proposed landing site. The amount of noise anticipated from the proposed project must be quantified before impacts can be determined. Mitigation should be included to offset any noise that will significantly impact Paradise Hills and existing residents.

The Negative Declaration does not specify the number of vehicles that will utilize dirt roads to access the site. Prevailing winds will blow the dust created by these toward the Paradise Hills residences. Mitigation should be included to require pavement of the access roads.

Please consider these comments and provide your official response at least ten days prior to the hearing, as new State law requires. Also, please notify me of any public meeting or hearing regarding the Negative Declaration, subsequent CEQA action or the project itself.

Sincerely,



Mazen Habibi, AIA  
Fontana Corners 111



**J. F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

*Building on a tradition of excellence since 1923*

February 23, 1993

9011927

Mazen Habibi, AIA  
Fontana Corners III  
1875 Century Park East, Ste. 1880  
Los Angeles, CA 90067

RE: Crestline Soaring Society (CSS) Landing Site

Dear Mazen:

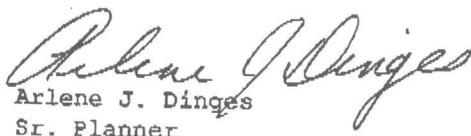
We received new documents from the Department of Water Resources concerning the relocation of the crestline Soaring Society Landing Site. The most recent proposal is even closer to Paradise Hills, and we therefore reviewed and commented on the proposal, similarly to what we submitted last year.

The new site is on property owned by the County Flood Control District, and appears to be immediately adjacent to Planning Areas 2 and 3A.

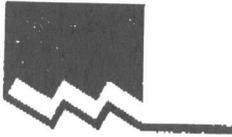
After careful analysis of the documents, we recommend that the attached letter be sent to the Lead Agency, Department of Water Resources, at the address below, so that it reaches them no later than March 5th. Please call if you have any questions or revisions. Otherwise, you may sign and send the letter as is or copy it onto your letterhead.

We further recommend that you have representation at the public hearing scheduled for the Negative Declaration. If you wish us to attend, please notify us in time to verify the hearing date.

Sincerely,  
J.F. Davidson Associates, Inc.

  
Arlene J. Dinges  
Sr. Planner

AJD/ajd  
AF3  
c:Art McCaul

**ARADI, INC.**

February 21, 1992

Carlos Madrid, Chief  
 Southern District  
 Department of Water Resources  
 770 Fairmont Avenue  
 Post Office Box 29068  
 Glendale, CA 91209-9068

~~MOVED TO~~  
SACRAMENTO

RE: CRESTLINE SOARING SOCIETY LANDING SITE RELOCATION

Dear Mr. Madrid:

We have reviewed the Negative Declaration proposed for the project and offer the following comments for consideration under CEQA prior to final environmental action on the proposed project.

We own 404 acres of land east of and in close proximity to the proposed landing site. For the past two years we have been preparing a specific plan and EIR for development of our property. We anticipate planning commission approval of our project, called Paradise Hills, in early May. Your proposed landing site will bring hang gliders within 900 feet of 504 single family homes. (See attached map).

Review of your Negative Declaration indicates that the landing site location has been chosen without consideration of its potential impact on Paradise Hills. The document states there is no housing near the site and draws on this fact to conclude that the landing site will have no significant traffic, noise, air quality or aesthetic impact on existing or proposed land uses.

On the contrary, we believe there are many potential environmental impacts that should be reviewed more thoroughly and mitigated accordingly. These impacts include safety, liability, aesthetics, erosion, noise and fugitive dust.

Safety and Liability - It seems inappropriate to site a landing facility within such close proximity to a planned development of the scale of Paradise Hills. No guarantees can be made that accidents will not happen on the Paradise Hills project site. Additionally, a requirement of the Paradise Hills development is the construction of a helipad on the alluvial fan near the project. The helipad will be utilized for emergency responses only, in particular for fire fighting, but also for medical emergencies occurring within the San Bernardino National Forest. Such a medical emergency could, in fact, be a hang glider accident. How will other hang gliders in the area impact the ability to respond to the accident by helicopter? The mix of air

**ARADI, INC.**

traffic could potentially be unsafe and should be addressed thoroughly prior to approval of the site.

Mitigation measures should be included to guarantee that personal and property injury and loss incurred from glider accidents within Paradise Hills will be covered in full by the Crestline Soaring Society.

Aesthetics and Erosion - The landing site plan includes a significant man-made feature that will be visible for a great distance. The plan shows a fifty foot high manufactured slope is necessary to create the pad area for the landing site.

The Paradise Hills development is required to mitigate grading impacts similar to this one by utilizing serpentine and contour grading techniques. This requirement stems from the fact that the slopes in this area are visible from Northpark Boulevard and beyond, and this mitigation should be equitably applied to your proposed project as well. Visual impacts associated with modification of natural slopes is of great concern to the residents in this vicinity and to the City in general. The visual impact of the slope proposed in the landing site project will directly effect the future residents of Paradise Hills.

Mitigation measures should be included which:

1. Soften the contours of the manufactured slopes
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Noise and Fugitive Dust - The Negative Declaration states there are no sensitive noise receptors within 1/4 mile of the proposed landing site. It fails to mention that sensitive noise receptors (single family residences) are planned within 900 feet, or that there are existing residences as close as 750 feet north of the proposed landing site. The amount of noise anticipated from the proposed project must be quantified before impacts can be determined. Mitigation should be included to offset any noise that will significantly impact Paradise Hills and existing residents.

The Negative Declaration does not specify the number of vehicles that will utilize dirt roads to access the site. Prevailing winds will blow the dust created by these toward the Paradise Hills residences. Mitigation should be included to require pavement of the access roads.

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

DEPARTMENT OF WATER RESOURCES

P. O. BOX 29068  
GLENDALE, CA 91209-9068



MAR 25 1993

Mr. Mazen Habibi, AIA  
Aradi, Inc.  
1875 Century Park East, Suite 1880  
Los Angeles, California 90067

Dear Mr. Habibi:

Thank you for reviewing our Negative Declaration for the Relocation of the Landing Site for the Crestline Soaring Society and for your comments on it. We have reviewed your comments, and they are reflected in the amended Negative Declaration, a copy of which is attached.

We hope that these amendments meet your concerns. If they do not satisfy your concerns, we will appreciate hearing from you within the next 5 working days, at which time, we plan to file a Notice of Determination.

If you have additional comments or questions, you may wish to call Charles Keene at (818) 543-4634 or Phyllis Yates at (818) 543-4643.

Sincerely,

Charles R. White, Chief  
Southern District

Attachment

**ARADI, INC.**

Please consider these comments and provide your official response at least ten days prior to the hearing, as new State law requires. Also, please notify me of any public meeting or hearing regarding the Negative Declaration, subsequent CEQA action or the project itself.

Sincerely,



Mazen Habibi, AIA  
Fontana Corners 111