

**SECTION 5
ENVIRONMENTAL IMPACT ANALYSIS**

5.1 LAND USE

5.1.1 INTRODUCTION

Land use information is derived from reconnaissance of the plan area, review of aerial photos and planning documents, and information provided in response to the Notice of Preparation (Appendix A). The plan area is largely comprised of dairies, recreational and open space uses, and public/institutional uses. A number of small industrial and commercial uses supporting the dairy and agricultural base are also found in the plan area.

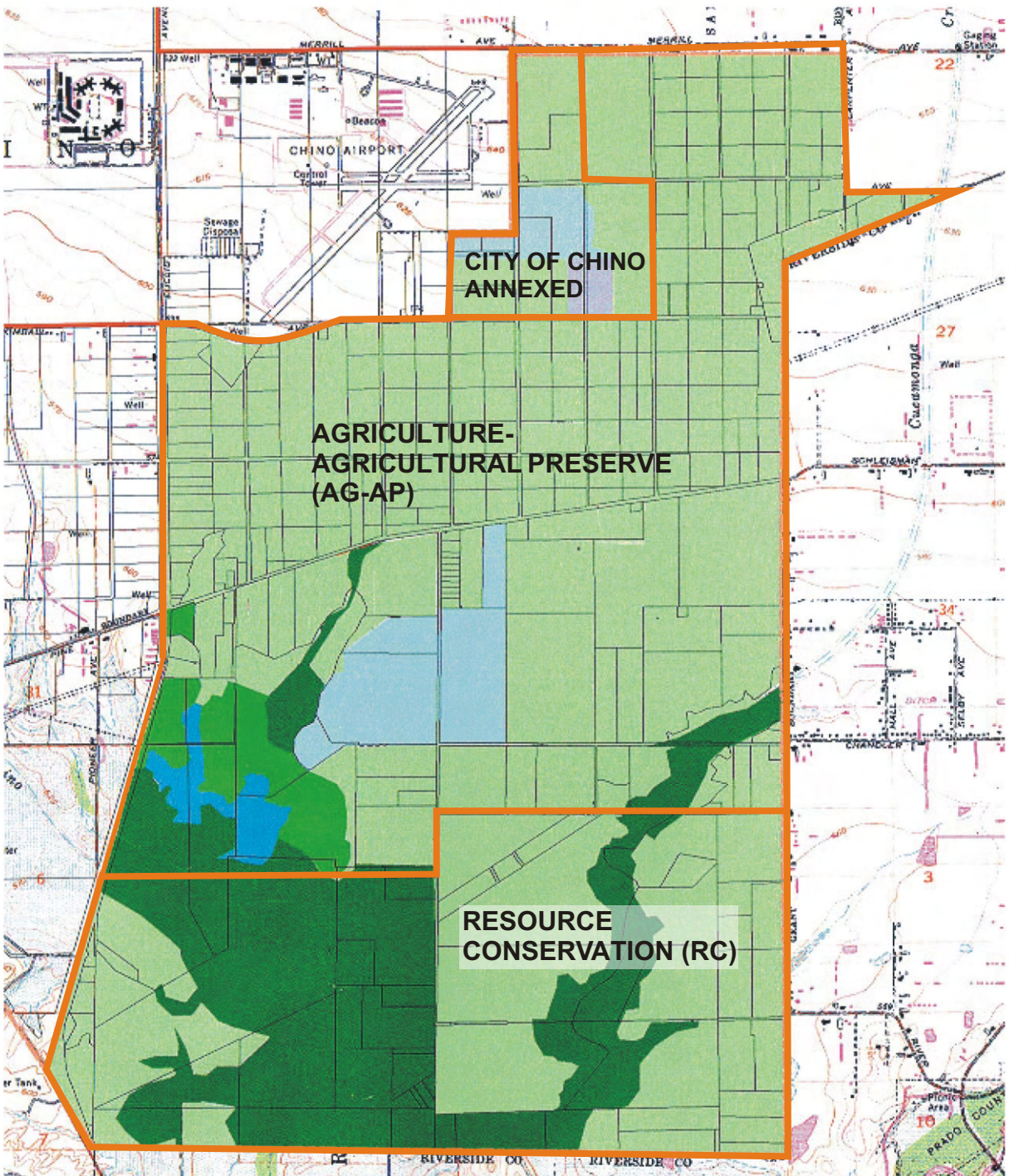
5.1.2 EXISTING CONDITIONS

Existing Land Use

The primary land uses within the project area are agriculture and dairy-related uses that reflect the area’s location and heritage within the Chino Valley Dairy Preserve (Exhibit 5.1-1). A variety of recreation and open space uses are included within the southern portion of the plan area, below the Prado Dam inundation line at elevation 566’ (see Section 5.3). Institutional/public facility uses include the California Institution for Women (CIW-Chino) and the Inland Empire Utility Agency (IEUA) Co-Composting Facility (see prior Exhibit 4.1-1). A breakdown of existing land use is provided in Table 5.1-1.

**TABLE 5.1-1
EXISTING LAND USE**

Land Use	Acreage (Approx.)	Percentage of Project Area
Agriculture	4,190	77.1
Recreation and Open Space ¹	895	16.5
Public Facilities	307	5.6
Industrial	43	0.8
Total	5,435	100.0
¹ Includes 60-acre Prado Lake		



- Agriculture/Dairy
- Industrial
- Open Space
- Public Facility
- Recreation
- Water

SOURCE: The Planning Center



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05760012 · 12/2002

Agriculture

The plan area is located within the Chino Valley Dairy Preserve portion of the larger San Bernardino County Dairy Preserve. The area above the old El Prado Dam inundation line (roughly the upper 2/3 of the plan area) is designated Agriculture-Agriculture Preserve (AG-AP) on the San Bernardino County General Plan reflecting its dairy-related use. The areas below the old El Prado Dam inundation line have a land use designation of Resource Conservation under the County's existing general plan, allowing for various recreational and open space uses (Exhibit 5.1-1).

Approximately 4,190 acres, or 77 percent of The Preserve plan area contains agriculture uses, including dairies, crops, fallow land and pasture. Over 30 operating dairies are located in the area, including approximately 28,700 milk cows.¹ Many of these dairies have a single-family residence associated with them. According to recent data provided by the City of Chino², a total of 1,564 acres in the plan area are subject to Williamson Act contracts administered by the County of San Bernardino (see 5.2 Agriculture). Designed to protect agricultural land from premature conversion to other land uses, the Williamson Act allows owners of qualified land to contract with the applicable jurisdiction to continue agricultural uses for a period of at least ten years. The contract is automatically renewed each year unless a notice of non-renewal is filed. In return, the jurisdiction agrees to assess the property at its agricultural value rather than its market value. Of the total 1,564 acres currently under Williamson Act contracts within The Preserve plan area, parcels totaling 416 acres have filed non-renewals during the period 1992 through February 2001.

Approximately 168 acres in the extreme northeast portion of the plan area is maintained in agricultural use by the Southern California Agricultural Land Foundation (SoCALF). SoCALF is a land preservation trust. The County of San Bernardino owns these lands in fee title and the trust is responsible for maintaining the land and placing it back into the hands of farmers. These properties will be maintained for agricultural uses in perpetuity, regardless of future planning efforts.

Recreation and Open Space

Prado Regional Park. A substantial portion of the plan area south of Pine Avenue is devoted to recreational use within Prado Regional Park and its related concession areas. These uses fall entirely within the 566-foot Prado Dam inundation area, which encompasses approximately 53 percent of the total plan area. Both the regional park and adjacent concession areas are administered by the County of San Bernardino Regional Parks Division, pursuant to a master lease granted by the U.S. Army

¹ Source: City of Chino Dairy Information (2001).

² City of Chino; Williamson Act Parcels by Contract Number for Subarea 2, Chino, CA (2/2001).

Corps of Engineers. The total park lease area includes a total of 2,200 acres within the plan area and adjacent Chino Subarea 1, recently annexed.

Park facilities and concessions *within the plan area* include the following:

- Prado Regional Park: Facilities include Prado Lake--a 60-acre fishing lake, 75 camp sites, softball fields, and soccer fields.
- Prado Recreation Inc.: This 507-acre facility is used to train and board dogs. Only 269 acres are in active use.
- Prado Stables: This equestrian center consists of two arenas, an office/tack shop, a dressage court, horse rental area, group pasture area, lunging ring, hotwalker, round pen, caretaker trailer, and parking for trailers and visitors.

There is also a large portion of the master lease area that is undeveloped open space and/or held in agricultural lease by the Corps of Engineers.

Park master lease facilities and concessions *outside the plan area* within the City of Chino (Subarea 1) include El Prado Golf Course, Prado Olympic Shooting Park, Oranco Bowmen Archery Range, and Prado Air Park.

Institutional/Public Facilities

Public facilities located within the project area include the California Institution for Women (CIW-Chino), Inland Empire Utility Agency's Co-Composting Facility, and portions of the Chino Airport runway. Other facilities include a Southern California Edison (SCE) transmission line and Cucamonga Creek flood channel.

The California Institution for Women is a 120-acre prison that currently houses 1,732 females. The Institution also serves as a hub for the selection and physical fitness training of female firefighters. The 93-acre Co-Composting Facility has a capacity of 400,000 wet tons per year for sludge and 120,000 wet tons per year of manure. IEUA is undertaking a study to evaluate the feasibility of relocating the facility to a location outside the plan area. Chino Airport maintains a hangar/warehouse building on County-owned land east of Grove Avenue and north of Kimball Avenue within the plan area. A major SCE transmission line corridor (double 220kv and double 500kv) traverses the plan area in the vicinity of Pine Avenue. A portion of the concrete-lined Cucamonga Creek flood control channel enters the plan area at Hellman Avenue and Chino-Corona Road.

Industrial and Small Businesses

Industrial or manufacturing establishments are located in two locations within the plan area—1) airport hangars and warehouses along Kimball Avenue east of Grove Avenue, and 2) several small manufacturing businesses along the east side of Chino-Corona Road south of Pine Avenue. Other uses include a café, equipment sales and storage yards, mini-warehouse and truck yard. These uses comprise less than 1% of the total plan area.

Small recreation-commercial uses located on leased land west of the Hellman Avenue/River Road intersection include a paint-ball establishment and hunting concession.

Land Use Compatibility

The plan area reflects a predominantly rural setting that is largely free from typical urban/rural land use conflicts. In a more urban/suburban setting, a dairy or agricultural use would typically not be viewed as a compatible use adjacent to a residential area due to the noise, odor, vectors or use of pesticides that normally occur as part of their operations. However, within the plan area many dairies include a single-family residence for the dairy owner/operator within the same parcel. These residences adapt quite well to conditions that might be perceived by others as a nuisance. Even where a commercial use is adjacent to an agricultural use within the plan area, the small scale of the commercial use, its function and dependence on the surrounding agricultural community, and the agricultural uses' open space tend to minimize any potential conflict.

Typically, there is also the potential for land use conflicts to occur between an airport and surrounding uses. In this instance, conflicts are not apparent within the plan area due to the existence of agricultural uses around the Airport, and the restrictions imposed by the Airport Master Plan, including those related to the height of a structure and places of public assembly (see 5.6 Hazards and 5.7 Noise).

Land uses considered to be compatible with agricultural land under the Williamson Act are determined by the city or county administering the Williamson Act contracts. Currently, the County of San Bernardino administers the active contracts in the plan area. However, once the area is annexed to the City of Chino, the City will administer the contracts. The construction, alteration, and maintenance of flood control, gas, electric, water or communication utilities are generally considered to be compatible with the Williamson Act unless the governing body's land use regulations provide otherwise. Public works and improvements required for fish and wildlife enhancement and preservation and for the primary benefit of agricultural lands are also deemed compatible.

Adjacent Jurisdictions' Existing Land Uses and Land Use Compatibility

The plan area's existing agricultural, open space and recreational uses are compatible with surrounding land uses, as identified in Exhibit 5.1-2, and noted below.

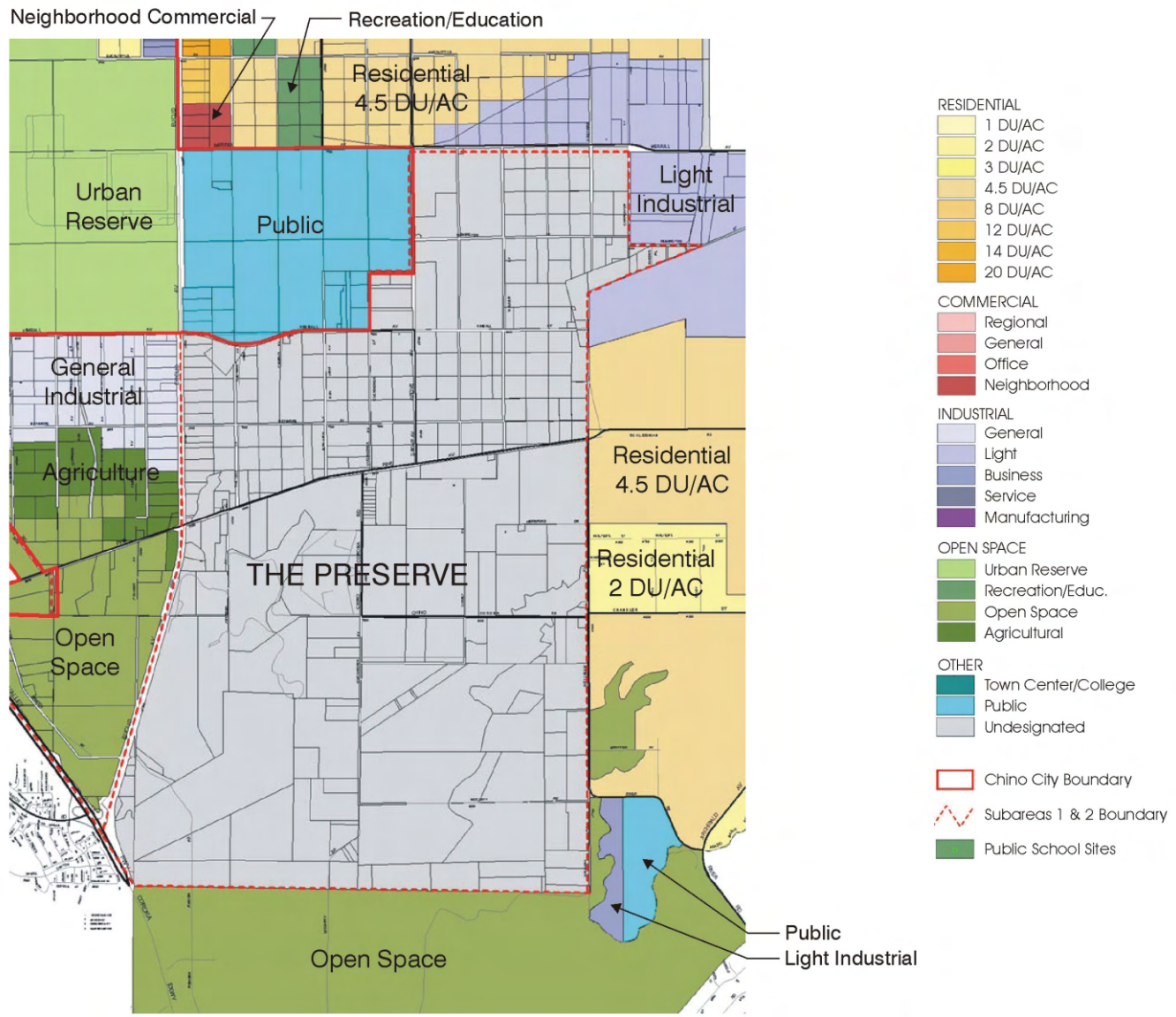
- North: Chino Airport, and agriculture/dairy uses in the City of Ontario
- East: Remaining agriculture and dairy uses in Riverside County (exclusive of Eastvale residential subdivisions)
- South: Prado Basin open space and leased recreational lands in Riverside County
- West: Recreation, dairy and institutional/public uses in the City of Chino

The open space and recreational uses within Prado Regional Park are also compatible with residential uses in the City of Chino Hills, across State Route 71 to the west. Institutional/public uses, such as the IEUA Co-Composting Facility and California Institution for Women, are centrally located within the plan area, and are separated by distance and open space from surrounding jurisdictions' land uses. These facilities are compatible with existing uses within and outside of the plan area.

The plan area's agricultural uses are similar to surrounding jurisdictions' agricultural uses, and are therefore compatible. Agricultural use within the plan area complies with Chino Airport's safety requirements limiting the type, number and height of building structures and limiting the type of human exposure within its safety zones (see 5.6 Hazards). Similarly, airport operations not constrained or bothered by some of the indirect impacts of agricultural use, such as vectors (e.g. flies), odors, and pesticide use.

While most of the existing land uses are compatible, development of residential subdivisions within the Eastvale community in Riverside County is placing homes in close proximity to plan area dairies and other agriculture along Hellman Avenue. These residential uses can be impacted by the flies, odors and pesticides associated with nearby agricultural use. Likewise, the agricultural uses can be impacted by urban runoff, pesticides associated with urban landscape maintenance, intrusion of domestic animals and trespassing. These potential impacts can increase with the planned buildout of Eastvale subdivisions.

Within the City of Ontario's recently annexed General Plan Amendment area (otherwise known as "New Model Colony"), industrial/business park uses are planned to the north and northeast of existing agricultural uses in the project plan area.



SOURCE: The Planning Center

To summarize, existing uses within and outside the plan area are largely compatible, but as development occurs in accordance with other jurisdictions' General Plan designations and master plans, the plan area's existing agricultural use *and designations under the San Bernardino Development Code*, will not be compatible with the surrounding residential, commercial and industrial designations.

General Plan Land Use

The project area is designated Agriculture-Agriculture Preserve (AG-AP) on the San Bernardino County General Plan. The County General Plan contains both countywide goals and policies related to smaller geographic regions referred to as Planning Areas. This particular area is referred to as the West Valley Subregional Planning Area, and encompasses the cities of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, and Upland.

The San Bernardino County General Plan contains 13 Countywide Goals that outline the "ideal future condition" for implementing planning projects. These goals address a variety of issues including quality of life, infrastructure, housing needs, economic structure, environmental sensitivity, land use mix and compatibility, communities aesthetics, open space and recreation, historic preservation, agency cooperation, agricultural soils and natural resources, waste generation, and compatible development standards in spheres of influence.

The policies related to the West Valley Planning Area include the following:

- *Open Space/Recreation/Trails*: Because special needs and opportunities exist in the Valley region, the County shall pursue the following actions:
 - Develop plan to obtain, develop and maintain hiking trails and pedestrian walkways between communities and neighborhoods in the Valley area.

- *Housing/Demographics*: The following methods of housing design and development are favored in the West Valley:
 - Single Family Dwelling Units
 - Mobile home parks
 - Multiple Family Residential apartment projects
 - Large lot and/or clustered residential lots adjacent to Chino Agricultural/Dairy Preserve

Airport Influence and Dam Inundation Area

The project area is within the noise and safety zones of the Chino Airport and the dam inundation area of the Prado Dam. Both of these facilities have and will continue to affect the use of land within the project area.

Chino Airport. The purposes of the Airport noise and safety zones are to limit incompatible uses and reduce the risk and likelihood of accidents. These purposes are addressed within the Chino Airport Comprehensive Land Use Plan (ACLUP), adopted in 1992, which delineates safety zones (or 'referral areas') surrounding the airport and defines special land use requirements and development limitations. These requirements and limitations are described in a Chino Airport Land Use Compatibility Matrix (see 5.6 Hazards). Within each zone, allowable land uses and other restrictions are delineated, such as building height and noise limitations, to assure compatibility with airport operations. Future development within the project plan area will be reviewed for compatibility with these requirements and limitations.

There are currently over 200,000 annual aircraft operations and 940 aircraft based at Chino Airport, the 30th busiest airport in the nation.³ The County Division of Airports anticipates undertaking a Chino Airport Master Plan Update, beginning in 2001, and taking 18 months to complete. The Airport Master Plan Update will update the 1992 ACLUP, and likely result in updated noise contours to take into account recent and projected fleet mix changes and increased annual operations.⁴

Prado Dam Inundation Area. Approximately 2,197 acres of the plan area are included within the highwater inundation area created by the approved raising of the Prado Dam and spillway (see 5.3 Water Resources). The raising of the Prado Dam will increase the potential dam inundation area 10 feet from its current elevation of 556 feet above sea level to 566 feet above sea level. The U.S. Army Corps of Engineers determines appropriate land uses within the inundation area that will not adversely affect the area's flood capacity or facilities. Structures that support human habitation are not allowed. Property below the 556 foot line must be reserved in an open manner to provide for conveyance of the design flood. In addition, all development must meet Federal floodway regulations and be approved by the District Engineer. The Orange County Flood Control District (OCFCD) is responsible for acquiring flowage easements or purchasing properties in fee to allow flooding up to the 566-foot elevation.

³ *ibid*; Ken Nebrig (3/00)

⁴ Personal communication with Robert Olislagers, San Bernardino County Airports Division, (4/17/00).

U.S. Army Corps of Engineers Land Management within the Plan Area

The U.S. Army Corps of Engineers (ACOE) is responsible for management of lands within the Prado Dam Flood Control Basin (FCB) consistent with the Prado Dam project and its primary flood control mission, as well as its secondary purpose of recreation development. The ‘Prado Flood Control Basin Project Master Plan’ (1993) has served as a guide to land use and recreation within the basin, including federal lands and lands acquired by Orange County Flood Control District for inundation up to the 566’ elevation within the plan area.

Approximately 6,500 acres within the FCB have been leased for recreational development by the City of Corona, Riverside County and San Bernardino County. The FCB Master Plan identifies Prado Regional Park as a recreation outgrant to San Bernardino County containing specific developed recreation uses and undeveloped areas with agriculture as interim use. San Bernardino County’s recreational lease is due to expire in September 2025. The Prado Project Master Plan Land Classification Plan (Plate 6-3) identifies much of the remaining undeveloped land south of Chino-Corona Road within the project plan area as *proposed recreation development* (Exhibit 5.1-3). This includes lands already leased to the County and private ownerships subject to acquired flood easements. Areas of high biological sensitivity within the Chino Creek and Mill Creek floodways are included within an *extreme resource area*. These areas include critical habitat areas identified as suitable only for extremely low intensity use.

The ACOE has indicated it is in the process of updating the Prado Dam Flood Control Basin Master Plan.⁵ Anticipated long-term uses within the 566’ elevation inundation area are expected to include recreation, open space and agriculture.

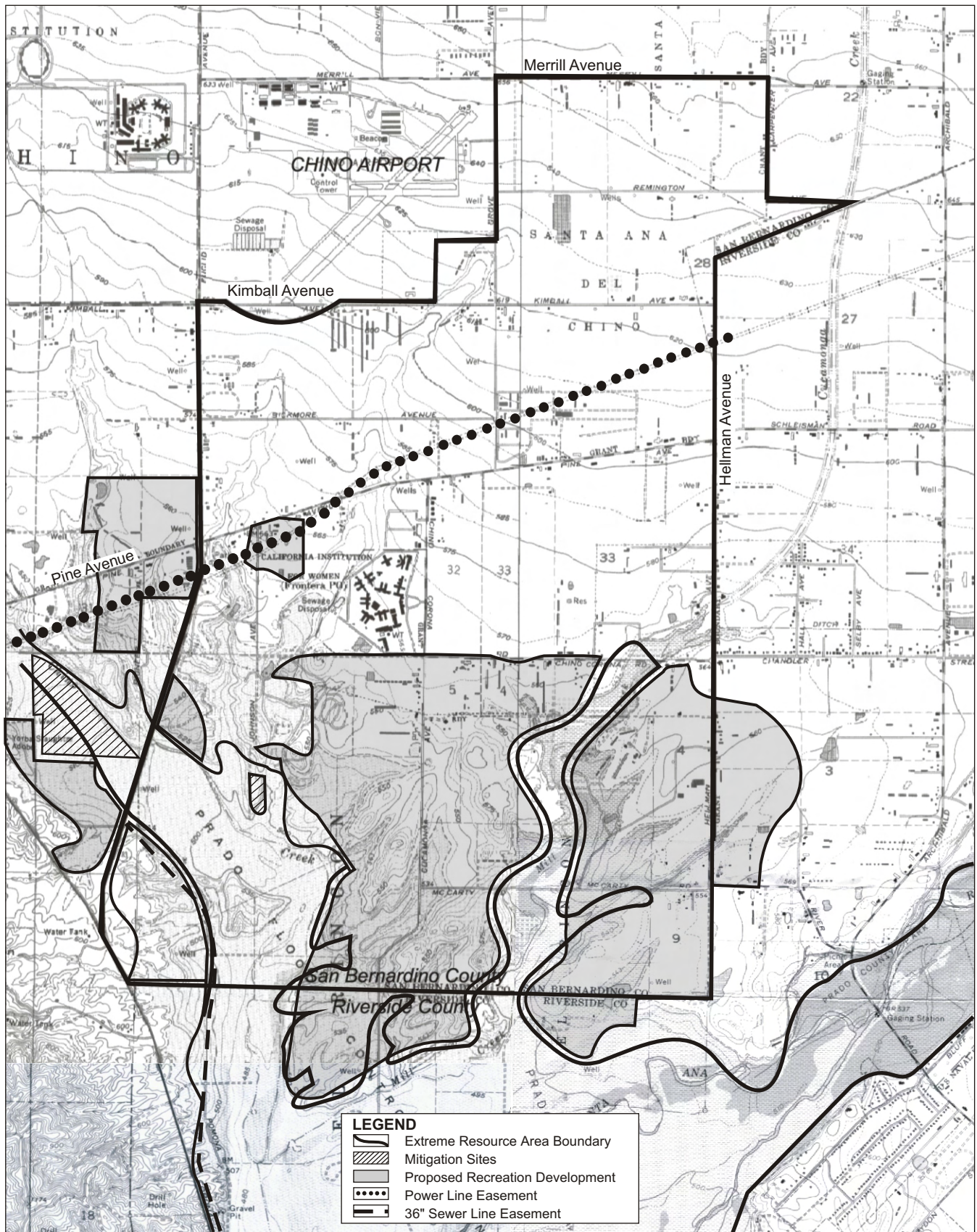
In its ‘Draft Supplemental EIS and Project EIR for Prado Basin and Vicinity, Including Stabilization of the Bluff Toe at Norco Bluffs’ (July 2000), the ACOE identifies a proposed flood protection dike along the western and southern boundary of the existing Corrections Institution for Women (CIW) as a specific development project within the project plan area. To provide soil material for the proposed dike and other flood control features within the FCB, the Corps has identified a proposed borrow site (Site No. 2) within an approximate 300 acre ‘island’ of pasture land above the 566’ elevation, at the extreme southerly terminus of Cucamonga Avenue within the project plan area.

Parcelization and Ownership

The Preserve plan area’s 5,435 acres is comprised of 330 parcels ranging in size from 0.1 acre to over 100 acres (Table 5.1-2). Most parcels have some access to either a constructed street or “paper”

⁵ Correspondence from G.L. Beams, ACOE (12/13/00), in Appendix A.

street; however, there are a number of parcels, including federal and other publicly-owned parcels within the Prado inundation area, that are entirely landlocked.



SOURCE: U.S. Army Corps of Engineers



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Exhibit **5.1-3**
Land Classification Plan

THE PRESERVE • CHINO SUBAREA 2

**TABLE 5.1-2
PARCEL SIZE CHARACTERIZATION**

Parcel Size (Acres)	Number of Parcels	Percentage of Total Parcels
0—1.0	42	12.7%
1.1—5.0	55	16.7%
5.1—10.0	134	40.6%
10.1—25.0	48	14.6%
25.1—100.0	44	13.3%
100.0+	7	2.1%
Total	330	100%

The 330 parcels are owned by 91 unique ownerships, including individuals, family trusts, corporations, or public agencies/utilities. Approximately 46 percent of the landowners own a single parcel, while 5.3 percent of the landowners own ten or more parcels (Table 5.1-3). The largest ownerships in the plan area are the United States of America (i.e. U.S. Army Corps of Engineers) with 1,493.7 acres, and the County of San Bernardino with 533.1 acres.

**TABLE 5.1-3
OWNERSHIP BY PARCEL**

	Number of Landowners	Percentage of All Plan Area Landowners
Own 1 Parcel	43	45.7%
Own 2 Parcels	16	17.0%
Own 3—5 Parcels	24	25.6%
Own 6—10 Parcels	6	6.4%
Own 10+ Parcels	5	5.3%
Total	94	100%

Improvements

The on and off-site improvements in the area’s primarily agricultural setting are generally limited, with most of the parcels being dedicated to the active production of dairy or crops. A typical dairy would have a single residence; structures associated with a residence; milking barns and storage tanks; corrals and loafing sheds; paved and unpaved roads; wood or chain link fences; waste lagoons

and retention ponds; and limited water, septic, and other utilities/infrastructure. The crop-related agricultural uses may have a residence; paved and unpaved roads; fences; equipment storage structures; and irrigation and wastewater infrastructure. The public roadways are both paved (without curb, gutter and sidewalks) and unpaved. Utilities are above ground.

Institutional/public uses typically have improved facilities on-site, with offices, paved parking areas, water and wastewater facilities, utilities, and fencing.

5.1.3 THRESHOLDS OF SIGNIFICANCE

The following criteria are adapted from the California Environmental Quality Act (CEQA) Guidelines Appendix G for use in evaluating the significance of land use impacts resulting from the proposed project. A project would typically result in a significant adverse land use impact if it would:

- Conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Result in a substantial and irretrievable loss of open space.
- Result in a substantial change in the character of an established community, or otherwise physically divide an established community.
- Be substantially incompatible with existing land uses in the vicinity.

5.1.4 PROJECT IMPACTS

Community Character

The proposed project will result in the conversion of existing agricultural and dairy uses to a mix of residential, commercial, business park, industrial, airport-related uses, and public facilities. Approximately 85 percent of the project area is currently in agriculture and dairy use, with the remaining 15 percent largely in other open space, recreation and institutional uses.

**TABLE 5.1-4
THE PRESERVE LAND USE PLAN**

Land Use Designations	Acreage (Approx.)
Residential	1,168
Business	
▪ Neighborhood and Regional Commercial.....	95
▪ Airport Related.....	263
▪ Light Industrial.....	212
▪ Community Core.....	126
Open Space	
▪ Agriculture	345
▪ Open Space—Water.....	61
▪ Ag/Open Space—Natural	518
▪ Open Space Recreation	423
▪ Open Space—Natural	1,640
Other (public facilities and related uses)	584
Total.....	5,435

Implementation of The Preserve proposed plan would significantly change the existing function, type, and character of the area’s land use from its current rural setting to an urban community with a mix and balance of land uses. The area will transition from an intensive dairy and agricultural area, normally associated with rural development, to an urbanized community with a mix of residential, recreational and employment-generating uses. This change in community character, while dramatic and profound, may occur gradually over time, and will be mitigated in part by the substantial reservation of open space within a manageable unit below the 566’ elevation.

The Preserve plan would retain approximately 55 percent of the total plan area in various open space, agriculture, and recreational use designations, consistent with existing uses of lands below the Prado Dam 566’ elevation inundation line.

The existing dairy uses in the plan area reflect an established community of dairy owners and operators dating back to the early 1950’s, when dairies displaced by high land values and increasing urbanization in Los Angeles County and others parts of Southern California migrated to the Chino Valley. Over time, this earlier generation of dairy owners/operators has been replaced by successive generations, often within the same family, that maintain close ties and communication both within the plan area and within the dairy industry statewide. Many of the same forces that precipitated the earlier in-migration of the dairies to the plan area are now apparent in the Chino Valley, and are contributing to pressures to relocate dairies to other parts of California and western United States. These forces

include surrounding new urban development and resultant impacts on the dairies (e.g. nuisance complaints, increased urban runoff, ease of access/trespass, intrusion of domestic pets, and rising land values), and cost of compliance with environmental regulations and resource protection measures (e.g. water resources).

Implementation of The Preserve land use plan will result in a fundamental change in the rural character of the plan area to a more suburban or urban setting. This is considered a significant impact of the proposed project. However, this change is one that would likely occur, albeit at a somewhat slower pace and in a more piecemeal fashion, even without the proposed project, as a result of the economic and regulatory factors cited above.

The phasing for the proposed project is intended to minimize to the extent practical, the physical disruption of ongoing dairy activities during the transition to urban uses. Phasing of development is anticipated to originate in the north/northwest sector of the plan area near Kimball Avenue and Chino Airport, and then progress in a generally clockwise fashion to the northeast, southeast and finally the southwest sectors of the plan area (as defined by the axis of Main Street and Pine Avenue). This overall pattern or progression of development will be consistent with the logical extension of urban infrastructure from surrounding developed and developing areas to the north and west, and will facilitate an orderly process of dairy relocation and transition to urban development. Moreover, the Specific Plan includes Right-to-Farm provisions to assure that new development does not preclude or prevent ongoing dairy and other agricultural operations.

Land Use Compatibility

A project would typically be considered to have a significant land use impact if it results in a conflict due to the siting of dissimilar or potentially incompatible land uses in close proximity. Incompatibility often results when uses that may cause noise, vibration, air pollution, odor, lighting or visual impacts are located adjacent 'sensitive receptors', such as residential uses, schools, parks or hospitals.

Land use compatibility within the plan area is evaluated in terms of several key components, influences, or aspects of the land use plan, as follows:

- Urban Use Conflicts with Adjacent Agricultural/Dairy Operations
- Co-Composting Facility
- Correctional Institution for Women (CIW-Chino)
- SCE Transmission Line Easement
- Chino Airport Influence Area
- Prado Dam Inundation Influence Area