

Urban Use Conflicts with Adjacent Dairy Operations

At buildout of the proposed project, agricultural uses would exist in two locations—1) agriculturally-designated lands (AG) owned by San Bernardino County and managed by SoCALF as agricultural preserve in the extreme northeast corner of the plan area (east of the future extension of Hellman Avenue); and 2) lands below the 566' inundation line designated by the plan as Agriculture (AG) and Agriculture/Open Space-Natural (AG/OS-N). A total of up to 862 acres are included within these designations. The remainder of the plan area other than these designations would be comprised of urban uses such as residential, business and commercial uses, public facilities and other open space.

The designation of non-agricultural uses, including residential, adjacent to existing or designated agricultural uses under the Preserve plan could result in impacts on both the new urban development and the existing agricultural uses, as various portions of the plan area transition from agricultural to urban use. The types of impacts commonly associated with adjacent agricultural and urban uses include, but are not limited to dust, harmful chemicals, noise, odor and flies, intrusion by pets, trespass and vandalism.

The proposed specific plan includes several mechanisms that will reduce urban use conflicts with agriculture, particularly during the transition period. These mechanisms include *Right-to-Farm provisions and development standards*, requirements for adjacent use *Compatibility Findings*, and *Density Transfer* provisions within common land use density/intensity categories. These mechanisms are briefly described below.

Right-to-Farm. In order to balance the rights of existing agricultural uses to continue lawful operations with the rights of new homeowners and businesses, the City of Chino Zoning Ordinance (Section 20.07.020) will be augmented by additional right-to-farm provisions in the specific plan. These provisions include, but are not limited to the following:

- Expanded notification requirements;
- Protection of agriculturally-zoned uses through the placement of special conditions on adjacent proposed urban uses;
- Cooperation with federal, state and local agencies in enforcement of laws and regulations designed to reduce environmental impacts of agricultural operations;
- Special requirements for “dual use” owners (i.e. owners of properties with both agricultural and non-agricultural uses) to minimize potential conflicts through increased setbacks or limiting hours of operations; and
- Minimum 100-foot setback requirement between residential and animal uses.

Compatibility Findings. Procedures and standards are established for all subsequent development projects within the plan area to assure coordinated planning with surrounding properties. Provisions to assure adequate access, grading and drainage, landscape and lighting, and buffering or other mitigation for potential noise, odor, smoke, dust, light, business operations and public safety impacts are included. Specific compatibility findings must be made by the City in review of future development applications.

Transfer of Density/Intensity. Special provisions are established in the specific plan to allow the transfer of excess density between projects within the same land use category. These provisions could be utilized to cluster development in certain instances and mitigate potential urban use conflicts with adjacent agricultural uses.

Despite the gradual development phasing and the application of the foregoing measures in the specific plan, potentially significant urban use conflicts with adjacent agriculture may occur during the implementation of The Preserve plan (i.e. during the transition phase). However, at buildout of The Preserve plan, land use compatibility impacts would be substantially reduced. Special attention should be focused on the remaining northeast corner agriculturally-designated lands (approx. 165 acres) that are retained in agricultural preserve status by the County, and surrounded by light industrial uses. Application of right-to-farm provisions and other protections built into the specific plan should assure that potential conflicts with this remnant area of the agricultural preserve are reduced to less than significant levels.

Agricultural uses that either remain in, or transition to the designated agricultural areas below the 566' elevation will be adequately buffered from urban uses by other surrounding permanent open space, including open space-recreation (OS-R) and open space-natural (OS-N) areas. No significant long-term urban use conflicts are anticipated in these areas.

Co-Composting Facility

The Preserve land use plan assumes this 93-acre facility will relocate outside the plan area, consistent with current relocation feasibility studies by IEUA. The facility site is designated Low Density Residential (5.5 du/acre) and Medium Density Residential (10 du/acre) on the proposed land use plan. The phasing progression suggests that the southwest sector of the proposed plan area is likely to be developed in the latter stages of the development program, after relocation of the facility. However, as the specific timetable for relocation is uncertain, the possibility exists that nearby properties could be developed pursuant to land use designations in the proposed land use plan prior to Co-Composting facility relocation. Planned land uses surrounding the facility site include High-, Medium-, and Low Density Residential, Estate Residential, Open Space-Recreation, and the existing Women's Correctional Institution. Until the facility is relocated, nearby properties may be adversely impacted by the noise, odors, dust, traffic and visual/aesthetic impacts associated with facility operations.

To mitigate these impacts, the specific plan includes a *Co-Composting Facility Overlay Zone*. The overlay zone is applied to the facility site and all properties within 300 feet. Any residential projects within this overlay must provide a 300-foot interim buffer until such time as the Co-Composting Facility relocates. This buffer may be used for temporary recreation, agricultural uses, community open space or some combination of these uses. Although this overlay would reduce land use conflicts associated with the facility, the potential would remain for dust, odor and visual impacts of the facility to extend beyond 300 feet. SCAQMD's Proposed Rule 1133 would require enclosure of the Co-Composition Facility and implementation of emission control equipment and compliance plans (see Section 5.9.4—Air Quality Impacts). The potential enclosure of this facility by IEUA would reduce these planned significant adverse impacts to residential uses and other sensitive receptors (e.g. schools), until such time as the facility relocated.

Correctional Institution for Women (CIW-Chino)

The proposed land use plan locates potentially incompatible Low Density Residential and Estate Residential uses in close proximity to CIW-Chino. These residential uses are separated from CIW-Chino only by Chino-Corona Road (Cucamonga Avenue) and a planned linear extension of the Community Paseo and Open Space System. Without careful design of the linear paseo to fully buffer and screen these potentially incompatible uses, significant land use conflicts could occur. Any buffer or screening concepts must also consider prison security issues.

The remainder of the lands surrounding the correctional facility perimeter are planned for open space and recreational uses. Access to and from the facility is guarded and highly controlled, and no significant conflicts are anticipated.

SCE Transmission Line Easement

The Southern California Edison transmission line easement crosses the plan area in a generally east-west direction. The proposed plan includes the easement in an Open Space-Recreation designation that allows compatible uses (e.g. trails, active/passive recreation, nurseries, enclosed storage, parking). This plan designation is further restricted by a Transmission Line Easement Overlay in the specific plan to assure adequate review of specific use proposals within and adjacent the easement. No significant land use compatibility impacts are anticipated.

Chino Airport Influence Area

Land use compatibility surrounding Chino Airport is determined by consistency review of plans and projects with the adopted Chino Airport Comprehensive Land Use Plan (ACLUP), including adopted Safety Zones (I, II, III) and airport noise contours. The ACLUP utilizes an Airport Compatibility Matrix (EIR Table 5.6-1) to identify land uses that are permitted, conditionally permitted or not

permitted within adopted safety zones. The proposed specific plan includes a Chino Airport Overlay Zone to assure subsequent project review for consistency with the ACLUP. However, this overlay zone is limited to the adopted safety zones and noise contours pursuant to the 1992 ACLUP, and does not account for potential future changes to safety zones and noise contours that may result from the County's pending Airport Master Plan update. Analysis of the proposed land use plan consistency with adopted airport safety zones and airport noise contours is included in EIR Sections 5.6 Hazards and 5.8 Noise, respectively.

No significant land use compatibility impacts with current Chino Airport operations and adopted safety zones and noise contours will result from plan implementation. However, potential future changes to the Airport Master Plan and airport operations could result in significant safety and/or noise impacts to proposed land uses depending on the type and magnitude of such changes.

Prado Dam Inundation Influence Area

Proposed plan land use designations below the 566' elevation consist almost entirely of Open Space-Recreation (OS-R), Open Space-Water (OS-W), Agriculture/Open Space-Natural (AG/OS-N) and Open Space-Natural (OS-N) uses. Table 5.1-5 Open Space Uses, identifies allowable uses under each of these designations.

The U.S. Army Corps of Engineers (ACOE) 'Prado Flood Control Basin Project Master Plan' (3/93) identifies a Land Classification Plan for the Prado Basin that includes portions of the proposed project area below the 566' elevation in several land categories—Extreme Resource Area, Mitigation Sites, and Proposed Recreation Development (Exhibit 5.1-3).

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 proposed land use plan OS-N designations within these areas are consistent with the Land Classification Plan and allowable uses under the County of San Bernardino lease agreement with the ACOE. The *mitigation site* designation south of Prado Lake is also consistent with the proposed land use plan OS-N designation.

The majority of the lands below the 566' elevation consist of existing recreation development (i.e. Prado Regional Park and concessions) or fall into the ACOE *proposed recreation development* classification. The proposed recreation development classification includes areas designated for future recreation development consistent with multiple resource management objectives. The proposed land use plan identifies portions of these areas in either the OS-W, OS-R, AG, AG/OS-N or OS-N use categories. These designations include uses that are potentially allowed by the Prado Flood Control Basin Master Plan, subject to ACOE review of specific development proposals.

The proposed specific plan includes a 566-Foot Dam Inundation Elevation Overlay (DIO) applied to all lands below 566' elevation inundation area. This overlay requires that all specific development proposals be submitted for ACOE review and approval, and that allowable land uses comply with provisions of any cooperative management plans that may apply to the Lower Chino Basin/Prado area. Finally, the ACOE has indicated that its master plan is being updated, and that anticipated long-term land uses at Prado FCB will include recreation, open space and agriculture⁶. As a result, no significant conflicts with the Prado FCB Master Plan or other ACOE plans within the Prado Dam inundation area are anticipated.

⁶ Appendix A letter from G. L. Beams, P.E., U.S. Army Corps of Engineers (12/13/00).

**TABLE 5.1-5
OPEN SPACE USES**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
Agricultural (AG)	The Agricultural Land Use Designation is intended to provide for agricultural uses including farming, stables, pastures, and grazing. Uses and structures in AG designated areas below the 566' dam inundation elevation must comply with the requirements of the Dam Inundation Overlay, and must also comply with the Resource Management Plan which provides for the protection and enhancement of biological resources.	<ul style="list-style-type: none"> a. Commercial row, field, tree and nursery crops cultivation. b. Grazing. c. Nurseries d. Conservation and habitat enhancement areas e. Uses permitted by the General Agriculture Zone, Section 20.11.030 of the Zoning Ordinance except as modified herein and as restricted by the Dam Inundation Overlay. f. Public infrastructure facilities including but not limited to those necessary for; drainage and flood control including the retention or detention of flood waters and other similar facilities necessary to control downstream erosion; controlling or reducing water runoff pollutants; public communications; facilities necessary to provide for public safety or health. 	<ul style="list-style-type: none"> a. Per the Conditionally Permitted Land Uses for the AG zone, Section 20.11.030 of the Zoning Ordinance, except as modified herein and as restricted by the Dam Inundation Overlay. b. Kennels and Catteries outside the Dam Inundation Overlay. 	<ul style="list-style-type: none"> a. As allowed by the AG zone, Section 20.11.030 of the Zoning Ordinance. 	<ul style="list-style-type: none"> a. New dairies and expansions of existing dairies, calf nurseries and other similar intense animal uses are prohibited within the Dam Inundation Overlay (area below the 566' elevation). b. Animal clinics and hospitals. c. Animal Keeping in excess of established density standards as specified in Section 20.11.030 of the zoning ordinance, for AG designated properties within the Dam Inundation Overlay. d. Cemeteries e. Kennels and catteries within the Dam Inundation Overlay. f. Educational Services as they are specified by Section 20.11.030 of the Zoning Ordinance, except that home schools are a permitted use. g. Storefront Worship Facilities, as specified by Section 20.11.030 of the Zoning Ordinance, within the Dam Inundation Overlay.

**TABLE 5.1-5
OPEN SPACE USES (Cont.)**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
<p>Agricultural/ Open Space– Natural (AG/ OS- N)</p>	<p>The Agricultural/Open Space-Natural Land Use Designation is intended to provide for limited agricultural and open space uses, including passive recreation, trails, crop farming, and open space. It is also intended to protect important biological resources found within lands designated AG/OSN from incompatible land uses that could damage these resources. Land uses in AG/OSN designated areas must be compatible and coordinated with the Resource Management Plan, which provides for the protection and enhancement of biological resources. They must also comply with the requirements of the Dam Inundation Overlay.</p>	<p>a. Commercial row, field, tree and nursery crops cultivation in compliance with section 20.11.040.B.1 of the Chino Zoning Ordinance, except that expansions of such crop farming to areas that have not been farmed within the previous 5 years are subject to an Administrative Approval.</p> <p>b. Continuation of grazing where grazing has occurred within the previous 5 years. Areas where grazing has not occurred within the past 5 years require an Administrative Approval. The Administrative Approval must also comply with any applicable requirements or standards of the Resource Management Plan.</p> <p>c. Conservation Areas (wildlife/natural habitats and sanctuaries and habitat enhancement areas).</p> <p>d. Trails.</p> <p>e. Public infrastructure facilities including but not limited to those necessary for; drainage and flood control including the retention or detention of flood waters and other similar facilities necessary to control downstream erosion; controlling or reducing water runoff pollutants; public</p>	<p>a. Interpretive Facilities</p> <p>b. Low-intensity public parks and other passive recreation uses provided that they do not negatively impact wildlife and other biological resources.</p> <p>c. Major Communications Facilities as defined by the Chino Zoning Ordinance and in compliance with section 20.09.050.D.9 of the Zoning Ordinance.</p> <p>d. Utility stations and associated equipment buildings.</p> <p>e. Apiaries</p> <p>f. Public recreational facilities owned or controlled by a public agency. Examples of such facilities include but are not limited to: historic and monument sites; recreational or organizational camps; botanical gardens and arboretums; hunting and fishing clubs. Development shall be subject to the criteria listed below: (i) Landscaping plans should minimize any impact on existing native species especially those species that are of high biological value. In addition, restorative landscaping should incorporate indigenous plant materials as a means of mitigating visual impacts</p>	<p>a. As allowed by the OS Zone, Section 20.11.030 of the Zoning Ordinance</p>	<p>a. Expansions or new dairies, calf nurseries, and other similar intense animal uses.</p> <p>b. Cemeteries</p> <p>c. Athletic fields.</p> <p>d. Auditoriums, Stadiums, and other similar facilities.</p> <p>e. Golf Courses and miniature golf.</p> <p>f. Tennis and swimming clubs.</p> <p>g. All off-road vehicles and motorcycles.</p>

**TABLE 5.1-5
OPEN SPACE USES (Cont.)**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
		communications; facilities necessary to provide for public safety or health.	<p>associated with the construction of new buildings, structures or other improvements within the zone.</p> <p>(ii) Buildings, structures and improvements should incorporate designs in which scale, mass, and height respect the undisturbed character of the area. Designs should follow existing topography, blend in with the natural landscape and otherwise minimize their visual prominence.</p> <p>(iii) The use of herbicides to control or kill vegetation is not permitted.</p> <p>g. Expansions to the Prado Regional Park facility in areas adjacent to the developed or improved portions of the facility. Such expansion must also comply with any applicable requirements or standards of the Resource Management Plan.</p>		
Open Space-Recreation (OS-R)	The Open Space-Recreation Land Use Designation is intended to establish open space areas for active and passive recreation and to provide protection from environmental hazards.	<p>a. Caretaker quarters.</p> <p>b. Child daycare associated with a public facility (community center, public park, etc.).</p> <p>c. Commercial row, field, tree and nursery crops cultivation in compliance with section 20.11.040.B.1 of the Chino</p>	<p>a. Major Communications Facilities as defined by the Chino Zoning Ordinance and in compliance with Section 20.09.050.D.9 of the Zoning Ordinance.</p> <p>b. Eating places in conjunction with and incidental to permitted or conditionally</p>	<p>a. As allowed by the OS Zone, Section 20.0110.30 of the Zoning Ordinance.</p> <p>b. Incidental processing drying & packing of agricultural commodities produced on site.</p> <p>c. Incidental, seasonal sales stands for row, field, trees &</p>	a. Expansions or new dairies, calf nurseries, and other similar intense animal uses.

**TABLE 5.1-5
OPEN SPACE USES (Cont.)**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
		<p>Zoning Ordinance.</p> <p>d. Conservation areas (wildlife/natural habitats, habitat enhancement areas and sanctuaries)</p> <p>e. Equestrian facilities.</p> <p>f. Minor Communications Facilities subject to an Administrative Approval as provided in the Chino Zoning Ordinance and in compliance with Section 20.09.050.D.9 of the Zoning Ordinance.</p> <p>g. Public parks and related facilities (community centers, senior centers, and other community buildings/structures, etc.)</p> <p>h. Temporary Facilities subject to an Administrative Approval as provided in the Chino Zoning Ordinance and in compliance with Section 20.11.040.B.29 of the Zoning Ordinance. (Includes facilities which do not require the construction /installation of any structures)</p> <p>i. Public infrastructure facilities including but not limited to those necessary for; drainage and flood control including the retention or detention of flood waters and other similar facilities necessary to control downstream erosion;</p>	<p>permitted recreational uses. (Includes restaurants, convenience foods and specialty foods). Alcoholic beverage sales in conjunction with and incidental to eating places may be permitted subject to approval of a Special Conditional Use Permit and in compliance with Section 20.11.040.B.22 of the Zoning Ordinance.</p> <p>c. Sporting and Recreational Camps.</p> <p>d. Trailer Parks and Campsites.</p> <p>e. RV Storage above the 566' Dam Inundation Elevation.</p> <p>f. Athletic Fields (For commercial uses, only. Does not include those provided as part of a public park.)</p> <p>g. Regulation Golf Courses (includes incidental retail activities supporting golf course operations, such as pro shops and eating establishments)</p> <p>h. Live entertainment incidental to and in conjunction with another permitted or conditionally permitted use.</p> <p>i. Skating rinks.</p> <p>j. Sports and Recreation Centers (private and commercial facilities).</p> <p>k. Tennis and swimming clubs</p> <p>l. Employer provided on-site daycare</p> <p>m. Utility stations and</p>	<p>nursery crops produced on site.</p>	

**TABLE 5.1-5
OPEN SPACE USES (Cont.)**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
		controlling or reducing water runoff pollutants; public communications; facilities necessary to provide for public safety or health.	associated equipment buildings n. Apiaries o. Cemeteries.		
Open Space-Natural (OS-N)	The Open Space-Natural Land Use Designation 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. This designation also permits the use of open space areas for crop farming, passive outdoor recreational uses and other low intensity recreational uses in some instances.	<ul style="list-style-type: none"> a. Conservation Areas (wildlife/natural habitats and sanctuaries and habitat enhancement areas). b. Trails. c. Commercial row, field, tree and nursery crops cultivation in compliance with section 20.11.040.B.1 of the Chino Zoning Ordinance is permitted for: <ul style="list-style-type: none"> 1. Land currently under cultivation 2. Land that has been under cultivation within the previous five years 3. Lands that have been used for agricultural uses other than cultivation within the previous five years (e.g. dairies, livestock raising, etc.) d. Continuation of grazing on lands where grazing has occurred within the previous 5 years. Areas where grazing has not occurred within the previous 5 years require an Administrative Approval. The Administrative Approval must also comply with any applicable requirements or 	<ul style="list-style-type: none"> a. Low intensity public parks and passive recreation uses provided that they do not negatively impact biological resources. b. Interpretive facilities and outdoor exhibits. c. Limited access roads servicing permitted facilities. d. Expansions of commercial row, field, tree and nursery crops cultivation, in compliance with section 20.11.040.B.1 of the Chino Zoning Ordinance, if such expansion does not meet any of the conditions specified in section OSN2(c), above. Such expansion must also comply with any applicable requirements or standards of the Resource Management Plan. e. Public recreational facilities owned or controlled by a public agency. Examples of such facilities include but are not limited to: historic and monument sites; recreational or organizational camps; botanical gardens and arboretums; hunting and fishing clubs. Development 	<ul style="list-style-type: none"> a. As allowed by the GS Zone Section 20.11.030 of the Zoning Ordinance. b. Administratively permitted agricultural uses referenced under Section OSN 2. 	<ul style="list-style-type: none"> a. New and expansions of existing dairies, calf nurseries and other similar intense animal uses. b. Cemeteries c. Athletic fields. d. Auditoriums, Stadiums, and other similar facilities. e. Golf Courses and miniature golf. f. Tennis and swimming clubs. g. All off-road vehicles and motorcycles.

**TABLE 5.1-5
OPEN SPACE USES (Cont.)**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
		<p>standards of the Resource Management Plan.</p> <p>e. Public infrastructure facilities including but not limited to those necessary for: drainage and flood control, including the retention or detention of flood waters and other similar facilities necessary to control downstream erosion; controlling or reducing water runoff pollutants; public communications; facilities necessary to provide for public safety or health.</p>	<p>shall be subject to the criteria listed below:</p> <p>1.) The use of herbicides to control or kill vegetation is not permitted.</p> <p>2.) Landscaping plans should minimize any impact on existing native species especially those species that are of high biological value. In addition, restorative landscaping should incorporate indigenous plant materials as a means of mitigating visual impacts associated with the construction of new buildings.</p> <p>3.) Buildings, structures and improvements should incorporate designs in which scale, mass, and height respect the undisturbed character of the area. Designs should follow existing topography, blend in with the natural landscape and otherwise minimize their visual prominence.</p> <p>f. Expansions to the Prado Regional Park facility in areas adjacent to the developed or improved portions of the facility. Such expansion must also comply with any applicable requirements or standards of the Resource Management Plan.</p>		

**TABLE 5.1-5
OPEN SPACE USES (Cont.)**

Open Space Designations	Intended Character	Allowable Land Uses	Uses Subject to Conditional Use Permit	Administratively Permitted/ Incidental Uses	Prohibited Uses
Open Space-Water (OS-W)	The Open Space-Water Land Use Designation is intended to preserve water resources, such as watercourses and lakes	<ul style="list-style-type: none"> a. Lakes and waterbodies b. Wildlife/habitat Conservation Areas c. Public parks d. Educational/ interpretive facilities e. Water related recreation 	Any proposed development shall be evaluated by the City on a case-by-case basis. Projects shall be evaluated for the impacts to surrounding uses in terms of noise, odors, light penetration, aesthetics, traffic and parking. It is the discretion of the Community Development Director if a Conditional Use Permit is required based upon the scale of the project and potential impacts.		
Note: See The Preserve Draft Specific Plan for development guidelines for open space designations.					

Approximately 52 acres of the 566' elevation inundation area extends above Pine Avenue at its intersection with Euclid Avenue (northeast corner). The proposed plan includes this area within the Regional Commercial designation, which conflicts with ACOE use requirements within the Prado Basin inundation area. In order to avoid a loss of flood capacity within the basin, additional lands would need to be identified during plan implementation to offset the loss of flood capacity associated with development of this 52-acre area. This capacity could be obtained either from parcels already within the inundation area, or from parcels at or above the 566' elevation. The affected area falls within the proposed DIO Overlay Zone, requiring ACOE review and approval of specific development projects. As the ACOE would retain land use authority over this area, no significant land use conflict is likely to result.

Loss of Open Space

According to the California Government Code (§ 65560), "open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use, and which is designated on a local, regional or state open-space plan as any of the following:

- Open space for the preservation of natural resources
- Open space for the managed production of resources
- Open space for outdoor recreation
- Open space for public health and safety

Section 65560 further indicates that rangeland and agricultural lands fall within the category of open space for the managed production of resources. The majority of the proposed plan area falls under this definition of open space land.

Implementation of the proposed plan will result in the conversion of approximately 2,055 acres of agricultural open space to urban uses. Although limited to approximately 38% of the total plan area, this loss of open space is irretrievable, and is considered a significant, unavoidable impact of the proposed project.

Conflict with Applicable Land Use Plans, Policies or Regulations

Implementation of the proposed plan will require pre-zoning of the site to classifications consistent with the proposed specific plan and City Zoning Ordinance, annexation to the City of Chino, adoption of a City General Plan amendment, and adoption of the proposed specific plan to provide detailed standards and guidelines for future development of the plan area. These actions follow inclusion of the project area within the City's sphere of influence in 1994 by the Local Agency Formation Commission (LAFCO). In effect, this action by LAFCO recognized the City of Chino as the

appropriate agency to undertake future master planning for the sphere of influence and to guide the transition from dairylands to sustainable urban uses.

Implementation of the proposed plan and related actions by the City of Chino would conflict with the existing County General Plan and Development Code Agriculture-Agriculture Preserve (AG-AP) designations for the site, and the site's agricultural status within the Chino Valley Dairy Preserve and West Valley Subregion Planning Area. However, master planning for the area and annexation to the City of Chino was specifically contemplated by LAFCO's inclusion of the area within the City's sphere. The pattern of cancellation or non-renewal of Williamson Act contracts within the plan area dates back to 1992-93, precipitating a transition to urban uses. Therefore, implementation of the proposed plan and related actions by the City do not represent a substantial adverse land use impact or conflict with applicable land use planning for the area.

Impacts associated with the conversion of existing agricultural lands are also addressed in EIR Section 5.2 Agriculture, which follows.

As discussed previously (see 'Chino Airport Influence Area'), implementation of the proposed plan would not conflict with the adopted Chino Airport Comprehensive Land Use Plan (ACLUP). Similarly, the proposed plan would not conflict with the U.S. Army Corps of Engineers' Prado Flood Control Basin Master Plan, or other ACOE planning prerogatives within the Prado Dam inundation area (see 'Prado Dam Inundation Influence Area').

5.1.5 CUMULATIVE IMPACTS

Implementation of the proposed plan, in combination with past, present and probable future projects in the vicinity of the Chino Valley Dairy Preserve, will result in a significant and irretrievable cumulative loss of open space. Within the Dairy Preserve, this loss includes lands that have been identified in County plans and regulated by zoning for the managed production of agricultural resources. Open space within the Chino, Ontario, Eastvale, and other Riverside County jurisdictional limits and/or spheres of influence, are included in this category.⁷

Though the proposed project phasing and specific plan provisions would reduce urban use conflicts with adjacent dairy uses during the transition period, the project will nonetheless contribute to cumulative land use conflicts and compatibility problems during the long-term transition of the greater Chino Valley dairylands to urban uses.

⁷ See EIR Section 4.2 Related Projects.

The proposed project will accelerate the fundamental change in community character already occurring within the dairylands. This change involves the transition from an established community of dairy owners and operators, to new planned developments with a mix of urban uses and variety of housing types and lifestyle opportunities.

5.1.6 MITIGATION MEASURES

The proposed project is intended to meet local and regional needs through the development of attractive and vibrant neighborhoods, while providing an employment and commercial base that can respond to regional jobs-housing balance goals. The proposed land use plan includes design features that minimize potential land use impacts at plan buildout. These features include but are not limited to:

- A compact urban form and community core
- A gradation of land use intensity/density from the community core outward, and from northerly portions of the plan near Chino Airport south to the open space and sensitive resources below the 566' elevation
- Appropriate buffering and separation of potentially incompatible uses through application of linear open space (e.g. Community Paseo and Open Space System, linear park and other recreational open space)
- Retention and consolidation of the major open space resources within a vast, manageable open space unit below the 566' elevation
- Preserved opportunities for long-term agricultural use within agricultural units defined by the AG and AG/OS-N designations.

Implementation of policies in the General Plan Amendment through provisions of the proposed specific plan will mitigate land use impacts to the extent feasible. This includes the application of various specific plan overlay zones to reduce potential land use impacts.

The following measures are recommended to reduce remaining potentially significant land use compatibility impacts associated with plan implementation:

LU-1. Chino Airport Influence Area

The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Chino Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure specific development projects' compatibility with Chino Airport operations.

LU-2. Correctional Institution for Women (CIW-Chino)

Special attention should be focused during subsequent review of specific development projects on providing an adequate buffer and separation between the existing CIW-Chino and planned residential uses immediately to the east. The planned linear Community Paseo along Chino-Corona Road separating these uses should include some combination of landscape screening, berms and/or walls, and setbacks to achieve an adequate physical and visual separation between these uses.

5.1.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The irretrievable loss of open space and conversion of land from rural to urban community character represent significant, unavoidable impacts of the proposed project. These impacts are also cumulatively significant.

The proposed specific plan includes Right-to-Farm provisions, Compatibility Findings requirements, and density transfer provisions that will reduce the potential for urban use conflicts with agricultural/dairy operations during the transition to urban use. However, some localized conflicts and compatibility problems are probably inevitable until buildout of the proposed land use plan is achieved. Potential odor and visual impacts of the Co-Composting Facility to surrounding new development would remain significant, until such time as the facility is enclosed or relocates outside the plan area.

All other land use impacts are less than significant.