

**APPENDIX H**  
**LAND USE/AGRICULTURE**



## Related Projects

Section 4 of the Environmental Impact Report describes, in summary fashion, the activities occurring within the vicinity of the project area. The specific projects encompassed within that summary are listed below. The information used to generate this data was derived primarily from written information provided by each city, in addition to verbal conversations.

The geographic range of the projects listed is based upon the general parameters of the traffic study, which evaluated a five (5) mile radius around the project site. Proposed or on-going projects beyond this distance were not included within the tabulations. The areas affected include the Cities of Chino, Chino Hills, Corona, Norco, and Ontario. In addition, land within the unincorporated area of the County of Riverside, referred to as the Eastvale area, was also included.

### The City of Chino

TABLE NO. 1

<b>Project Name (if available)</b>	<b>Land Uses Proposed</b>	<b>Project Composition</b>	<b>Size (Ac.)</b>	<b>Status</b>	<b>Location</b>
Majestic Spectrum Specific Plan	Commercial development with retail and restaurant uses.	820,000 square feet	75	Grading recently started and plan is occurring.	Southeast corner of the Chino Valley Freeway (71) and Grand Ave.
East Chino Specific Plan	Residential, commercial, industrial, parks, schools, and streets or other easements or rights of way.	773.9 acres of residential land with up to 3,110 units, 93.4 acres of commercial land, 105.6 acres of industrial land, and 234.6 acres of other lands.	972.9	Approved and under construction.	Located generally north of Eucalyptus Ave., east of Cypress Ave.
CIM	Residential, business park, golf and open space, and school/park.	332 acres of residential land for 2,105 units, 24 acres of business park land, 245 acres of golf and open space, and 15 acres for school/park.	694	Proposed	Generally south of Ruben S. Ayala Park, north of the California Institution for Men.
Subarea 1	Industrial, agricultural and transitional (industrial), and greenspace.	605 acres of industrial, 320 acres of agricultural and transitional industrial land, and 885 acres of greenspace.	1,810	Approved.	South of Merrill Ave., generally east of SR 71, and west of Euclid Ave.

**TABLE NO. 1 (Cont.)**

<b>Project Name (if available)</b>	<b>Land Uses Proposed</b>	<b>Project Composition</b>	<b>Size (Ac.)</b>	<b>Status</b>	<b>Location</b>
Unknown (proposed by Majestic)	Industrial	728,500 square feet	34.4	Under construction, almost completed	East side of Pipeline Ave. between Schaefer Ave. and Edison Ave.
Eucalyptus Business Park Specific Plan	Industrial	577,000 square feet	30	Demolition and grading have occurred.	Southwest corner of Eucalyptus Ave. and Monte Vista Ave.
Unknown (built by Trammel Crow)	Industrial	882,100 square feet	41	Constructed 5 buildings.	Southeast corner of Eucalyptus Ave. and Yorba Ave.
Note: Information provided by the City of Chino Planning Department					

**The City of Ontario**

**TABLE NO. 2**

<b>Project Name (if available)</b>	<b>Land Uses Proposed</b>	<b>Project Composition</b>	<b>Size (Ac.)</b>	<b>Status</b>	<b>Location</b>
The New Model Community	Residential, commercial, industrial, educational, parks/open space, and public uses.	5,200 acres of housing for up to 31,200 units, 504 acres of commercial, 338 acres of industrial, 500 acres for educational uses, 888 acres for parks, and 775 acres for public and infrastructure uses.	8,200	Annexed to the City of Ontario on November 30, 1999.	Generally south of Riverside Drive, north of Merrill Ave./ Bellgrave Ave., east of Euclid Ave., and west of Hamner Ave.
Tentative Tract Map 16045	Single family detached	189 single family homes	40	In process	South side of Riverside Drive, between Archibald Ave. and Ontario Ave.
98-005-S	Retail commercial	Four retail buildings totaling 40,753 square feet	4.46	Under construction	Southwest corner of Riverside Drive and Archibald Ave.
Note: Information obtained from the City of Ontario Planning Department project log sheets and Sphere of Influence Final Environmental Impact Report.					

**In the City of Norco**

**TABLE NO. 3**

<b>Project Name (if available)</b>	<b>Land Uses Proposed</b>	<b>Project Composition</b>	<b>Size (Ac.)</b>	<b>Status</b>	<b>Location</b>
Hastings Partnership	Industrial	170,250 square feet	10.71	In plan check	South of Fifth Street and west of Hamner Ave.
SE-GI Products	Manufacturing	127,605 square feet	6.5	Built	South of Second Street between Hamner Ave. and Mountain Ave.
Homebase	Subregional Shopping Center	201,907 square feet	18.01	Phase one completed.	Southeast corner of Hamner Ave. and Yuma Drive.

Note: Information obtained from project log sheets provided by the City of Norco Planning Department.

**In the City of Corona**

**TABLE NO. 4**

<b>Project Name (if available)</b>	<b>Land Uses Proposed</b>	<b>Project Composition</b>	<b>Size (Ac.)</b>	<b>Status</b>	<b>Location</b>
Green River Ranch Specific Plan	Residential and commercial	32 estate lots on 98 acres, Mixed Use (including hotel) on 61.5 acres, and General Commercial on 8.1 acres.	167.8	Approved by the City and pending annexation	Green River, south of the 91 Freeway.
Villa La Paz	Senior Apartments	365 units	7.05 acres	In process	On River Road, between Lincoln Ave. and Main Street.
Unknown	Regional Sports Facility	No known details		Discussion stage	East of the Corona Airport, south of Rincon Road.

Note: Information provided verbally by Terri Manuel of the City of Corona Planning Department on June 21, 2001.

**In the City of Chino Hills**

**TABLE NO. 5**

<b>Project Name (if available)</b>	<b>Land Uses Proposed</b>	<b>Project Composition</b>	<b>Size (Ac.)</b>	<b>Status</b>	<b>Location</b>
Fairfield Ranch	Residential, commercial, business park, commercial recreation, and open space.	787 single-family homes, 37.5 acres of business park, 1.8 acres of village commercial, 30.9 acres of commercial recreation, and 54.8 acres of open space.	245.8	Portions of the project area are developed.	West of Central Ave. and north of Chino Valley Freeway (SR 71).
DeGroot Property	Commercial center	750,000 sq. ft. of commercial.	50	Project is inactive.	South side of Chino Hills Parkway, east of SR 71 and Ramona.
Tract 14551-1 (First phase of Big Galstien)	Single family homes	81 single family homes	48.6	Final map recorded, no permits issued.	West side of Butterfield Ranch Road, south of the terminus of Slate Road.
14551	Single and multiple family residential	250 single family and 216 multiple family residential.	90.8	Approved tentative tract map.	West side of Butterfield Ranch Road, south of the terminus of Slate Road.
Stratham Homes Tract 14425-4	Single family	100 single family units	Unk.	Permits issued for 83 out of 99 units.	East side of Butterfield Ranch Road, north of Sagebrush Street.
Richland/ Pinehurst Tentative Tract 14426 and 14427	Single family	322 single family units	137.6	Portions of tract maps are recorded.	West side of Butterfield Ranch Road, south of the terminus of Slate Road.
Communities/Legacy Ranch, Tracts 14022-1, 14079-1, 14079-2, 14079-3	Single family	142 single family homes. 24 single family units are infill development, 118 single family units are new tract construction.	Unk.	50 percent of permits issued.	East and west of Butterfield Ranch Road and north and south of Picasso Drive.
Flintridge Tract 14285	Single family	49 single family homes	14.8	24 building permits issued.	South of Soquel Canyon Parkway, east of Slate Road.

TABLE NO. 5 (Cont.)

Project Name (if available)	Land Uses Proposed	Project Composition	Size (Ac.)	Status	Location
Kaufman & Broad Tentative Tract 15082	Single family	34 single family condominium units	6.71	Under construction.	South of Torrey Pines Drive, west of Los Serranos Country Club Drive.
Woodland Terrace (Wang)	Single family	237 single family units	184	Unknown	Southwest of Woodview Road and Pipeline Ave.
Villa Borba Tentative Tract 15989	Single family	209 single family units	118	Unknown	West side of Butterfield Ranch Road, south of Pine Ave.
Canyon Estates Tentative Tract 16104	Single family	59	299	Project approved	Adjacent to and north of Chino Hills State Park, bisected by the future alignments of Soquel Canyon Parkway and Peyton Drive.
Warmington Green Valley	Single family	40	46.8	Project approved	South of Frost Ave. and west of Peyton Drive at the terminus of Carriage House and Glen Ridge Drives.
<p>Note: Information obtained from the City of Chino Hills Planning Department project log sheets and materials provided by Tina Rider on June 22, 2001.</p> <p>Unk.: Unknown</p>					

**In the Eastvale area of Riverside County**

Based upon market analysis completed in April 2000 by Market Profiles, the Eastvale area can accommodate up to 25,000 single family homes and 1,200 multiple family homes on 5,517 acres. In addition, the area will allow 263 acres of commercial and 744 acres of industrial land uses.



# General Plan Consistency Analysis

The following is 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 Preserve achieves consistency.

## LAND USE ELEMENT

### A. GROWTH AND IDENTITY

#### General Policy

*The City of Chino has set no maximum population limits. Growth shall be in a phased and orderly manner consistent with the availability of adequate public and private services, utilities and public facilities (Rev. 1-80-88 Measure M).*

#### The Specific Plan responds to the policy:

The Preserve incorporates smart growth and sustainable cities principals in its development plan and blends them with a unique environmental setting and commits public and private resources to make them work. The Preserve has been carefully crafted to guide growth to the most appropriate locations, avoiding hazards and biologically sensitive areas. Phasing and financing plans contained in the Specific Plan guide an orderly development that is tied with the provision of services and utilities.

#### General Policy

*The City of Chino shall develop a community image which portrays it as a diverse, yet well maintained and pleasant suburban environment in which to live and do business. The City's rural agricultural heritage should also be maintained and fostered.*

#### The Specific Plan responds to the policy:

The Preserve's development concept combines a mixture of uses: open space and agricultural, residential neighborhoods, a regional commercial center, and an employment center centered on the Chino Airport. The Community Core, the heart and focus of The Preserve, accommodates a mixture of residential, commercial, office, cultural, civic, and educational uses in a traditional downtown. The residential categories are purposefully broad to encourage a variety of products types that appeal to all segments of the market. The residential categories accommodate a variety of housing types, from equestrian estates, detached single-family suburban style homes, clustered units, duplexes, townhomes, apartments, and condominiums. The development standards ensure a variety of product design and allow a diversity of product arrangements. Permanent agricultural and natural open space areas are accommodated in The Preserve in the most appropriate locations. This helps to maintain the City's cultural heritage.

# General Plan Consistency Analysis

## **B. RESIDENTIAL LAND USES**

### **General Policy**

*Each new development should have, to the maximum extent, its own distinct character and identity. Adopted land uses patterns should also serve to protect and enhance the character of existing neighborhoods.*

### **The Specific Plan responds to the policy:**

Each of the residential land use designations: Estate, Low Density, Medium Density, and High Density will have their own distinct character and each is addressed in the residential designation development plan. The Community Core accommodates a residential environment in a traditional downtown. Each land use category accommodates a broad range of housing types: the Estate Residential category accommodates equestrian estates and clustered projects; the Low Density category accommodates detached single-family suburban style homes, clustered units, duplexes and townhomes; the Medium Density category accommodates small lot single-family projects, duplexes, townhomes and even some apartments; the High Density category accommodates small lot single-family projects, duplexes, townhomes, apartments and condominiums. The intent of these broad residential categories is to encourage a variety of products types that appeal to all segments of the market. The development standards and design guidelines ensure a variety of product design, densities, and allow a diversity of product arrangements.

### **General Policy**

*The City's overall land use pattern shall stress higher density development in the Central portion of the City and along Euclid Avenue, and lower density development in the outlying areas.*

### **The Specific Plan responds to the policy:**

The central portion of The Preserve is the Community Core, which accommodates a mixture of residential, commercial, office, cultural, civic, and educational uses in a traditional downtown. The High Density residential category surrounds the core. The Community Core and High Density categories accommodates for sale and rent, duplexes, townhomes, clustered residences, flats, live-work products, residential lofts over commercial, pocket lots, detached condominiums and condominiums. The residential density decreases the further from the Community Core, with a concentration of medium density residential near the regional commercial center and the Chino Airport. The Preserve includes a regional commercial center and airport related business park along Euclid Avenue, north of Pine Avenue. The lowest density, the Estate Residential category, is located on the southern end of Community Core adjacent to the 566-foot dam inundation area.

# General Plan Consistency Analysis

## General Policy

*The design and location of all residential neighborhoods shall be such as to avoid adverse environmental impacts upon the neighborhood and vice versa.*

### **The Specific Plan responds to the policy:**

Residential development within The Preserve will be situated in areas away from known environmental impacts. Residential neighborhoods are not located in areas that contain earthquake faults, flooding or dam inundation potential, or within the currently adopted Chino Airport noise and safety zones. Environmentally sensitive areas and drainage courses are maintained and incorporated within the plan. The electrical transmission line is preserved and utilized for open space, recreation, nurseries and other uses. The transmission line runs east-to-west across The Preserve, roughly parallel to Pine Avenue.

## General Policy

*The design of the residential environment shall be such as to give the appearance of a suburban density and scale, except in rural areas, where the scale shall be rural in nature.*

### **The Specific Plan responds to the policy:**

The Low Density, Medium Density, and High Density Residential land use designations contain development standards that are designed to give the appearance of a suburban density. The Estate Residential land use designation is designed to give the appearance of a rural scale with single-family, ranch style homes set on large lots. In addition, design guidelines have been created to ensure quality development within The Preserve. Design guidelines address such issues as landscape and streetscape, grading, signage, and lighting. There are also specific guidelines that address residential development in terms of site planning and architectural design. Quality and attention to detail must permeate the initial design, layout of the streets and lots, grading, structure design, landscaping, lighting, and fences.

# General Plan Consistency Analysis

## C. COMMERCIAL LAND USES

### General Policy

*Commercial development shall be located centrally to the community, with outlying commercial areas providing either specialized services, or services limited in scope to serving local residents.*

### **The Specific Plan responds to the policy:**

The central focus of The Preserve is the Community Core. The Community Core accommodates a mixture of residential, commercial, office, cultural, civic, and educational uses in a traditional downtown setting. Due to the orientation and location of the Community Core, it is easily accessible to the entire Preserve. Neighborhood Commercial uses are strategically located throughout The Preserve to allow convenient access to local serving uses, such as service stations and markets, by residents and visitors. The Regional Commercial, Airport Related and Light Industrial land use designations are located to both capitalize on Euclid Avenue and the Chino Airport as well as to buffer the residential portions of the plan from the airport. The Euclid Regional Center and Airport Related land use categories are intended to capture a high proportion of revenue producing uses, improve the regional jobs-housing balance and act as a center for diversified employment uses.

### General Policy

*All commercial development shall be of the highest aesthetic and functional quality. Detailed design criteria and standards shall be established in order to achieve this purpose and provide developers with suitable guidance. Such criteria shall at a minimum address building height, architectural design, landscaping, bulk, parking design and pedestrian circulation.*

### **The Specific Plan responds to the policy:**

The Preserve Specific Plan includes standards and criteria that provide future developers, city staff, and decision makers with clear guidance. All the Non-Residential and Residential land use designations include detailed development standards, including height, setbacks, landscaping, and bulk. The Specific Plan also describes the intended character of each land use category, allowable land use, uses subject to Conditional Use Permit, and appropriate temporary uses for each land use category. The Design Guidelines for The Preserve address community design, connectivity, architectural design, landscaping, gateways, signage, lighting, and walls.

# General Plan Consistency Analysis

## General Policy

*The City shall regulate signs in a manner which will emphasize safety, help improve and protect the appearance of buildings as well as the City as a whole, foster legible sign graphics, and promote the public's awareness of the business community while respecting the City's low-keyed suburban character.*

### **The Specific Plan responds to the policy:**

The Specific Plan defers to the City's adopted sign ordinance for specific sign standards. The Design Guidelines address overall guidance for the scale, placement, and quality of signs in the General Signage Guidelines section and the Community Core Signage Guidelines.

## **D. INDUSTRIAL LAND USES**

### General Policy

*The City shall designate sufficient land to provide a full range of manufacturing employment and needed support services. Land for manufacturing support services as well as quasi-industrial uses shall be located in close proximity to manufacturing employment centers, but in separate districts.*

### **The Specific Plan responds to the policy:**

The Preserve includes approximately 475-acres that accommodate manufacturing, manufacturing support services, offices as well as quasi-industrial uses. These uses are clustered around the Chino Airport to take advantage of this facility's long-term potential as well as to buffer residential uses from the impacts of the airplanes.

### General Policy

*All industrial development shall be well designed of quality construction, and should reflect the general suburban nature of the community. By and large, a park-like atmosphere shall predominate which presents an attractive and inviting atmosphere to employees, visitors, present employers and prospective employers.*

### **The Specific Plan responds to the policy:**

All projects are subject to the City of Chino building standards to ensure quality construction practices. In addition, all Non-Residential land use designations, including Light Industrial and Airport Related, incorporate detailed development standards, such as height, setbacks, landscaping, and bulk. The Specific Plan also describes the intended character of each land use category, allowable land use, uses subject to Conditional

# General Plan Consistency Analysis

Use Permit, and appropriate temporary uses for each land use category. The Design Guidelines for The Preserve address community design, connectivity, architectural design, landscaping, gateways, signage, lighting, and walls.

## General Policy

*It is critical that the City acting in liaison with other private, public and quasi-public groups actively recruit a broad range of new industrial employment to locate in Chino. The City shall establish such a recruitment program in order to develop and expand the current employment base.*

## The Specific Plan responds to the policy:

The Preserve provides the opportunity to locate prospective employers to the City. The Preserve accommodates more than 10 million square feet of business uses. The Community Core Land Use Designation accommodates a range of employment generating activity by concentrating a mixture of uses within one area. The Preserve provides an additional area for which the City may promote the location of employment generating uses to take advantage of the proximity of the Chino Airport and residential areas.

## F. INTERGOVERNMENTAL COORDINATION

### General Policy

*Through its cooperation with the San Bernardino West Valley Planning effort, the Local Agency Formation Commission, the Chino Hills General Plan Committee, the Southern California Association of Governments, the San Bernardino Association of Governments, as well as other publicly sponsored and privately sponsored planning oriented groups, the City shall insure that while its interests are furthered, its plan will be closely coordinated with and supportive of those of neighboring jurisdictions.*

### The Specific Plan responds to the policy:

The Preserve Specific Plan has undergone an intensive program to illicit input and comments from interested citizens, affected agencies, and property owners. This includes five Focus Group meetings that were held to discuss issues and opportunities and review the conceptual and preferred land use plans. These focus group meeting involved representatives and members concerned with: environmental issues (March 15, 2000), infrastructure and services (March 22, 2000), transportation and mobility (April 6, 2000), property owners' interests (April 12, 2000), and review of the alternative plans (June 7, 2000).

A few examples of intergovernmental coordination in the development of The Preserve land use plan and circulation system include coordination with the County of San Bernardino in regards to traffic impacts and the Chino Airport, the Army Corps of Engineers and Orange County Water District regarding the 566-foot dam inundation area, the Santa Ana River Watershed Agency and related groups regarding the Santa Ana River, the Local Agency Formation Commission regarding annexation, and adjacent jurisdictions in initial input and review of the plan.

# General Plan Consistency Analysis

## General Policy

*The City shall work closely with the Local Agency formation Commission in expanding, updating and implementing the Sphere of Influence Plan. At present, the City's Sphere of Influence is very closely drawn around the present City limits. While the jurisdictional boundaries of Ontario and Montclair in the north, and the Los Angeles County line in the west, provide clearly understood limits, the Sphere of Influence lines to the south and east should be expanded to more closely approximate the city's natural Sphere of Influence.*

## **The Specific Plan responds to the policy:**

Since The Preserve is being annexed into the City of Chino, the City has worked closely with the Local Agency Formation Commission.

## General Policy

*Agricultural land within Chino and its Sphere of Influence shall be converted into urban uses in a gradual, phased and orderly manner.*

## **The Specific Plan responds to the policy:**

The Preserve is a long-term plan for the conversion and development of agricultural lands in the former sphere of influence area. The phasing, financing and infrastructure plans ensure an orderly pattern and pace of growth commiserate with the ability to provide service. It is important to note, that note all agricultural lands are converted. Approximately 345-acres of permanent Agriculture and 518-acres of Agriculture/Open Space-Natural areas accommodate agricultural uses within The Preserve.

## General Policy

*The City shall discourage strongly the major expansion of Prado Dam, and encourage the Corps of Engineers to seek alternative solutions for increasing the holding capacity of the dam. Rather, the City shall support the "All Rivers" plan which will provide for a minimal raising of the Prado Dam, and further flood control facilities upstream.*

## **The Specific Plan responds to the policy:**

# General Plan Consistency Analysis

The Army Corps of Engineer's Santa Ana Mainstem Project has been approved and will result in the raising of the El Prado Dam 28 feet and the spillway 8 feet. The Preserve maintains the new 566-foot dam inundation elevation almost entirely and accommodates appropriate uses within the floodable areas.

## General Policy

*The City and Chino Unified School District should work closely in the location and development of new schools and school administration and support facilities within the City and its Sphere of Influence.*

### **The Specific Plan responds to the policy:**

The location and development of new schools is an important issue within The Preserve. The Preserve accommodates the development of two elementary schools and one K-8 school. These are conceptually located within the Community Core and the residential area in the east. In addition, the four residential land use designations each allow for the siting of educational facilities, subject to Conditional Use Permit.

## **G. ENVIRONMENT**

### General Policy

*The City shall take what steps it can towards the attainment and long-term maintenance of an ambient air quality consistent with Federal, State and Regional standards.*

### **The Specific Plan responds to the policy:**

The Preserve has been designed to help reduce vehicular trips. The Preserve locates the majority of residences near the Community Core, where services, entertainment, employment and cultural experiences can be accessed. The Preserve also includes an extensive trail and paseo system and accommodates the future development of a designated transit system. All these features provide viable options to the automobile and help the City attainment air quality standards.

# General Plan Consistency Analysis

## General Policy

*The City shall work to help ensure that to the maximum extent possible a quiet living and working environment is achieved for all those living or working within the Planning Area.*

### **The Specific Plan responds to the policy:**

All construction within The Preserve is required to comply with the City's development standards and is subject to the City's noise ordinance. The Preserve itself has been designed to help achieve this goal. The noise contours of the Chino Airport, adopted as of 1991, have been respected and no residential uses are located within or adjacent to the 65 dB noise contour. The Community Paseo and Open Space System, an extensive trail system along major roadways, provides a buffer between major streets and adjacent residential areas.

## General Policy

*Development shall not be allowed in areas of high natural hazard without adequate mitigation.*

### **The Specific Plan responds to the policy:**

Development within The Preserve is situated so as to avoid known hazards and environmentally sensitive areas. The developable areas avoid earthquake faults, flooding or dam inundation areas, and the currently adopted Chino Airport noise and safety zones. Environmentally sensitive areas and drainage courses are maintained and incorporated within the plan.

## **H. RESOURCE CONSERVATION**

### General Policy

*The City shall take positive steps to ensure that newly constructed facilities are as energy efficient as possible.*

### **The Specific Plan responds to the policy:**

Future developers within The Preserve are required to comply with the City's building code and are encouraged to incorporate energy efficient techniques. The Preserve is also designed in a compact manner and with transit and trail option to help reduce the need to utilize the automobile.

# General Plan Consistency Analysis

## General Policy

*The land use pattern within Chino shall respect the general aim of conserving energy.*

### **The Specific Plan responds to the policy:**

The Preserve is designed in a compact manner. The Preserve is a community featuring a mixture of residential neighborhoods focused around a diverse community core and a regional commercial center, interconnected with a Multi-Purpose Open Space feature by a system of paseos and trails. The compact placement of these features, along with transit and trail options will help to reduce the need to utilize the automobile.

## CIRCULATION ELEMENT

### **GOALS, POLICIES AND ACTIONS**

#### **Goal G3-1 – Transportation Facility Improvement**

*Plan, develop, and maintain street improvements, including landscaping, to ensure adequate future capacity to accommodate traffic demands.*

#### **The Specific Plan responds to the policy:**

The roadway standards for The Preserve were developed from the City of Chino Design Standards and General Plan to accommodate traffic generated by the project as well as through traffic. The roadway system consists of seven roadway classifications that accommodate varying amounts of traffic. The seven roadway classifications are: expressway, major arterial, primary arterial highway, secondary arterial highway, local collector, commercial collector and Main Street. The Design Guidelines address landscaping and streetscape issues in The Preserve.

#### **Goal G3-2 – Truck and Hazardous Materials Routes in the City**

*The City's truck route and district designations should concentrate truck access to commercial and industrial areas, and should minimize intrusion on residential areas. The City's hazardous materials routes shall be designated on roadways that minimize the possible impact to residential areas in the City.*

#### **The Specific Plan responds to the policy:**

Routes for trucks are identified along Kimball, Euclid and Pine Avenues to minimize impacts on the Community Core or residential areas within The Preserve.

# General Plan Consistency Analysis

## Goal G3-3 – Rail Service

*Support rail service facilities which limit the number of land use conflicts and are integrated with other transportation modes, in a comprehensive strategy.*

### **The Specific Plan responds to the policy:**

Rail facilities do not exist within or adjacent to The Preserve. However, a transit system is planned for The Preserve. The transit system is envisioned as a one-way, continuous loop on dedicated, or prioritized lanes, thus minimizing the number of land use conflicts. The form of this transit can be either rubber-tired or rail.

## Goal G3-4 – Transportation Demand Management (TDM) Program

*Develop and implement employment and home-based TDM programs, reducing the number of vehicular trips generated by both Chino residents and non-residents working in the City.*

### **The Specific Plan responds to the policy:**

Development within the Preserve is subject to the City's Transportation Demand Ordinance. Developers are also encouraged to incorporate the latest technological advances, such as Internet connections and electronic timers. Having access to such technological advances will promote home-based businesses.

## Goal G3-5 – Public Transit

*The City shall encourage improved facilities, routes, and ridership on all public transit.*

### **The Specific Plan responds to the policy:**

The Preserve accommodates an innovative transit system, which consists of a local transit system and the regional bus service. The transit system is a one-way loop on dedicated or prioritized lanes with transit stops that serve major features, such as the community core and residential areas.

# General Plan Consistency Analysis

## Goal G3-6 – Commuter and Recreational Trails

*Promote commuting and recreational trails as an alternative mode of travel.*

### **The Specific Plan responds to the policy:**

The Preserve has been designed to help reduce vehicular trips and promote commuting. The Preserve locates the majority of residences near the Community Core, where services, entertainment, employment and cultural experiences can be accessed. The Preserve's local transit system is located within walking distance of a quarter mile of major activity areas and concentrations of residences. The Preserve also includes an extensive trail and paseo system that provides convenient access to all areas of the plan. All these features provide viable options to the automobile and help promote alternative means of travel.

## Goal G3-7 – Development Type

*The City shall support land uses in the Chino Airport area which fulfill the goals, and policies of the General Plan and the Chino Airport Master Plan.*

### **The Specific Plan responds to the policy:**

The Airport Related and Light Industrial land use designations accommodates development that directly can be related and/or complement the Chino Airport. The noise and safety zones of the Chino Airport are accommodated within these land uses to help buffer residences as well as provide appropriate uses according to the currently adopted Chino Airport Land Use Plan, 1991.

## Goal G3-8 – Public Facilities Systems

*Provide complete, safe, and efficient public utility systems which serve future land use needs.*

### **The Specific Plan responds to the policy:**

The public utility systems within The Preserve are designed to serve its development and will connect to the regional systems. Utility plans have been addressed separately in the Water, Sewage, and Drainage Utility Master Plan.

# General Plan Consistency Analysis

## HOUSING ELEMENT

### GOALS, POLICIES AND ACTIONS

#### Goal G4-1 – Housing Preservation

*Protect and preserve existing housing to ensure that it continues to meet Chino resident's needs for sound housing in a safe environment.*

#### **The Specific Plan responds to the goal:**

The existing land use of land within The Preserve's area consists mainly of agricultural uses, open space and vacant lands, and some public facilities. There are very few housing units within The Preserve's existing land uses and The Preserve will offer approximately 10,800 housing units.

#### Goal G4-2 – Housing Production

*Encourage the construction of a range of new housing appropriate to the needs of Chino residents and the neighborhood where it will be located.*

#### **The Specific Plan responds to the goal:**

The Preserve contains various residential land use designations, which consist of: Estate, Low Density, Medium Density, and High Density. The various designations allow for a broad range of housing types that are strategically located and connected among major features. The Low Density, Medium Density, and High Density Residential land use designations are designed to give the appearance of a suburban density. The Estate Residential land use designation is designed to give the appearance of a rural scale with single-family, ranch style homes set on large lots. The diversity of residential neighborhoods offers a variety of housing types, densities, and price ranges.

# General Plan Consistency Analysis

## Goal G4-3 – Remove Governmental Constraints

*Review and, where possible, remove governmental constraints to the production of housing in the city.*

### **The Specific Plan responds to the goal:**

Development in The Preserve is subject to the City's entitlement and permit processes, however, residential land use designations promote a wide range of densities and housing types in order to achieve variety and accommodate a broad spectrum of market segments. Housing of various densities will be placed throughout The Preserve.

## Goal G4-4 – Housing Accessibility

*Ensure equal access to both sale and rental housing regardless of race, creed, color, sex, marital status, physical handicaps, age, or national origin.*

### **The Specific Plan responds to the goal:**

Residential development within The Preserve will comply with all applicable local, state, and federal fair housing laws in both the sale and rental of housing. In addition, development within The Preserve is subject to the City's entitlement and permit processes.

## Goal G4-5 – Community Participation

*Encourage public participation in establishing housing policy and designing housing programs for the city.*

### **The Specific Plan responds to the goal:**

The Preserve Specific Plan has undergone an intensive program to illicit input and comments from interested citizens, affected agencies, and property owners to illicit their input and comments regarding the development of the area. This includes five Focus Group meetings that were held to discuss issues and opportunities and review the conceptual and preferred land use plans. These focus group meeting involved representatives and members concerned with: environmental issues (March 15, 2000), infrastructure and services (March 22, 2000), transportation and mobility (April 6, 2000), property owners' interests (April 12, 2000), and review of the alternative plans (June 7, 2000). In addition, The Preserve was adopted after four public hearings with the planning commission and city council.

# General Plan Consistency Analysis

## CONSERVATION / OPEN SPACE ELEMENT

### GOALS, POLICIES AND ACTIONS

#### Goal G5-1 – Agricultural Preservation

*To preserve and protect land devoted to agricultural uses and to promote activities to help achieve self sustainability.*

#### **The Specific Plan responds to the goal:**

The Preserve includes two land designations, Agriculture and Agriculture/Open Space-Natural that accommodate agricultural, recreation, habitat, and open space uses. The Agriculture land use designation is intended to provide for agricultural uses including farming, stables, pastures, and grazing. The Agriculture/Open Space-Natural land use designation is intended to provide for agricultural and open space uses, including passive recreation, equestrian uses, farming, pastures, grazing, permanent open space, wildlife preserves, multi-purpose trails, and water retention basins.

#### Goal G5-2 – Improve Air Quality

*To improve air quality in the Chino area.*

#### **The Specific Plan responds to the goal:**

The Preserve provides strategies that promote a reduction in vehicle usage for everyday activities. The Preserve locates the majority of residences near the Community Core, where services, entertainment, employment and cultural experiences can be accessed. The Preserve also includes an extensive trail and paseo system and accommodates the future development of a designated transit system. All these features provide viable options to the automobile and help the City improve air quality standards.

# General Plan Consistency Analysis

## Goal G5-3 – Preserve Plant and Wildlife Resources

*To encourage the preservation and conservation of plant and wildlife resources in the City.*

### **The Specific Plan responds to the goal:**

The Preserve includes five open space land use designations: Agriculture, Open Space-Recreation, Agriculture/Open Space Natural, Open Space-Natural, and Open Space-Water. The open space land use designations account for approximately 50% of the total Preserve area. There are 2,987 acres designated within The Preserve. These land use designations are intended to preserve natural resources. The Open Space-Natural land use designation in particular, is intended to accommodate permanent natural open space, wildlife preserves, natural drainage and stream courses, cultural and historic resources, and protect natural plant and animal habitats.

## Goal G5-4 – Cultural and Historical Preservation

*To preserve the City's cultural and historical resources for the enjoyment and education of Chino residents.*

### **The Specific Plan responds to the goal:**

The open space land use designations address a specific range of issues intended to help preserve the historic, rural character of Chino. The Open Space-Natural land use designation, which covers 1640 acres, is intended to accommodate permanent natural open space, wildlife preserves, natural drainage and stream courses, cultural and historic resources, and protect natural plant and animal habitats. Agricultural uses are also an important historic land use. The Agriculture and Open-Space Agriculture land use designations consist of 863 acres in The Preserve.

## Goal G5-5 – Reduce Dependence on Non-renewable Resources

*The City shall commit itself and encourage residents of Chino to reduce dependence on non-renewable and non-recyclable resources.*

### **The Specific Plan responds to the goal:**

The Preserve provides strategies that promote a reduction in vehicle usage for everyday activities. The Preserve locates the majority of residences near the Community Core, where services, entertainment, employment and cultural experiences can be accessed. The Preserve also

# General Plan Consistency Analysis

includes an extensive trail and paseo system and accommodates the future development of a designated transit system. All these features provide viable options to the automobile and help the City reduce dependence on non-renewable and non-recyclable resources.

## Goal G5-6 – Encourage Use of alternative Energy Sources

*To encourage and promote the use of alternative energy sources with emphasis on the use of renewable energy sources.*

### **The Specific Plan responds to the goal:**

The Preserve requires future developers to comply with the City's building code and encourages developers to incorporate energy efficient building techniques. The Preserve is also designed in a compact manner and with transit and trail option to help reduce the need to utilize the automobile.

## Goal G5-7 – Promote Energy Conservation Practices

*To encourage the use of energy management and conservation practices, while striving to achieve a sustainable energy future.*

### **The Specific Plan responds to the goal:**

Future developers within The Preserve are encouraged to incorporate energy efficient techniques. The Preserve is also designed in a compact manner and with transit and trail option to help reduce the need to utilize the automobile.

## Goal G5-8 – Protect Public From Flood Hazards

*To protect the public's health, safety and general welfare from flood hazards through flood control practices.*

### **The Specific Plan responds to the goal:**

A significant portion of The Preserve, 2,917 acres, lies within the inundation area created by the raising of El Prado Dam. The raised dam is initially designed to accommodate a 333-year flood event. The area below the 566-foot dam inundation elevation is envisioned as a dynamic

# General Plan Consistency Analysis

combination of active and passive recreation, habitat and agricultural uses. The California Institute for Women falls partially within the 566-foot dam inundation elevation. Levees will be constructed to protect the structures on the prison facility's property from inundation. There will be no residential or commercial development within this area to protect the public's health and safety. The Open Space-Recreation land use designation will provide protection from environmental hazards.

## Goal G5-9 – Conserve Mineral Resources

*To encourage the conservation of mineral resources, including rock, sand and gravel resources.*

### **The Specific Plan responds to the goal:**

The various open space designations within The Preserve present opportunities for conservation of resources. The open space land use designations are divided into five subcategories: Agriculture, Open Space-Recreation, Open Space-Natural, Open Space-Natural, and Open-Space Water. The Open Space-Natural land use designation, in particular, is intended to accommodate permanent natural open space, wildlife preserves, natural drainage and stream courses, cultural and historic resources, and protect natural plant and animal habitats.

## Goal G5-10 – Reduce Local Solid Waste

*To reduce the amount of local solid waste generated in the City.*

### **The Specific Plan responds to the goal:**

Dairy Waste is currently generated in the City. Manure from dairy operations is spread over farmed lands, shipped out of the area or composted at the Co-Composting facility. The Co-Composting facility is operated by the Chino Municipal Water District for the purpose of composting both dairy manure and wastewater sludge into a marketable commodity. There are discussions to relocate the Co-composting facility to Subarea 1. The Preserve must comply with local solid waste reduction requirements. In addition, Specific Dairy Waste Management requirements have been created in order to reduce the amount of dairy waste within The Preserve. The requirements call for the removal of approximately 2 million tons of stockpile manure by December 31, 2001. Dairy uses are transitioning to more urban land uses within The Preserve.

# General Plan Consistency Analysis

## Goal G5-11 – Soil Conservation

*To conserve and protect soil resources in the City.*

### **The Specific Plan responds to the goal:**

The Preserve features a multi-purpose open space feature, which consists of 2,987 acres. The open space feature provides opportunities for soil conservation. This open space feature is subdivided into 5 categories that include: Agriculture, Open Space-Recreation, Agriculture/Open Space-Natural, and Open Space-Water. The Open Space-Natural (OS-N) Land Use Designation particularly encourages the conservation of soil resources in the City by promoting permanent open space.

## Goal G5-12 – Conserve Water

*To conserve water resources in the City of Chino.*

### **The Specific Plan responds to the goal:**

The Open-Space-Water (OS-W) Land Use Designation within The Preserve is intended to preserve water resources, such as watercourses and lakes. This designation allows land to be used for such things as lakes and waterbodies and water related recreation. In addition, The Preserve will incorporate an extensive reclaimed water system, keying off of the adjacent treatment plant.

## Goal G5-13 – Meet Existing and Future Water Demands

*To meet existing and future water demands for the City.*

### **The Specific Plan responds to the goal:**

The Preserve is serviced by an extensive and well-planned infrastructure system that is designed to accommodate future development within The Preserve. The water, wastewater, drainage, and utility systems are designed to seamlessly connect to the regional/local systems. The infrastructure plans were developed separately and incorporated into this Specific Plan.

# General Plan Consistency Analysis

## Goal G5-14 – Maintain Federal, State and Local Water Quality Standards

*To ensure that the City's water supply maintains federal, state and local water quality standards.*

### **The Specific Plan responds to the goal:**

The Preserve is serviced by an extensive and well-planned infrastructure system. The water, wastewater, drainage, and utility systems are designed to seamlessly connect to the regional/local systems. The infrastructure plans were developed separately and incorporated into this Specific Plan. Water and Wastewater issues will be addressed upon completion of the Water and Wastewater Master Plans. Dairy waste management is an important issue within The Preserve and is critical to the health of the Santa Ana River. For this reason, the Santa Ana River Water Quality Control Board (SARWQCB) enforces requirements of the Clean Water Act. Dairy operators are also subject to the Porter Cologne Water Pollution Control Act.

## Goal G5-15 – Open Space for Natural Resources Preservation

*To encourage the development of open space for preservation of the City's natural resources.*

### **The Specific Plan responds to the goal:**

The Preserve includes 2,987 acres of open space land use designations. There are five open space land use designations: Agriculture, Open Space-Recreation, Agriculture/Open Space Natural, Open Space-Natural, and Open Space-Water. These land use designations are intended to preserve natural resources. The Open Space-Natural Land Use Designation, which consists of 1,640 acres, accommodates permanent natural open space, wildlife preserves, natural drainage and stream courses, cultural and historic resources, and protect natural plant and animal habitats.

## Goal G5-16 – Open Space for Outdoor Recreation

*To maintain and encourage the development of open space for outdoor recreation.*

### **The Specific Plan responds to the goal:**

The Preserve includes 2,987 acres of open space land use designations. There are five open space land use designations: Agriculture, Open Space-Recreation, Agriculture/Open Space Natural, Open Space-Natural, and Open Space-Water. The Open Space-Recreation Land Use

# General Plan Consistency Analysis

designation, which consists of 422 acres, is intended to establish open space areas for active and passive recreation. Allowable land uses include: sports fields, golf, equestrian facilities, and multi-purpose trails.

## APPENDIX A

### GOALS AND OBJECTIVES

#### Goal 1

*To encourage the provision of recreation facilities in new residential subdivisions.*

#### **The Specific Plan responds to the goal:**

The four different residential land use designations, as well as the Community Core, encourage open space in new development projects. New developments are required to meet local park ordinances. However, there is flexibility to provide other cultural, service and recreational activities. The Estate Residential (ER) Land Use Designation's intent is for open space and landscaping to dominate the visual scene and encourages the creation and use of equestrian facilities and trails. The Community Core land use designation allows for a mix of uses that promote the integration of open space and recreation within the area. The Community Core allows for plazas and courtyards and wide, landscaped sidewalks with textured paving. The Community Paseo and Open Space System is a system of trails and linear open spaces that connect major features of The Preserve, such as the Community Core, residential areas and public facilities. This system accommodates walking, equestrian, bicycling and skating options.

#### Goal 2

*To acquire parkland in advance of urban development in an attempt to avoid high land costs.*

#### **The Specific Plan responds to the goal:**

Future development is required to comply with local park ordinances. Satisfaction of the parkland requirements will be required prior to entitlement. The parks system for The Preserve consists of both Neighborhood and Community parks distributed within the residential sectors of the project. The calculation of parkland dedication requirements is based on the provisions of the City's Local Park Ordinance. The Preserve's Conceptual Park Plan consists of one 45-acre Community Park and six Neighborhood Parks, ranging in size from 5 to 15 acres. Additionally, the

# General Plan Consistency Analysis

Park Plan includes recommendations for the placement of parks however; the final park placement will be determined upon final approval of tract or parcel maps, and may contain some combination of public parks and private recreation facilities.

## Goal 3

*To utilize innovative park design in relating various user groups and provide for low cost maintenance.*

### **The Specific Plan responds to the goal:**

Subject to local Park Ordinance, park design is addressed in the Park Plan. In addition, The Preserve provides basic guidelines and locational principles. These principles will be used in the preparation of any tract maps, or subsequent park improvement plans. Park and recreation facility design shall be based on innovative design concepts and consideration of long-term park maintenance costs.

## Goal 4

*To determine current and future park and recreation requirements and design facilities and programs to satisfy the needs of residents.*

### **The Specific Plan responds to the goal:**

Subject to local Park Ordinance, park and recreation requirements are addressed in The Preserve's Park Plan. In addition, The Preserve provides basic guidelines and locational principles. The calculation of parkland dedication requirements is based on the provisions of the City's Local Park Ordinance. The Local Park Ordinance authorizes the City to require the dedication of land/or the payment of in-lieu fees for park and recreational purposes as a condition of approval for a tentative or parcel map. The Preserve 's Conceptual Park Plan consists of one 45-acre Community Park and six Neighborhood Parks, ranging in size from 5 to 15 acres.

# General Plan Consistency Analysis

## Goal 5

*To encourage the development of bicycle and equestrian paths and trails where planned.*

### **The Specific Plan responds to the goal:**

The Community Paseo and Open Space System is the backbone of The Preserve, interweaving the various features of the plan and connecting the entire community with the open space feature to the south. The Community Paseo and Open Space System is a system of trails and linear open spaces that connect the major features of The Preserve. The Community Paseo and Open Space System provides a convenient and viable mobility option to the car and accommodates walking, bicycling, and skating.

Bicycle paths are encouraged in The Preserve through the Bicycle Plan, which consists of an extensive bicycle system. The bicycle system is connected with major features of The Preserve and with the regional bicycle system. The bicycle system is composed of on-street and off-street pathways.

Equestrian paths and trails are an important feature of The Preserve. The standards for the bikeway system in The Preserve are identical to those found in the Circulation Element of the City of Chino General Plan. The equestrian trails are located in the Estate Residential land use category and along Hellman Avenue.

## **NOISE ELEMENT**

### **GOALS, POLICIES AND ACTIONS**

#### **Goal G6-1 – Protect Public Health, Safety & Welfare**

*Protect the public health, safety and general welfare by eliminating existing noise problems and by preventing significant degradation of the future acoustic environment through the establishment of standards that specify acceptable limits of noise for land uses throughout the City.*

# General Plan Consistency Analysis

## **The Specific Plan responds to the goal:**

The Chino Airport has an important presence in The Preserve and necessary measures are taken to protect the public health, safety, and general welfare. Airport Noise and Safety Zones, as of 1991, were utilized to drive the land use plan. Noise sensitive and inappropriate uses are not located within the adopted noise and safety zones. The City's Airport Overflight Zone applies to The Preserve. The Chino Airport Noise and Safety Zones restrict the location of certain types of sensitive uses, such as residential, while providing an opportunity for compatible uses, such as industrial warehouse. The airport noise contour, 65-dB, is located north of Kimball Avenue within airport property. Schools, residences, hospitals and churches are prohibited within the 65-dB contour. Appropriate uses for the 65dB noise contour include industrial, commercial, recreation, agriculture and open space uses.

## **SEISMIC & PUBLIC SAFETY ELEMENT**

### **A. SEISMIC AND GEOLOGICAL HAZARDS POLICY PLAN**

#### **General Goal**

*To reduce loss of life, injuries, damage to property and social economic dislocations resulting from seismic geologic hazards.*

#### **The Specific Plan responds to the goal:**

Development within The Preserve is will be located away from any known fault lines. The area of The Preserve that lies near a fault line is zoned for open space land use designations that do not include structures capable of supporting human habitation, even temporary habitation. Allowable land use designations surrounding the earthquake fault include: crop cultivation, equestrian centers, multi-purpose trails, lakes and waterbodies, and wildlife/habitat conservation areas.

### **B. FLOOD HAZARD POLICY PLAN**

#### **General Goal**

*To prevent injury or loss of life and damage to property due to flooding hazards.*

# General Plan Consistency Analysis

## **The Specific Plan responds to the goal:**

All flood hazards have been avoided in The Preserve. The Prado Flood Basin will consist primarily of open space and recreational uses which will prevent injury or property damage. There will be no structures developed that are capable of supporting human habitation, even temporary habitation within this area. The 566-foot dam inundation elevation is the level of the area behind the dam that could be inundated by a 200-year flood event. The area below the 566-foot dam inundation elevation is envisioned as a dynamic combination of active and passive recreation, habitat and agricultural uses. In addition, the Open Space-Recreation land use designation is intended to provide protection from environmental hazards.

## **C. WILDLAND FIRE HAZARD POLICY PLAN**

### **General Goal**

*To reduce loss of life, injuries, damage to property, and natural resources due to wildland fires.*

### **The Specific Plan responds to the goal:**

There is a possibility for wildland fires in the Open Space land use designation of The Preserve. However, future development within The Preserve must comply with Building Standards and Fire Code. In addition, urbanization reduces the threat of wildland fires except on the perimeter. There is a linear path in this area that acts as a buffer.

## **D. DEFENSIBLE SPACE POLICY PLAN**

### **General Goal**

*To reduce loss of life, injury and loss or damage to property by considering crime prevention in site planning and development design.*

### **The Specific Plan responds to the goal:**

Details of each proposal are subject to City review at time of submittal. In addition, The Preserve's Design Guidelines promote safety and crime prevention through its themes of quality and unity. Quality development is realized through an attention to detail that is carried forth from the initial conception to final construction. In addition, The Preserve's design guidelines promote a greater sense of community by directly connecting services, employment, and housing.

# General Plan Consistency Analysis

## AIR QUALITY ELEMENT

### Goal G8-1 – Air Quality Improvement

*To achieve coordination of air quality improvement within the portion of the South Coast Air Basin in San Bernardino County and improved air quality through reductions in pollutants from Orange, Riverside and Los Angeles Counties.*

#### **The Specific Plan responds to the goal:**

The Preserve offers a transit system and a system of trails, which will promote reduced vehicle usage, which will also promote air quality improvement. The Community Paseo and Open Space System is the backbone of The Preserve, interweaving the various features of the plan and connecting the entire community with the open space feature to the south. The Community Paseo and Open Space System is a system of trails and linear open spaces that connect the major features of The Preserve. The Community Paseo and Open Space System provides a convenient and viable mobility option to the car and accommodates walking, bicycling, and skating

### Goal G8-2 – Ground Transportation

*To achieve a diverse and efficient ground transportation system which generates the minimum feasible pollutants.*

#### **The Specific Plan responds to the goal:**

The Preserve provides a mix of land uses, including residential, community core and commercial. These features are interconnected by a system of paseos and trails. Additionally, the transportation plan provides a variety of options, including a transit system, a bicycle system, and an equestrian system. The Preserve's design encourages the use of alternative transportation methods, which will help to reduce the amount of pollutants.

### Goal G8-3 – General Aviation Emissions

*To encourage the minimum feasible emissions from Chino Airport.*

#### **The Specific Plan responds to the goal:**

# General Plan Consistency Analysis

The Preserve accommodates the Chino Airport's Noise and Safety Zones to protect the health, safety, and welfare of residents and businesses in the plan area. The City continues to work with the County of San Bernardino to reduce emissions.

## Goal G8-4 – Efficient Land Use Pattern

*To achieve a pattern of land uses which can be efficiently served by a diversified transportation system and development projects which directly and indirectly generate the minimum feasible air pollutants.*

### **The Specific Plan responds to the goal:**

The Preserve is designed in a compact manner. The Preserve is a community featuring a mixture of residential neighborhoods focused around a diverse community core and a regional commercial center, interconnected with a Multi-Purpose Open Space feature by a system of paseos and trails. The compact placement of these features, along with transit and trail options will help to reduce the need to utilize the automobile.

The Preserve provides a mix of land uses, including residential, community core and commercial. These features are interconnected by a system of paseos and trails. A system of roadways has been created for The Preserve, based upon the City's design standards. Additionally, the transportation plan provides a variety of options, including a transit system, a bicycle system, and an equestrian system. The interconnected nature of The Preserve allows for the use of alternative transportation. Many of business features are accessible by bicycle, walking, or public transportation. This system will help to reduce the amount of air pollutants.

## Goal G8-5 – Reduce Particulate Emissions

*Reduce to a minimum particulate emissions from such uses as construction, operation of roads, and buildings.*

### **The Specific Plan responds to the goal:**

Future developers within The Preserve are encouraged to incorporate energy efficient techniques. In addition, The Preserve features all of the strategies that make sense at a local level for reducing the need to use the automobile for everyday activities. The reduction in vehicle usage will contribute to reduced particulate emissions.

## Goal G8-6 – Reduce Energy Consumption

*To reduce emissions through reduced energy consumption.*

# General Plan Consistency Analysis

## **The Specific Plan responds to the goal:**

The Preserve is designed in a compact manner and with transit and trail option to help reduce the need to utilize the automobile. The highest density of development is located near the core of The Preserve, thus minimizing the need to utilize the automobile. Future developers within The Preserve are encouraged to incorporate energy efficient techniques.

## **ECONOMIC DEVELOPMENT ELEMENT IMPLEMENTATION PLAN**

### **Goal G9-1 – Sales Tax Revenue**

*To maximize the amount of sales tax revenue captured by the City of Chino. Since Proposition 13 limits property tax revenues, the City depends on sales tax revenues for 30% of Chino's general funds (illustrated in Figure 1, page 7). General funds are used to pay for police and fire protection, as well as many other services integral to a high quality of life. In order to continue offering a high level of services to residents and businesses, it was determined that one of the goals of the economic development strategy should be maximizing sales tax revenues.*

## **The Specific Plan responds to the element goal:**

There are approximately 10 million square feet of business uses accommodated in the Preserve Specific Plan. Business land use designations are divided into four subcategories: Neighborhood Commercial, Regional Commercial, Light Industrial and Airport Related. These land use designations allow a wide range of intensities in order to encourage an exciting mixture of uses and ensure the long-term viability of The Preserve. To ensure this variety, a number of innovative tools are used in the development plan. In addition to the business land use designations, the Community Core land use designation encourages a variety of commercial uses. These various land use designations will contribute to sales tax revenue.

### **Goal G9-2 – Employment Opportunities**

*To encourage and accommodate growth in industrial and office activity over the next two decades to create approximately 18,000 new jobs by 2010 and maintain Chino's high jobs/housing ratio.*

## **The Specific Plan responds to the element goal:**

There are four business land use designations in The Preserve: Neighborhood Commercial, Regional Commercial, Light Industrial and Airport Related. The Preserve also includes four residential land use designations, which contribute to the jobs/housing ratio. Additionally, the Community Core land use designation encourages a mix of uses including business and residential areas. The Preserve anticipates the development of 9,779 housing units and the development of 10,234,744 square feet of business uses.

# General Plan Consistency Analysis

## Goal G9-3 – Positive Business Environment

*To maintain the city government's positive business environment.*

### **The Specific Plan responds to the element goal:**

The Preserve provides several land use designations that promote a variety of business activities. The Preserve anticipates the development of over 600 acres in the business land use designations. The business land use designations include: Neighborhood Commercial, Regional Commercial, Light Industrial and Airport Related. Additionally, the Community Core provides for a variety of business opportunities, including retail, office, and dining. Business land use designations allow a wide range of intensities in order to encourage an exciting mixture of uses and ensure the long-term viability of The Preserve.

## Goal G9-4 – Quality of Life

*To have an economic development program that respects and enhances the community's quality of life.*

### **The Specific Plan responds to the element goal:**

The business land use designations within The Preserve allow for a wide range of intensities in order to encourage a mixture of uses and ensure the long-term viability. The Community Core also offers a unique opportunity within The Preserve. The Community Core allows for a mixture of uses within one area, which allow for a high level of activity and diversity to be generated. The business land use designations coupled with The Preserve's unique transportation system will enhance the community's quality of life. In addition, The Preserve includes design guidelines that are intended to ensure a high quality of development and minimize negative impacts from things such as noise and odor.



**DRAFT**

**CITY OF CHINO:**

*Right-To-Farm Policies*



*Submitted to:*

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**THE PLANNING  
CENTER**

**MAY 24, 2000**



## **SUBAREA 2 RIGHT TO FARM POLICIES**

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### **"SUBAREA 2: A SPECIAL PLACE FOR SPECIAL PEOPLE"**

#### **INTRODUCTION**

This report is intended to present Draft Right-to-Farm policies for ultimate inclusion in the Specific Plan and General Plan Amendment for Subarea 2. The purpose of these policies is to acknowledge the continued importance of agricultural operation and potential impacts posed to non-agricultural uses as the area transitions to urban/suburban uses. The proposed policies are based on the City's existing right-to-farm ordinance, similar ordinances from other jurisdictions as well as models suggested by the Farm Bureau. Please keep in mind that the format and structure of the proposed policies is not necessarily indicative of the format of the Specific Plan, however the language and sequence would be utilized.

A model ordinance is attached (See Attachment 1) to provide more detailed information and ideas for specific language.

#### **SPECIFIC PLAN RIGHT-TO-FARM POLICIES SECTION**

##### **1 Background**

Where non-agricultural land uses are located near agricultural uses, there is a potential for conflicts. These conflicts result from the inherent attributes of agricultural operations, including noise, odor, dust, smoke, operation of machinery (including aircraft), storage and disposal of manure, and where field crops or orchids are involved, the application of chemical fertilizers, soil amendments, herbicides, pesticides, and the hours of operation. As a result, agricultural businesses frequently become the subjects of nuisance complaints and are pressured to cease or curtail operations. These pressures may discourage further investments in farm improvements, dampen the economic viability of the City's agricultural industry, and harm a vital link to the City's historic past. As Subarea 2 transitions from rural uses to more urban/suburban uses, these conflicts will be exacerbated and must be addressed in advance.

In addition, property owners may desire to both take advantage of the adopted specific plan designations and develop non-agricultural uses while at the same time continuing agricultural operations elsewhere in Subarea 2. In this instance, it is incumbent on those property owners to operate their agricultural uses in a manner that minimizes impacts to the non-agricultural uses.

##### **2 Policies and Programs**

###### **2.1 Continued Agricultural Use**

The City of Chino shall encourage continued agricultural operations within Subarea 2 concurrent with the gradual urbanization of the area.

*2.1.1 Permanent agricultural uses shall be provided for in the land use plan for Subarea 2 where feasible and impacts on urban development and environmental resources are limited.*

*2.1.2 Property owners who develop in accordance with the specific plan and continue agricultural operations on other properties within Subarea 2, shall modify agricultural operations to minimize impacts to urban development and environmental resources.*

2.1.3 *As urban development occurs, the City shall inform agricultural operators within Subarea 2 of the potential impacts posed by reckless agricultural operations to urban development and environmental resources.*

## **2.2 Urban Transition**

The City of Chino shall require property owners who utilize property within Subarea 2 for both agricultural and non-agricultural uses to reduce/eliminate impacts caused by agricultural uses.

2.2.1 *The City of Chino shall require property owners who concurrently develop property according to the adopted specific plan and operate/lease property in Subarea 2 for agricultural purposes, to operate the agricultural uses in a manner that minimizes impacts on non-agricultural uses. This may involve such measures as, but not limited to, requiring increased setbacks for agricultural uses or limiting hours of operations. The intent is to ensure that property owners who utilize property for two potentially incompatible uses take the necessary steps to reduce impacts to non-agricultural uses.*

## **2.3 Disclosure**

The City of Chino shall provide notification to prospective residents and business operators of Subarea 2 of existing agricultural uses and of the City's support for their continued operations. The intent is to concurrently keep residents/business and agricultural operators advised of information that is of mutual interest

2.3.1 *Potential residents and business operators of Subarea 2 shall be advised of the potential problems associated with locating near agricultural operations, including noise, odor, dust, smoke, operation of machinery (including aircraft), storage and disposal of manure, and where field crops or orchards are involved, the application of chemical fertilizers, soil amendments, herbicides, pesticides, and the hours of operation.*

2.3.2 *The City shall require developers and sellers to notify potential purchasers and operators of probable conflicts resulting from nearby agricultural uses. The notification shall occur upon transfer of ownership, signing of rental or leasing agreements, or issuance of a discretionary development permit.*

*The attached Real Estate Transfer Disclosure Statement can be utilized for notification purposes (See Attachment 1)*

## **2.4 Resolution of Disputes**

The City of Chino shall devise a system for the resolution of disputes arising from agricultural operations.

2.4.1 *The City shall seek to have parties in conflict develop a mutually acceptable solution through the services of an accredited dispute resolution service.*

2.4.2 *Disputes regarding inconveniences or discomforts created by agricultural operations shall be heard by the city council if not resolved by other means.*

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## **ATTACHMENT 1: MODEL RIGHT TO FARM ORDINANCE**

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### **Section 1. Definitions**

- a) "Agricultural Land" shall mean all that real property currently used for agricultural operations or upon which agricultural operations may in the future be established.
- b) "Agricultural Operation" shall mean and include, but not be limited to, the cultivation and tillage of the soil; dairying; the production, irrigation, frost protection, cultivation, growing, harvesting and processing of any agricultural commodity, including viticulture, horticulture, timber or apiculture; the raising of livestock, fur bearing animals, fish or poultry; and any commercial agricultural practices performed as incident to or in conjunction with such operations; including preparation for market; delivery to storage or to market, or to carriers for transportation to market.

### **Section 2. Purpose and Intent**

- (a) It is the declared policy of the City of Chino to enhance and encourage agricultural operations within the City. It is the further intent of the City of Chino to provide to the residents of this City proper notification of the City's recognition and support through this ordinance of those persons' and/or entities' right to farm.
- (b) Where non-agricultural land uses extend into agricultural areas or exist side by side, agricultural operations frequently become the subjects of nuisance complaints due to lack of information about such operations. As a result agricultural operations are forced to cease or curtail their operations. Such actions discourage investments in farm improvements to the detriment of adjacent agricultural uses and the economic viability of the City's agricultural industry as a whole. It is the purpose and intent of this section to reduce the loss to the City of its agricultural resources by clarifying the circumstances under which agricultural operations may be considered a nuisance. This ordinance is not to be construed as in any way modifying or abridging state law as set out in the California Civil Code, Health and Safety Code, Fish and Game Code, Food and Agricultural Code, Division 7 of the Water Code, or any other applicable provision of State law relative to nuisances, rather it is only to be utilized in the interpretation and enforcement of the provisions of the code and City regulations.
- (c) An additional purpose of this ordinance is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence. Such concerns may include, but are not limited to, the noises, odors, dust, chemicals, smoke, and hours of operation that may accompany agricultural operations. It is intended that, through mandatory disclosures, purchasers and users will better understand the impact of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near rural areas.

### **Section 3. Nuisance**

No agricultural activity, operation, or facility or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards and with all chapters of the Zoning Ordinance of the City of Chino, as established and followed by similar agricultural operation, shall be or become a nuisance, if it was not a nuisance when it began.

**Section 4. Disclosure**

a) The disclosure statement required by this chapter shall be used under the following circumstances and in the following manner:

- 1) Disclosure upon transfer of residential property: Upon any transfer of real property by sale, exchange, installment land sale contract, lease with an option to purchase, or ground lease coupled with improvements, or residential stock cooperative improved with dwelling units, the transferor shall require that a statement containing the language set forth in subpart (b) shall be signed by the purchaser or lessee and recorded with the County Recorder in conjunction with the deed or lease conveying the interest in real property.
- 2) Disclosure upon issuance of discretionary development permit: Upon the issuance of a discretionary development permit, including but not limited to subdivision permits and use permits, for use on or adjacent to lands zoned for agricultural operation, the discretionary development permit shall include a condition that the owners of the property shall be required to sign a statement of acknowledgment containing the Disclosure set out in subpart (b) I on forms provided by the Planning Department, which form shall then be recorded with the County Recorder.

b) The disclosure required by Section 4(a) (1) is set forth herein, and shall be made a copy of, the following disclosure form:

**LOCAL OPTION  
REAL ESTATE TRANSFER  
DISCLOSURE STATEMENT**

This disclosure statement concerns the real property situated in the City of Chino, State of California, described as \_\_\_\_\_. This statement is a disclosure of the condition of the above property in compliance with chapter \_\_\_\_\_ of the City of Chino Zoning Code as of \_\_\_\_\_, 19\_\_\_\_.

It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

**SELLERS INFORMATION**

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely upon this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AS REQUIRED BY THE CITY OF CHINO AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

THE CITY OF CHINO PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY. If your property is adjacent to or near property used for agricultural operations or on agricultural lands, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during the 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Chino has determined

that inconveniences or discomforts associated with such agricultural operations shall not be considered a nuisance, if such operations are consistent with accepted customs and standards. The Chino City Council shall act as a grievance committee to assist in the resolution of any disputes, which might arise between residents and of Chino regarding agricultural operations. If you have any questions concerning this policy, please contact the City of Chino Department of Planning.

Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the Seller.

Seller \_\_\_\_\_  
Date \_\_\_\_\_  
Seller \_\_\_\_\_  
Date \_\_\_\_\_

BUYER (S) AND SELLER (S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer \_\_\_\_\_  
Date \_\_\_\_\_  
Seller \_\_\_\_\_  
Date \_\_\_\_\_  
Agent (Broker Representing Seller) \_\_\_\_\_  
By \_\_\_\_\_

(Associate Licensee or  
Broker-Signature)

Date \_\_\_\_\_

Agent (Broker Obtaining the Offer) \_\_\_\_\_  
By \_\_\_\_\_

(Associate Licensee or  
Broker-Signature)

Date \_\_\_\_\_

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

**Section 5. Refusal to Sign Disclosure Statement**

If a Buyer refuses to sign the disclosure statement set forth in Section 4(b) the transferor may comply with the requirements of this chapter by delivering the statement to the Buyer as provided in Section 4(b) and affixing the signing the following declaration to the statement:

I (name), have delivered a copy of the foregoing disclosure statement as required by law to (buyers name) who has refused to sign.

I declare the forgoing to be true under penalty of perjury.

Date: \_\_\_\_\_ (Sign) \_\_\_\_\_

Print Name: \_\_\_\_\_

**Section 6. Penalty for Violation**

Any violation of the requirements of this chapter shall be handled as a civil matter between the parties affected and shall not be a misdemeanor or infraction. Noncompliance with any provision of this chapter shall not affect title to real property, nor prevent the recording of any document.

**Section 7. Separability**

If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court or competent jurisdiction, it shall not affect the remaining portions of the ordinance.

**Section 8. Precedence**

This ordinance shall take precedence over all ordinances or parts of ordinances or resolutions or parts of resolution in conflict herewith and to the extent they do conflict with this ordinance they are hereby repealed with respect to the conflict and no more.

**Section 9. Resolution of Disputes**

(a) Should any controversy arise regarding any inconveniences or discomforts occasioned by agricultural operations including, but not limited to, noises, odors, fumes, dust, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, the parties shall follow the following two steps: 1) seek to arrive at a mutually acceptable solution through the services of an accredited dispute resolution service; 2) failing the first step, submit the controversy to the city council as set forth in an attempt to resolve the matter prior to the filing of any court action.

1. The aggrieved party may notify the city council within thirty (30) days of the occurrence of the agricultural operation giving rise to the controversy.
2. Within fifteen (15) days after receiving the complaint, the city council shall set a meeting with the affected parties and shall attempt to mediate the dispute.
3. If the dispute cannot be successfully mediated by the city council, then both parties may agree to present the controversy to a professional mediator. The expense of such mediation shall be the responsibility of the affected parties.

(b) Any controversy between the parties may be submitted in writing to the city council within thirty days of the date of the occurrence of the particular activity giving rise to the controversy or to the date a party became aware of the occurrence.

(c) The effectiveness of the grievance committee as a forum for resolution of disputes is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.

(d) The controversy shall be presented to the city council by written request of one of the parties within 30 days. Thereafter, the city council may investigate the facts of the controversy, but must, within thirty days, hold a meeting to consider the merit of the matter and within twenty days of the meeting must render a written decision to the parties. At the time of the meeting both parties shall have an opportunity to present what each considers to be pertinent facts.

**Dairy Information - The Chino Preserve  
COMMUNITY DEVELOPMENT  
CITY OF CHINO**

DATE: March 12, 2001

<b>Operator</b>	<b>Milk Cows</b>	<b>Dry Cows</b>	<b>Total Mature Cows</b>	<b>Heifers</b>	<b>Calves</b>	<b>Overall Total Animals</b>	<b>RPTED Manure Produced</b>
Albers, R. 8649 Merrill	1,080	165	1,245	290	150	1,685	2,840
Barthelemy, R. 16500 Chino-Corona	1,330	302	1,632	348	135	2,115	3,666
Bouma, P. 8919 Merrill	2,000	350	2,350	2,200	200	4,750	
De Boer, S. 8865 Kimball	530	80	610	150	0	760	1,370
Eagle Livestock 7850 Bickmore	0	0	0	0	4,500	4,500	1,800
Echeverria, J. 8762 Kimball	1,325	300	1,625	140	110	1,875	3,434
Engelsma, J. 8011 Kimball	197	35	232	90	45	367	572
Goyenette, A. 6919 Bickmore	960	250	1,210	0	0	1,210	2,420
Haringa, H. 8552 Kimball	355	41	396	16	20	432	816
Hettinga, H. 17190 Cucamonga	1,400	300	1,700	100	0	1,800	0
Jaques, J. 8710 Pine	1,016	170	1,186	0	0	1,186	2,372
Marquez, A. 7360 Pine	650	100	750	250	200	1,200	1,830

**MEMORANDUM**  
**FILE NO.: Dairy List for Subarea 2**

**DATE: March 12, 2001**

<b>Operator</b>	<b>Milk Cows</b>	<b>Dry Cows</b>	<b>Total Mature Cows</b>	<b>Heifers</b>	<b>Calves</b>	<b>Overall Total Animal</b>	<b>RPTED Manure Produced</b>
Moons, J. 6310 Hellman	1,020	135	1,155	33	235	1,423	2,437
Mouw, W 8363 Pine	400	50	450	100	0	550	1,000
Mouw, W/R 6800 Pine	700	150	850	350	400	1,600	2,210
Nyenhuis, Jim 8711 Remington	790	90	880	0	0	880	1,760
Rocha, J. 7363 Pine	478	84	562	218	97	877	1,381
Scheenstra, A. 7725 Kimball	675	108	783	0	0	783	1,566
Scheenstra, A. 7551 Kimball	930	125	1,055	10	40	1,105	2,136
Stark, E. 7653 Kimball	985	195	1,180	43	82	1,305	2,436
Stueve, D. 7975 Bickmore	830	161	991	519	144	1,654	2,559
Stueve, G. 8340 Pine	2,400	600	3,000	3,000	0	6,000	9,000
Swager, G. 7945 Chino-Corona Rd.	1050	150	1,200	1000	0	2,200	0
Van Leeuwen, Arie 6829 Pine	720	100	820	30	120	970	1,718
Van Vleit, N 8571 Merrill	1,000	200	1,200	0	0	1,200	2,400
Vander Poel, H. 8787 Pine	1,750	300	2,050	100	200	2,350	4,280
Vander Poel, H. 7311 Kimball	750	150	900	115	0	1,015	0

**MEMORANDUM****FILE NO.:** Dairy List for Subarea 2**DATE:** March 12, 2001

<b>Operator</b>	<b>Milk Cows</b>	<b>Dry Cows</b>	<b>Total Mature Cows</b>	<b>Heifers</b>	<b>Calves</b>	<b>Overall Total Animals</b>	<b>RPTED Manure Produced</b>
Vander Poel, R 16221 Euclid	500	50	550	0	0	550	0
Wassenaar, P 8015 Kimball	40	11	51	0	0	51	0
Wiersema, H 8315 Merrill	840	110	950	39	0	989	1,975
Wind, B/T 8545 Pine	2,000	400	2,400	1,500	0	3,900	6,300

This information was compiled from the Milk Producer's Council's list dated 1998.

The CALC Manure Mature Cows can be calculated by multiplying the RPTED Manure Produced by 4.1 to get the dry ton amount.

Ray Albers  
8649 ~~Merrill Avenue~~  
Chino, CA 91710

1200

BRUCE ROBBINS  
Mayor Pro Tem

Bar VP Dairy  
16221 Euclid Avenue  
Chino, CA 91710

Jaques, John  
8710 Pine  
Chino, CA



Loyola Dairy  
7075 Bickmore  
Chino, CA 91710

Skyview Dairy

7311 Kimball  
Chino, CA 91710

GLENN DUNCAN  
EARL C. ELROD  
DENNIS YATES  
Council Members

Stark & Sons  
7653 Kimball  
Chino, CA 91710

GLEN ROJAS  
City Manager

DeBoer, Sidney  
8865 Kimball  
Chino, CA 91710

Marquez Dairy  
7360 Pine  
Chino, CA 91710

Stueve's Gold #1  
8340 Pine  
Chino, CA 91710

Echeverria, Juan  
8762 Kimball  
Chino, CA 91710

Moons Dairy  
6310 Hellman  
Chino, CA 91710

Stueve's Gold #2  
16055 Grove  
Chino, CA 91710

Engelsma, Mrs. Jake  
8011 Kimball  
Chino, CA 91710

Mouw, Warren #1  
8363 Pine  
Chino, CA 91710

Swagger & Sons #1  
7945 Chino-Corona  
Corona, CA 91720

Fair View Farms  
6829 Pine  
Chino, CA 91710

Mouw, Warren #2  
6838 Pine  
Chino, CA 91710

T & W Farms  
8545 Pine  
Chino, CA 91710

Goyenette, Albert  
6919 Bickmore  
Chino, CA 91710

Nyenhuis, Jim  
8711 Remington  
Chino, CA 91710

Van Vliet Dairy  
8571 Kimball  
Chino, CA 91710

Haringa, Herman  
8552 Kimball  
Chino, CA 91710

Providence Dairy  
16520 Chino-Corona  
Chino, CA 91710

Vander Kool, Charles  
8315 Merrill  
Chino, Ca 91710

Hettinga, Hein - Corona  
17190 Cucamonga  
Corona, CA 91720

Rocha, John M.  
7363 Pine  
Chino, CA 91710

Vander Poel, Henry #1  
8787 Pine  
Chino, CA 91710

J & D Star  
7551 Kimball  
Chino, CA 91710

Simoes, H.M. & Sons  
7565 Bickmore  
Chino, CA 91710

Vander Poel, Pete  
8711 Pine  
Chino, CA 91710

City of Chino, California 91710  
Mailing Address: P.O. Box 667, Chino, California 91708-0667

(909) 627-7577 • (909) 591-6829 Fax

Web Site: www.cityofchino.org



Verhoeven, Ron  
7725 Kimball  
EUNICE M. JULLOA  
Chino, CA 91710

BRUCE ROBBINS  
Mayor Pro Tem

Wassenaar Dairy  
8015 Kimball  
Chino, CA 91710

Westra, H & R  
16176 Cucamonga  
Chino, CA 91710

Aphessetche Ranch  
Xavier Aphessetche  
7262 Bickmore Ave.  
Chino, CA 91710

Durrington Farms  
Glenn Durrington  
5512 Frances  
Chino, CA 91710

Eagle Livestock, Inc.  
Roger Camping  
P.O. Box 1178  
Chino, CA 91710



**CITY of CHINO**

GLENN DUNCAN  
EARL C. ELROD  
DENNIS YATES  
Council Members

GLEN ROJAS  
City Manager

13220 Central Avenue, Chino, California 91710  
Mailing Address: P.O. Box 667, Chino, California 91701-0667  
(909) 627-7577 • (909) 591-6829 Fax  
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# TRANSMITTAL

**CITY OF CHINO • COMMUNITY DEVELOPMENT DEPARTMENT**

13220 CENTRAL AVENUE, PO BOX 667 • CHINO, CALIFORNIA 91708-0667 • (909) 591-9812

DATE:  
February 14, 2001

TO:  
Tom Holm, AICP

FROM:  
Sonia Pierce  
For: Brent Arnold



COMPANY:  
Michael Brandman Associates

TITLE:  
Planning Consultant

ADDRESS:  
15901 Red Hill Avenue

FAX NO.:  
(909) 590-5535

PHONE NO.:  
(714) 258-8100  
(714) 258-8900-Fax

PHONE NO.:  
(909) 464-8324

SUBJECT:  
Williamson Act Parcels by contract number for Subarea2 Chino, CA

THE ATTACHED IS PROVIDED FOR YOUR:

- |   |                                |   |
|---|--------------------------------|---|
| <input checked="" type="checkbox"/> Information | <input type="checkbox"/> Files | <input type="checkbox"/> Review and Comment |
| <input type="checkbox"/> Approval               | <input type="checkbox"/> Use   | <input type="checkbox"/>                    |

NOTES/COMMENTS:

For your information and use, attached is a copy of the Williamson Act Parcels by contract number for Subarea2.

*4 pages, including cover sheet*

Williamson Act Parcels  
by Contract Number

Contract	APN	Ac	Owner	Nonrenewal Year
68-022	1055-331-03	4.5 ✓	Lewis Investment Company LLC	
68-022	1055-341-03	4.25 ✓	Lewis Investment Company LLC	
68-022	1055-351-01	9 ✓	Lewis Investment Company LLC	
68-022	1055-351-02	9.5 ✓	Lewis Investment Company LLC	
68-022	1055-361-01	9.5 ✓	Lewis Investment Company LLC	
68-022	1055-361-02	10 ✓	Lewis Investment Company LLC	
68-022	1055-371-01	9.5 ✓	Lewis Investment Company LLC	
68-022	1055-371-02	10 ✓	Lewis Investment Company LLC	
68-022	1055-391-02	7.6 ✓	Lewis Investment Company LLC	
68-022	1055-401-03	10 ✓	Lewis Investment Company LLC	
68-022	1055-411-01	9.5 ✓	Lewis Investment Company LLC	
68-022	1055-411-02	10 ✓	Lewis Investment Company LLC	
68-022	1055-441-03	4.5	Lewis Investment Company LLC	
68-046	1057-011-01	9	Sand Creek MH Park	
68-046	1057-011-02	9.5	Van Vliet Family LP	
68-046	1057-021-01	9.5	Sand Creek MH Park	
68-046	1057-021-02	10	Van Vliet Family LP	
68-046	1057-031-01	1.75	Sand Creek MH Park	
68-046	1057-031-02	5	Sand Creek MH Park	
68-046	1057-031-03	6.7	Sand Creek MH Park	
68-046	1057-041-01	1.17	Van Vliet Family LP	
68-046	1057-041-02	10	Van Vliet Family LP	
68-046	1057-051-02	7.98	Van Vliet Family LP	
68-046	1057-061-01	9.5	Van Vliet Family LP	
68-046	1057-061-02	10	Van Vliet Family LP	
68-046	1057-071-01	9.63	Van Vliet Family LP	
68-051	1055-311-01	9	Durrington, W	
68-051	1055-311-02	9.1	Durrington, W	
68-051	1055-321-01	9.5	Durrington, W	
68-051	1055-321-02	9.62	Durrington, W	
68-051	1055-331-01	9.62	Durrington, W	
68-051	1055-331-02	5	Durrington, W	
68-051	1055-341-01	9.14	Durrington, W	
68-051	1055-341-02	4.75	Durrington, W	
68-051	1055-441-01	9.62	Durrington, W	
68-051	1055-441-02	5	Durrington, W	
68-051	1055-451-01	9.5	Durrington, W	
68-051	1055-451-02	9.62	Durrington, W	
68-051	1055-461-03	0	Durrington, W	
68-051	1055-471-01	9	Durrington, W	
68-051	1055-471-02	9.14	Durrington, W	
68-051	1055-481-01	9.62	Durrington, W	
68-051	1055-481-02	9.5	Durrington, W	
68-056	1055-421-01	9.5	Falloncrest Farms LLC	1993
68-056	1055-431-01	9	Falloncrest Farms LLC	1993
68-056	1055-431-02	9.14	Falloncrest Farms LLC	1993
68-056	1055-461-05	0	Falloncrest Farms LLC	1993
68-056	1057-101-01	8.1	Falloncrest Farms LLC	1993
68-056	1057-101-02	9.16	Falloncrest Farms LLC	1993
68-056	1057-101-03	U	Falloncrest Farms LLC	1993
68-056	1057-111-01	9.14	Falloncrest Farms LLC	1993
68-056	1057-111-02	9.1	Falloncrest Farms LLC	1993
68-056	1057-121-01	9	Falloncrest Farms LLC	1993
68-056	1057-121-02	9.14	Falloncrest Farms LLC	1993

Williamson Act Parcels  
by Contract Number

Contract	APN	Ac	Owner	Nonrenewal Year
68-056	1057-131-01	5.6	Falloncrest Farms LLC	1993
68-056	1057-131-02	6.7	Falloncrest Farms LLC	1993
68-056	1057-141-01	2.8	Falloncrest Farms LLC	1993
68-056	1057-141-02	4	Falloncrest Farms LLC	1993
68-056	1057-151-01	9.13	Falloncrest Farms LLC	1993
68-056	1057-151-02	9	Falloncrest Farms LLC	1993
68-056	1057-161-03	1.47	Falloncrest Farms LLC	1993
68-056	1057-161-04	9.4	Falloncrest Farms LLC	1993
68-083	1055-091-02	0	Echeverria J & P Fam Ptn	1992
68-083	1055-091-04	15.06	Echeverria J & P Fam Ptn	1992
68-083	1055-101-02	0.23	Echeverria J & P Fam Ptn	1992
68-083	1055-101-03	8.86	Echeverria J & P Fam Ptn	1992
68-083	1055-101-04	8.93	Echeverria J & P Fam Ptn	1992
68-083	1055-121-01	9.5	Echeverria J & P Fam Ptn	1992
68-100	1057-201-05	22.6	G H Dairy	
68-110	1055-231-01	9.26	Aphesssetche, X	
68-110	1055-231-02	2.49	Aphesssetche, X	
68-110	1055-241-05	1	Lewis, S	1992
68-110	1055-241-06	33	Bruechert, J	1992
68-110	1055-241-07	39	Bouma, G	1999
68-110	1055-541-01	9	Aphesssetche, X	
68-110	1055-541-02	9.5	Aphesssetche, X	
68-110	1056-101-02	3.75	Aphesssetche, X	
68-110	1056-111-03	9.5	Aphesssetche, X	
68-110	1056-121-01	9	Aphesssetche, X	
69-131	1057-181-16	28.77	Fullmer, Q	
69-131	1057-181-17	0.92	Fullmer, Q	
69-131	1057-181-18	0	Fullmer, Q	
70-155	1054-371-01	9.13	Lekkerkerker, P Tr	
70-155	1054-381-02	9.13	Albers, R	
70-155	1054-431-02	9.61	Albers, R	
70-155	1054-441-01	9.61	Lekkerkerker, P Tr	
70-155	1054-451-01	9.61	Lekkerkerker, P Tr	
70-155	1054-461-01	9.13	Albers, R	
70-155	1054-471-02	9.13	Albers, R	
70-155	1054-481-02	9.61	Albers, R	
70-217	1057-191-07	12.4	Orange County Flood Control	
71-312	1057-212-15	18.12	McCune, R	2001
71-340	1057-211-04	34.97	Stueve Bros Farms LLC	
71-341	1057-181-19	21.7	Rodrigues, J	
71-341	1057-181-20	17.78	Rodrigues, J	
72-346	1055-111-02	10	Echeverria, J & D Fam Ptn	1992
72-355	1057-181-15	49.32	Wind, J	1992
72-356	1057-181-03	56	Lewis Investment Co LLC	1993
72-356	1057-181-04	0	Lewis Investment Co LLC	1993
72-356	1057-181-05	0	Lewis Investment Co LLC	1993
72-363	1056-111-01	6.5	Bassler, D	
72-363	1056-121-02	5.86	Bassler, D	
72-363	1056-121-03	6.5	Bassler, D	
72-387	1055-051-01	9.5	Nyenhuis, J	
72-387	1055-051-02	9	Nyenhuis, J	
72-387	1055-061-01	9.77	Nyenhuis, J	
72-387	1055-061-02	9.8	Nyenhuis, J	
72-387	1055-071-01	9.5	Nyenhuis, J	

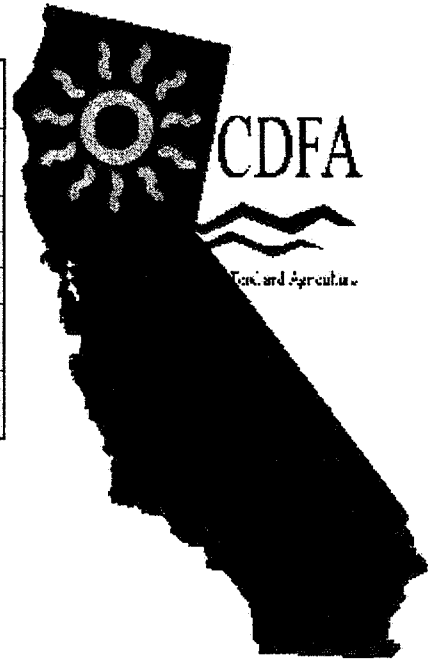
Williamson Act Parcels  
by Contract Number

Contract	APN	Ac	Owner	Nonrenewal Year
72-387	1055-071-02	9.64	Nyenhuis, J	
72-388	1054-381-01	9	Van Vliet, T	
72-388	1054-431-01	9.5	Van Vliet, T	
72-388	1054-471-01	9	Van Vliet, H	
72-388	1054-481-01	9.5	Van Vliet, H	1992
72-398	1057-191-03	90.47	Bartheim, R	
73-400	1055-461-04	0	Falloncrest Farms LLC	1993
73-400	1055-481-06	18.14	Falloncrest Farms LLC	
74-435	1057-181-08	77.73	Lewis Investment Co LLC	
74-451	1058-061-01	6.7	Lekkerkerker, W	
75-464	1055-271-01	8.76	Vander Sys, J	1992
75-464	1055-281-01	9.5	Vander Sys, J	1992
75-464	1055-491-01	9.5	Vander Sys, J	1992
75-464	1055-501-02	9	Vander Sys, J	
75-481	1056-392-04	5.5	Moreno, M	
76-501	1057-181-21	100	Lewis Investment Co LLC	
77-514	1055-171-02	2.4	De Vries, A	
77-514	1055-171-02	De Vries, A	2.4	
77-514	1055-181-01	16.5	De Vries, A	
77-514	1055-181-01	De Vries, A	16.5	
78-540	1055-381-01	13.25	De Boer, S	
78-540	1055-381-01	De Boer, S	13.25	
78-544	1057-201-06	14.85	Hettinga, H	
78-544	1057-201-07	5	Hettinga, H	
78-544	1057-201-08	41.91	Hettinga, H	

# 1998 California Dairy Information

## 1998 California Dairy Facts

<b>Production Volume</b>	<b>27.6 billion pounds or 3.21 billion gallons</b>
<b>Average Milk Production per California Cow</b>	<b>19,404 pounds</b>
<b>Production Value at the farm</b>	<b>\$4.3 billion</b>
<b>Number of Dairy Farms</b>	<b>2,246 farms</b>
<b>Number of Cows</b>	<b>1.4 million</b>
<b>Average number of Cows per farm</b>	<b>624 cows</b>
<b>Number of Dairy Processing Plants</b>	<b>137 plants</b>



### DID YOU KNOW

- *California ranks No. 1 in the nation in milk production.*
- *Milk is the leading agriculture commodity in California.*
- *There are five dairy breeds in California: Holstein, Jersey, Brown Swiss, Guernsey and Ayrshire.*
- *About 1.4 million dairy cows produce milk on more than 2,200 dairies located through out California.*
- *A cow produces six to seven gallons of milk each day, totaling over 2,000 gallons per year.*



Cows eating silage on a California Dairy

- *A dairy cow must give birth to produce milk.*
- *A cow can produce milk for four to seven years, having a calf each year.*
- *A cow can be milked two (sometimes three) times a day.*
- *A cows udder can hold 25 to 50 pounds, or 3 to 5 gallons of milk.*

### HOW MILK WAS USED

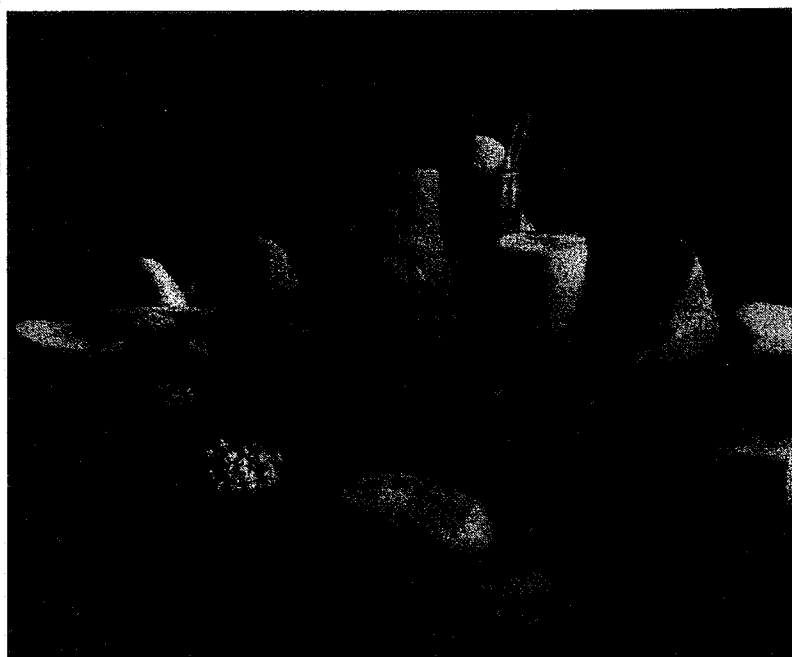
- 38% Cheese
- 23% Fluid Milk Products
- 18% Nonfat Dry Milk
- 10% Butter
- 6% Frozen Dairy Products
- 5% Yogurt, sour cream, cottage cheese and other soft products.

- *Cows have one stomach with four compartments.*

Dairy Nutrition and Information Contacts												
<p style="text-align: center;"><b>Dairy Nutrition</b></p> <p>Milk is a great source of:</p> <ul style="list-style-type: none"> <li>• Calcium for strong bones and teeth.</li> <li>• Vitamin B<sub>2</sub> which helps promote healthy skin and eyes.</li> <li>• Vitamins B<sub>12</sub>, A, D and K.</li> <li>• While skim milk is virtually fat free and low in calories, it still retains the essential nutrients found in other milks within the dairy food group.</li> </ul> <p><b>Recommended (suggested) daily consumption of milk:</b></p> <table style="width: 100%; margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align: right;"><i>-cups-</i></td> </tr> <tr> <td>Children</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Teenagers</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Adults</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Pregnant &amp; Lactating women</td> <td style="text-align: right;">4</td> </tr> </table>		<i>-cups-</i>	Children	3	Teenagers	4	Adults	2	Pregnant & Lactating women	4	<p style="text-align: center;"><b>Dairy Information Contacts</b></p> <p style="text-align: center;">CDFA Dairy Marketing Branch (916) 654-1456 <a href="http://www.cdfa.ca.gov/dairy">www.cdfa.ca.gov/dairy</a></p> <p style="text-align: center;"><u>Dairy Nutrition</u></p> <p style="text-align: center;">The Dairy Council of California (916) 263-3560 <a href="http://www.dairycouncilofca.org">www.dairycouncilofca.org</a></p> <p style="text-align: center;"><u>Dairy Product Promotion</u></p> <p style="text-align: center;">California Milk Advisory Board (415) 871-6455 <a href="http://www.calif-dairy.com">www.calif-dairy.com</a></p> <p style="text-align: center;">California Fluid Milk Processor Advisory Board (510) 883-1085 <a href="http://www.gotmilk.com">www.gotmilk.com</a></p>	<p style="text-align: center;"><b>Milk Processing Facts</b></p> <ul style="list-style-type: none"> <li>• California ranked first in U.S. production of nonfat dry milk and ice cream. It ranked second in butter, cheese and yogurt production. California produced 45% of the nation's nonfat dry milk, 21% of the nation's butter, 17% of the nation's cheese 12% of the nation's yogurt, and 12% of the nation's ice cream.</li> <li>• Of the 133 processing plants in California, 59 process cheese, 16 process butter, 11 process dry milk products, 40 process fluid milk, and 38 process frozen products. <i>One plant may process several products.</i></li> </ul>
	<i>-cups-</i>											
Children	3											
Teenagers	4											
Adults	2											
Pregnant & Lactating women	4											

**Conversion Factors**

To make one pound of:	Requires
	<i>whole milk</i>
Butter	21.2 lbs
Cheese	10.0 lbs
Ice Cream (gal)	13.5 lbs
	<i>skim milk</i>
Cottage Cheese	6.25 lbs
Nonfat Dry Milk	11.0 lbs



Prepared by: Bob Martin - Lewis Operating Corp.

1/10/2001

RE: Chino Sub Area 2 - Land Under Williamson Act Contracts  
Land Above 566'

Name	Acreage	Value Per Acre	Total Value	Williamson Act Cancellation Fee
Wassenaar	18.8	\$65,000.00	\$1,222,000	N/A
Engelsma	18.0		\$1,170,000	N/A
Upper Steuve	148.5		\$9,652,500	1,206,563
Durrington	135.3		\$8,794,500	1,099,313
Mickel	23.0		\$1,495,000	N/A
Jacques	29.5		\$1,917,500	N/A
Rohrs	105.7		\$6,870,500	858,813
De Boer	16.3		\$1,059,500	132,438
Barthelemy	96.3		\$6,259,500	782,438
Westra	15.6		\$1,014,000	N/A
Steuve	294.5		\$19,142,500	2,392,813
Rodriguez	40.9		\$2,658,500	332,313
Wind	49.3		\$3,204,500	400,563
Fullmer	29.9		\$1,943,500	N/A
Teunissen	15.3		\$994,500	N/A
VanderPol	102.5		\$6,662,500	N/A
Idsinga	33.0		\$2,145,000	N/A
Legacy Ranch	30.9		\$2,008,500	N/A
Bassler	10.0		\$650,000	81,250
Aphessetche	52.3		\$3,399,500	424,938
Souza	12.2		\$793,000	N/A
Greydanus Dairy	31.5		\$2,047,500	N/A
Bos	15.3		\$994,500	N/A
Lizarraga	7.1		\$461,500	N/A
Sand Creek Park	31.7		\$2,060,500	257,563
Bruechert	35.2		\$2,288,000	286,000
Bouma	37.4		\$2,431,000	303,875
Stark	37.0		\$2,405,000	N/A
Van Vliet	67.8		\$4,407,000	550,875
HWW Land Mgmt.	41.6		\$2,704,000	N/A
Flores	13.1		\$851,500	N/A
Vandersys	37.0		\$2,405,000	300,625
Bettencort	18.8		\$1,222,000	N/A
Campino	19.0		\$1,235,000	N/A
	<u>1,670.3</u>		<u>\$108,569,500</u>	<u>\$9,410,375</u>

The information contained herein has been obtained from sources we deem reliable.  
While we have no reason to doubt its accuracy, we do not guarantee it.

