

CHINO HILLS

OPEN SPACE MANAGEMENT PLAN

September 6, 2012



Welcome! Today's Agenda

- Introduction
- Purpose and Scope of the Open Space Management Plan
- Where Have We Been?
- Presentation of Preliminary Findings
- Exercise: Issue identification and Priority Setting
- Next Steps



Purpose and Scope of Open Space Management Plan

- Multi-faceted effort to preserve, enhance and manage Chino Hills' community open space
- Funded by a Sustainable Communities Grant from the State of California Strategic Growth Council
- Address the following topics:
 - Habitat Enhancement and Protection
 - Mitigation Banking
 - Alternative Energy Generation
 - Hillside Development Policies
 - Agricultural Opportunities



RRM DESIGN GROUP

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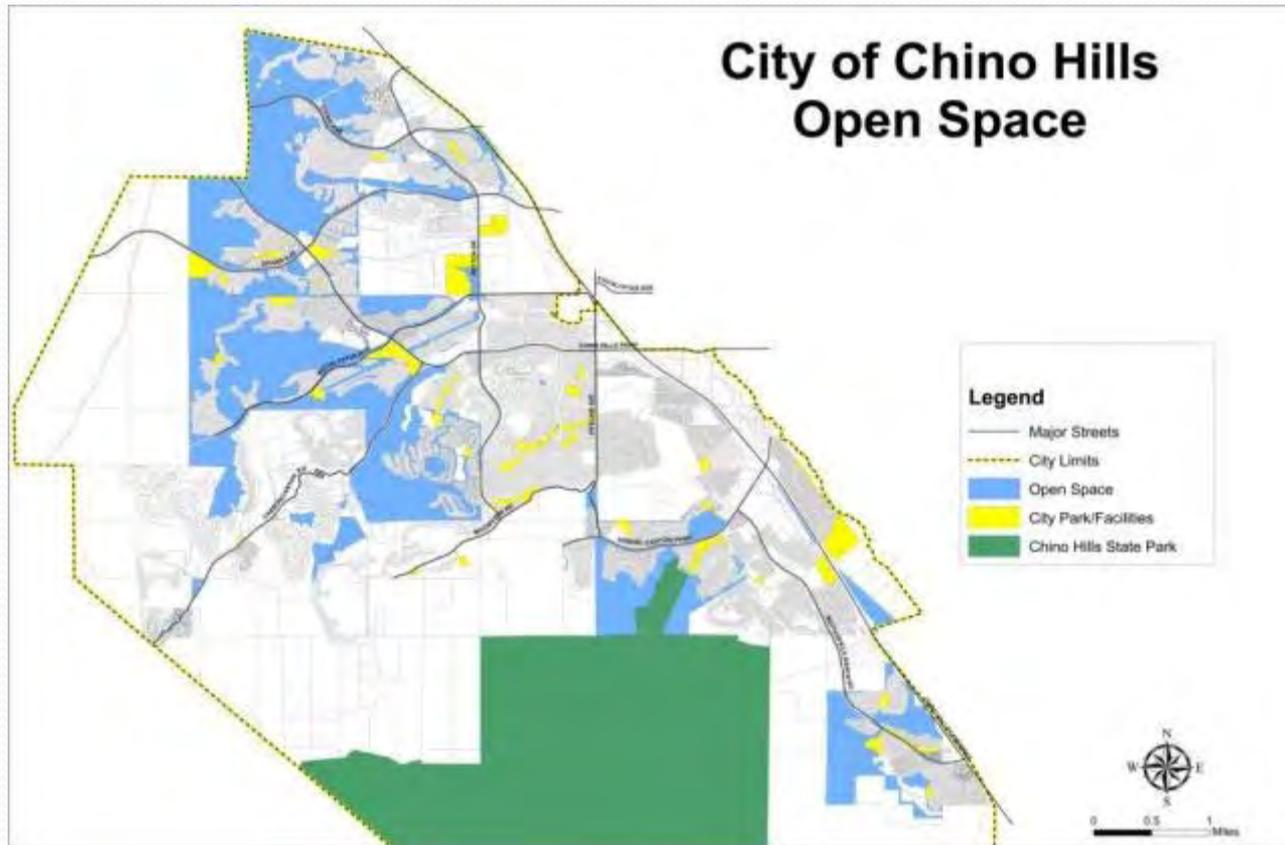
SUSTAINABLE AGRICULTURE EDUCATION (SAGE)

AGRICULTURE

Sibella Kraus



Project Area



Where Have We Been?

- Kick-off Meeting
- Key Stakeholder Interviews
- Parks and Recreation Meeting
- Preliminary Mapping
- Inventories and Special Studies



Stakeholder Interviews Summary

- Value of open space as open space
- Need to develop greater connectivity, loop trails and expanded trail network
- Maintain fire safe standards of the CVIFD including access and buffering
- Need for fine tuning city's hillside development policies as affect RR and RA areas
- Management and techniques must be financially sustainable
- Improve opportunities and partnerships for open space and habitat education
- Trails should be available for equestrians, hikers and bicyclists, however concerns with compatibility
- Value of healthy lifestyles
- Concerns regarding open space encroachments

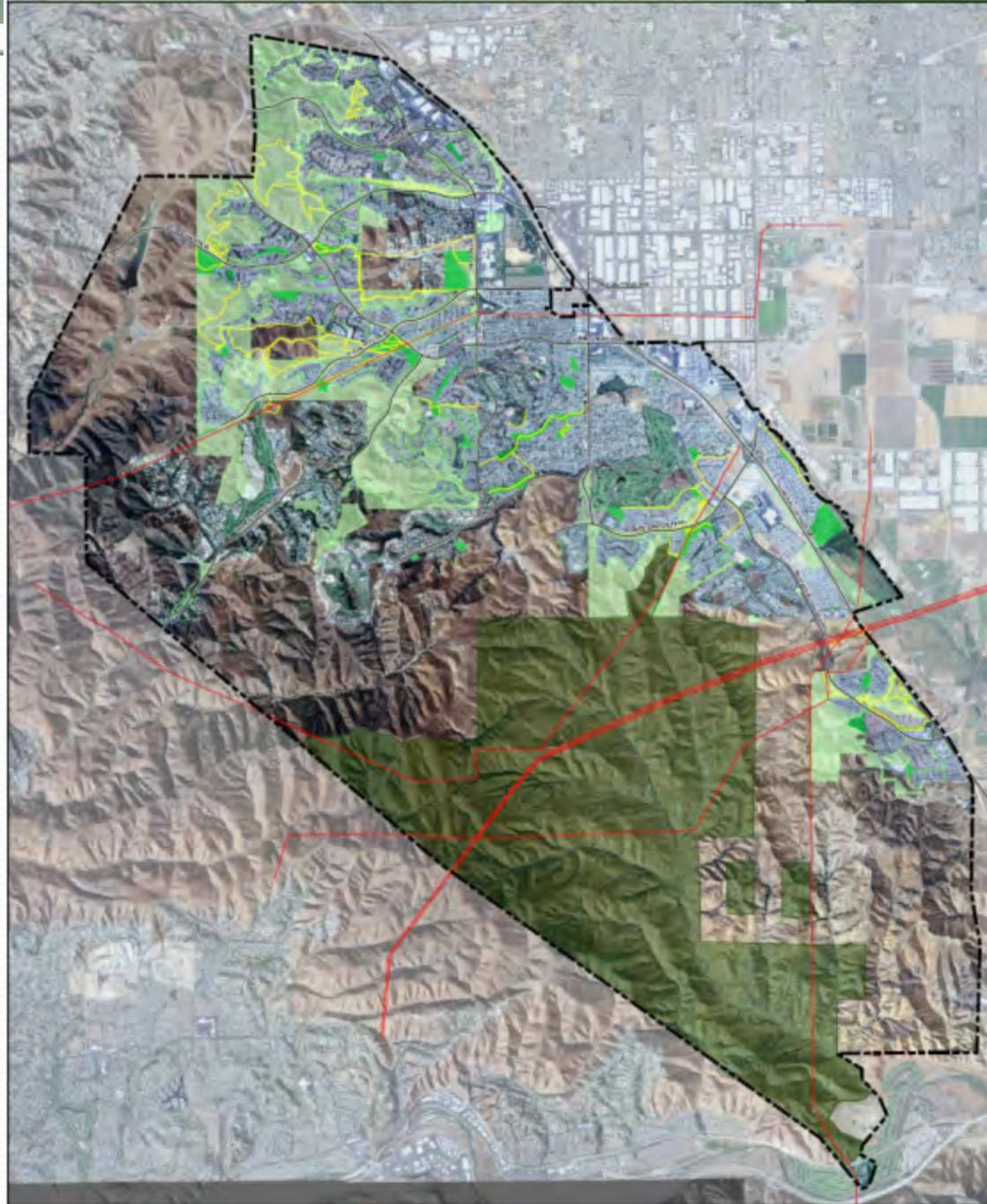


General Characteristics





Open Space Areas



Land Ownership

- 645 existing open space parcels
 - Range from 36 square feet to 242 acres
- All open space parcels owned by City
- Of the 645 parcels:
 - 7 parcels are larger than 100 acres
 - 64 parcels are larger than 10 acres
 - 360 parcels are greater than 0.5 acres
 - 285 parcels are less than 0.5 acres

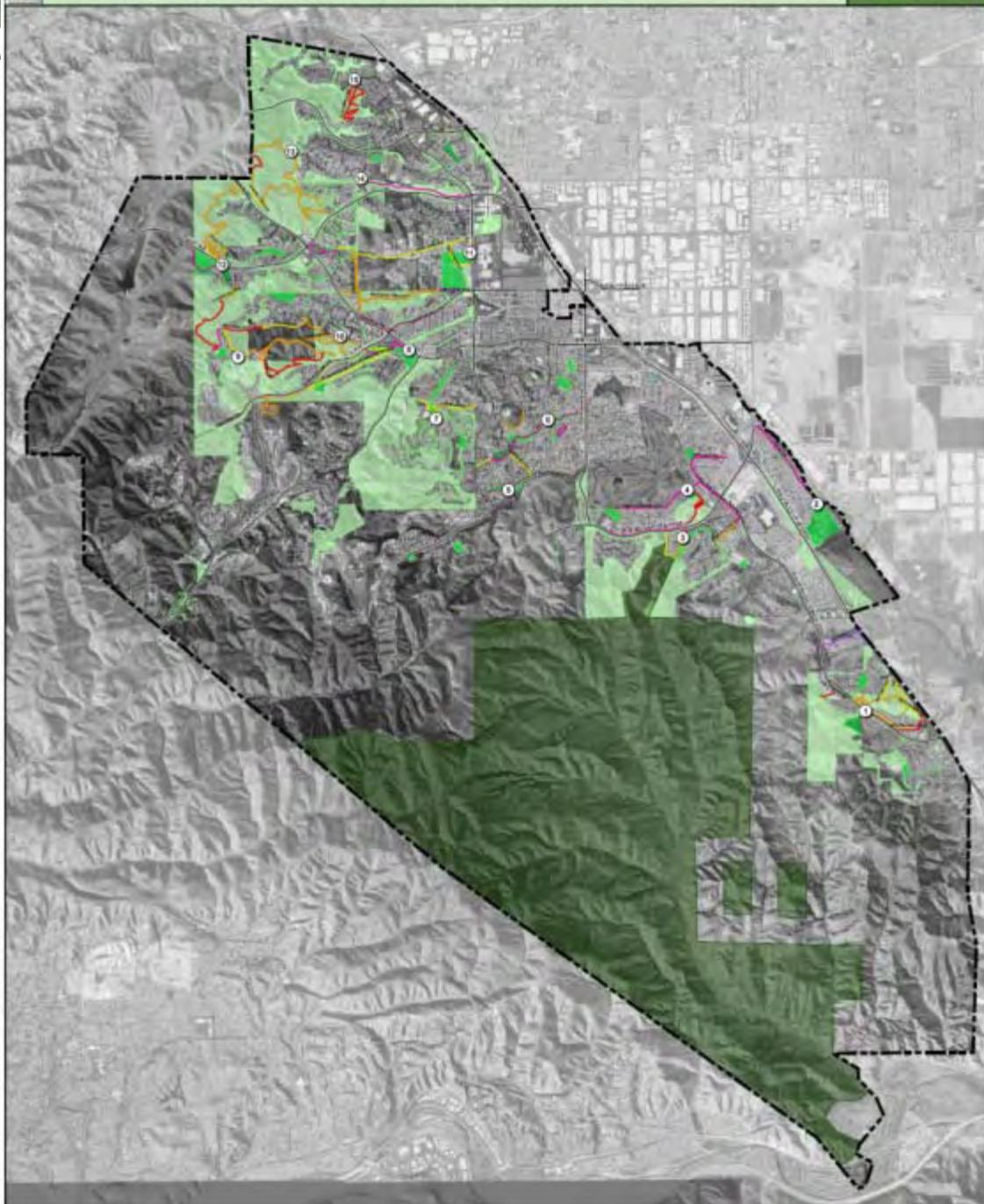


Trail System

- 39 miles of trails
- Trails are assigned a difficulty rating
- 15 major trailhead access points
- Trail types
 - Urban multi-use trails
 - Rural multi-use trails
 - Multi-use combination trails



Trail System



Chino Hills State Park

- Owned and managed by California State Parks
- 14,000 acres
- 65 miles of trails
- Stretches 31 miles and links the Santa Ana Mountains to the Whittier Hills
- Supports many animal species
- Adjacent to, but not a part, of the Chino Hills Open Space Management Plan



Existing Open Space Regulations

- Chino Hills General Plan
 - Community Vision
 - Land Use Element
 - Parks, Recreation and Open Space Element
 - Conservation Element
 - Safety Element
- Chino Hills Parks, Recreation and Open Space Master Plan Update
- Chino Hills Municipal Code
 - Chapter 16.18 Recreation and Open Space District
 - Chapter 16.20 – Planned Development District
 - Chapter 16.22 – Fire Hazard Overlay District
 - Chapter 16.28 – Biotic Resources Overlay District
 - Chapter 16.30 – Scenic Resources Overlay District



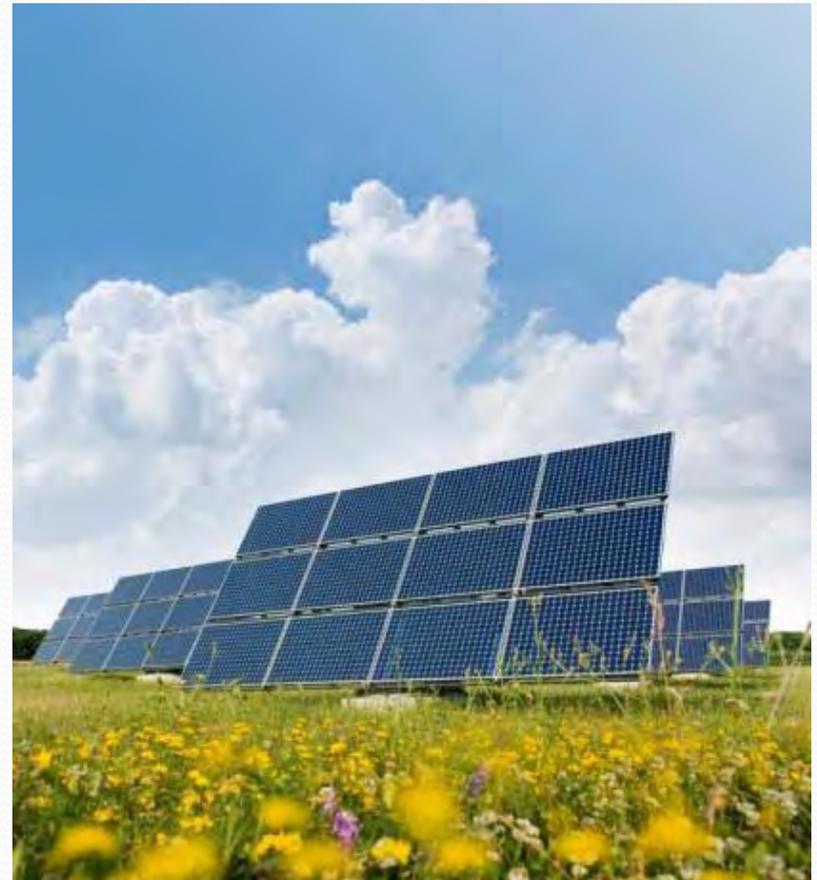
Open Space Encroachments

- Issue being addressed separately from this effort
- Encroachments include:
 - Trees and shrubs
 - Fences
 - Structures



Revenue Generation Opportunities

- Mitigation land banking
- Renewable energy
- Agriculture uses
- Other revenue-generating options identified by City and Technical Advisory Group



Biological Resources

- Habitat Types

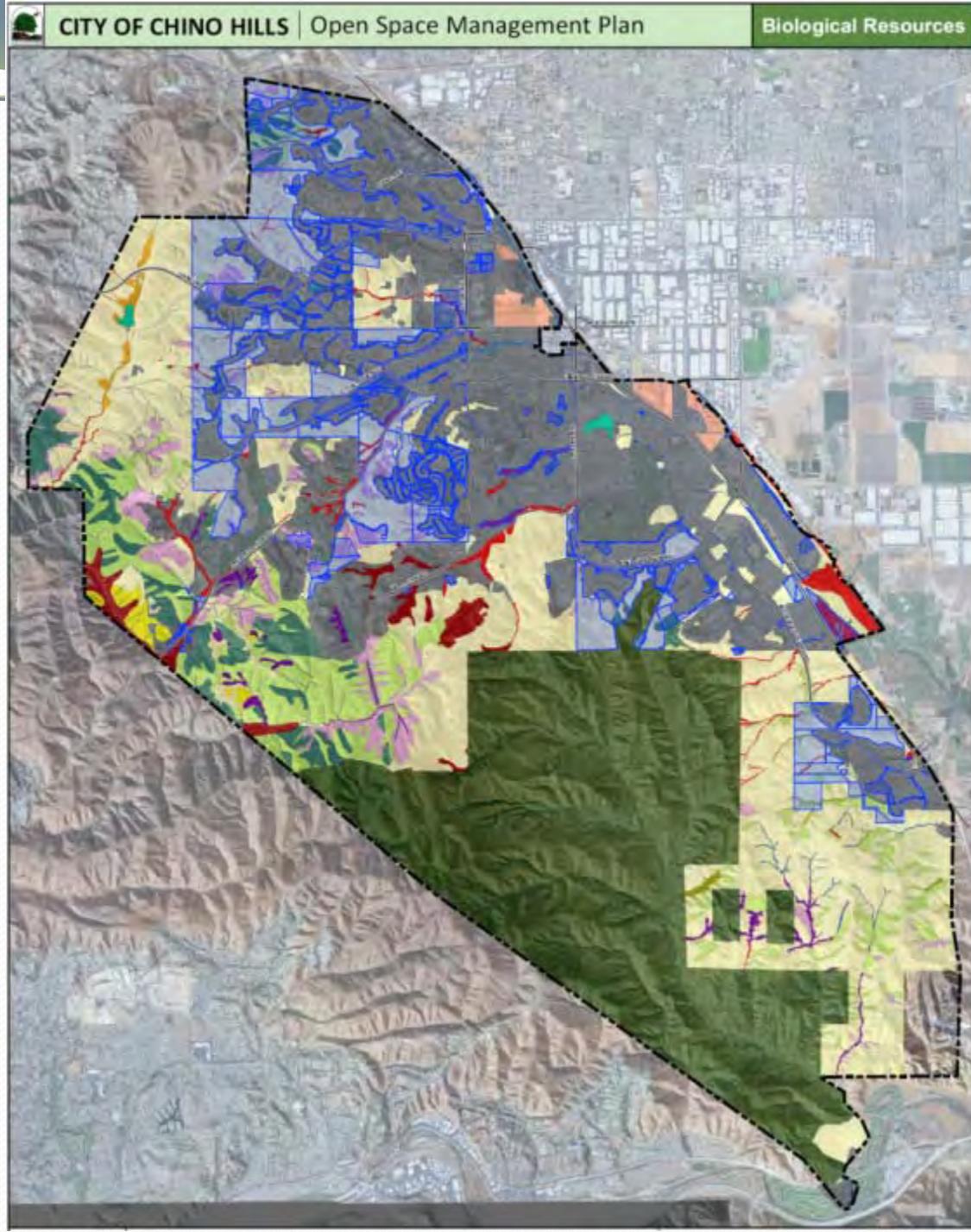
- Riparian/aquatic habitat
 - Southern willow scrub
 - Southern sycamore alder riparian woodland
 - Riverine
- Upland habitat
 - Coastal sage scrub
 - Chaparral
 - Oak woodland
- Annual Grasslands

- Selected Special Status Species

- Bell's vireo
- Southwestern willow flycatcher
- Western yellow billed cuckoo
- Yellow-breasted chat
- Yellow warbler
- Southwestern pond turtle
- Two striped garter snake
- California gnatcatcher
- Coast horned lizard
- Coast patch-nosed snake
- Orange-throated whiptail
- Northern-red diamond rattlesnake
- Long-eared owl



Biological Resources



Native Habitat Restoration Evaluation



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Review Existing Information

- CNDDDB Searches
- Aerial Photography of the Study Area
- Review of City-wide Biological Overview prepared by Glenn Lukos Associates
- Field check of vegetation map



Site Selection Criteria

- Examine study area by aerial photography
- Restoration Area Needs
 - Baseline of existing native vegetation with mixture of non-native
 - Variety of habitat types in proximity
 - Drainages in the area
- Accessibility for both restoration efforts and public access when completed



Site Confirmation

- Field visit to confirm site selection
- Examine area for mix of native and non-native species
- Assess location for future nature center



Potential Restoration Site & Nature Center



Source: ESRI Aerial Imagery, NBSA Field Survey and GIS Data, 2012

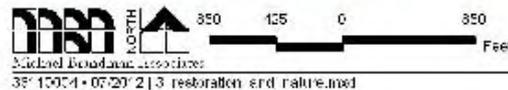


Exhibit 3
Restoration Site and Nature Center

Develop Preliminary Restoration Plan

- Assess current site condition
- Determine species to remove and how to do
- Determine plant palette for restoration effort
- Outline mitigation and monitoring plan



Permit Mitigation Site

- Assess permit requirements
- Determine type of habitat and acreage needs
- Review existing materials for area within open space to meet permit needs
- Assess location and develop plan



Mitigation Land Banking



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Mitigation Land Banking

- Develop projects impacting protected species and their habitat are often required to provide off-site habitat and management resources to compensate for project impacts
- In many cases, it is more efficient for developers to “buy in” to an existing mitigation “land bank” than to acquire and perpetually maintain their own replacement habitat
- For City-owned land resources that provide suitable habitat for protected species, City could sell habitat credits to developers requiring mitigation land



Mitigation Land Banking

- Developers would pay City for land value and fund endowments for short-term enhancement and long-term stewardship
- Selling mitigation credits should result in a net increase in habitat protection (i.e., new land acquired or increased protection status of existing City-owned land)



Mitigation Banking Opportunity Types

- Satisfying City's own mitigation requirements
- Generating program revenue by selling mitigation credits to private developers



Key Agencies for Approval

- U.S. Fish and Wildlife Service
- California Department of Fish and Game
- Army Corps of Engineers



Renewable Energy



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Renewable Energy Development Models

- Offset City's municipal costs for electricity
- Generate lease or royalty income from third-party developers



Purpose of Renewable Energy Opportunities Assessment

- Evaluate revenue-generation / cost-saving potentials
- Identify renewable energy technologies suitable for open space areas
- Define potential site requirements for preferred facility types



Suitable Renewable Energy Technologies

- Solar: Small-scale photovoltaic (PV) power plants
- Solar Thermal: Small-scale sterling engine power plants
- Fuel cells (natural gas or methane) – possibly appropriate



Renewable Energy Technologies not Suitable for Chino Hills

- Parabolic trough and power tower solar plants – excessive land requirements/impacts
- Wind turbines – ridgeline and sensitive species impacts
- Geothermal, tidal and hydropower energy – Chino Hills lacks these natural resources
- Landfill gas, municipal waste and biomethane energy – unacceptable air quality impacts



Summary of Renewable Energy Development Criteria

- Land requirement – 10-50 acres, depending on type
- Coordination with Open Space Management Plan
- Interconnection – to higher voltage transmission lines and substations
- Site characteristics – prioritize sites that are already disturbed
- Permitting and compliance – federal, state and local

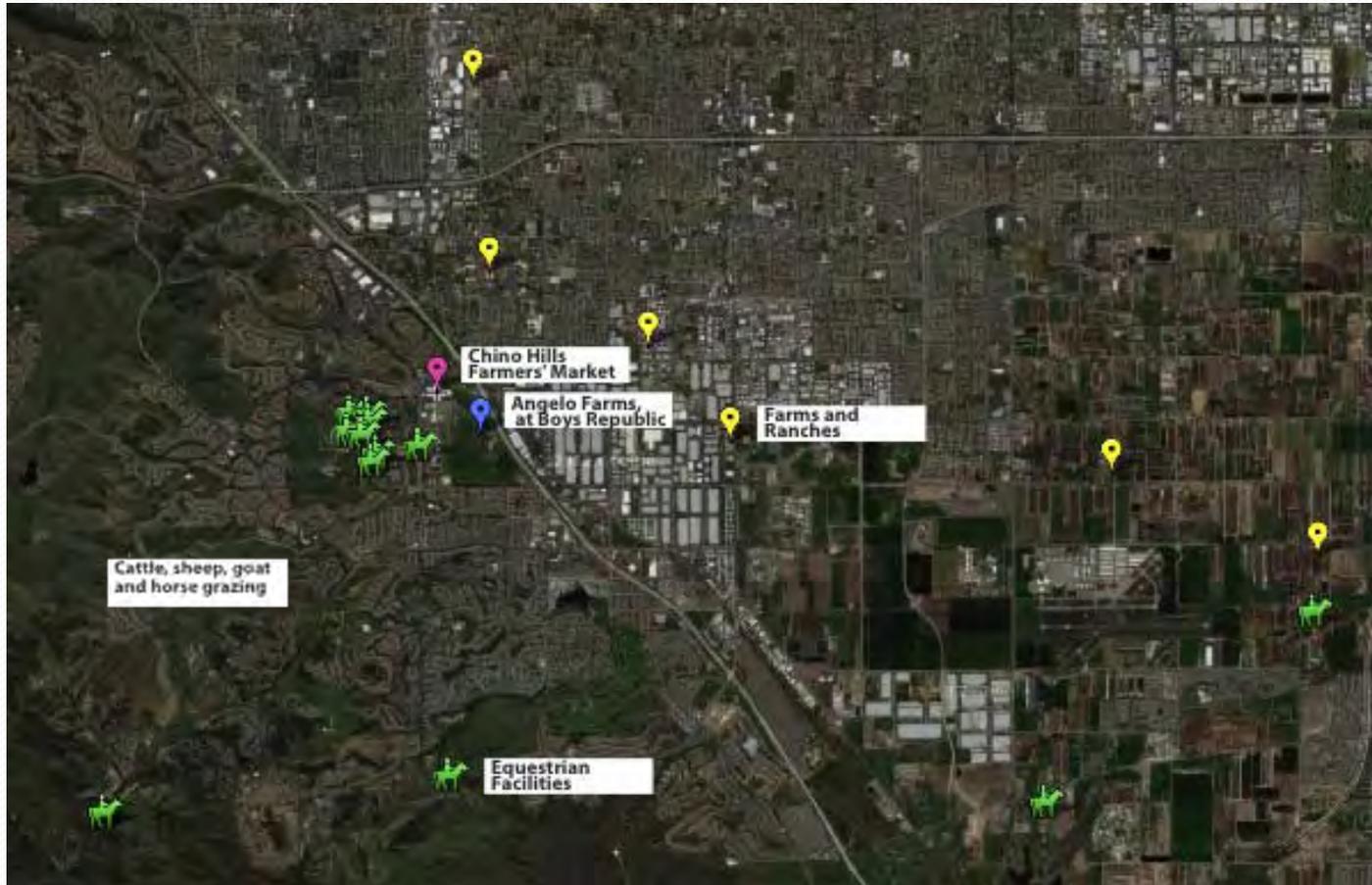


Agricultural Components

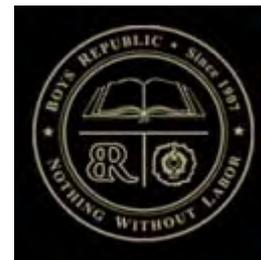


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Existing Ag Uses in Chino Valley

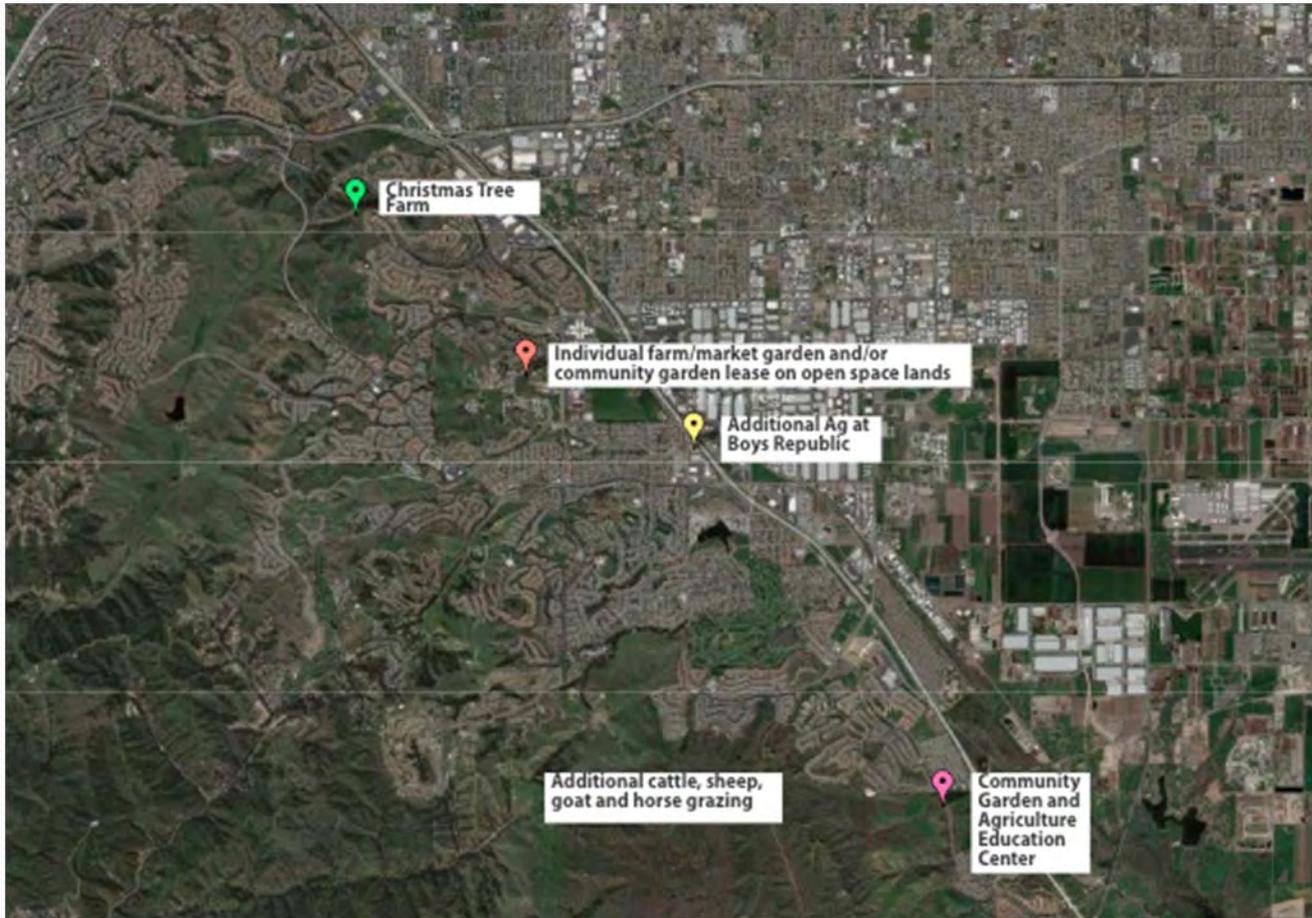


Existing Ag Uses in Chino Hills



Subtask B.2 Criteria	Findings
<p>✓ Existing Agricultural Operations</p>	<ul style="list-style-type: none"> • Livestock grazing (sheep, goats, cattle, horses) for weed abatement and fire fuel reduction on 200 acres of 3,000 acres designation open space • Boys Republic campus: ~160 acres is in active agricultural uses including forage (alfalfa, sudan grass and hay), a small feed lot and pasture for 200 head of cattle, and 4 acres of vegetables and herbs. Pilot projects, including expanded acreage for vegetables and a greenhouse for Thai Basis, are under consideration in partnership with local farmers and brokers. • Equestrian facilities (one public, numerous private)
Agricultural Support Businesses	None
Agricultural Infrastructure (common resources i.e. irrigation canal)	None
Technical Assistance Providers	None
Distribution Centers	None
<p>✓ Markets (with local production focus)</p>	<ul style="list-style-type: none"> • Chino Hills Farmer's market (Wednesdays); limited local production focus
<p>✓ Community Agricultural Leadership</p>	Boys Republic in effect plays a community agricultural leadership role through its training programs for students and its 100 plus year history of agricultural production.

Potential Ag Uses in Chino Hills



Potential Ag Uses in Chino Hills

Potential Use	Potential Location	Potential Partners
Christmas tree farm	The intersection of Chino Hills Parkway and Chino Avenue, in the northern portion of the city on public open space land.	Churches Boys Republic Chino Valley Unified School District National Christmas Tree Association
Additional cattle, sheep, goat and horse grazing	TBD, pending RA zoning conversion	Local ranchers
Individual farm/market garden lease on open space lands	Specific siting requirements vary. Sample site: English Place at English Road (next to McCoy Equestrian Center)	Community groups Public agencies
Community garden lease on open space lands	Areas where demand is high (i.e. neighborhoods with few or no private yard spaces, near schools, etc).	
Community Garden and Agriculture Education Center	Possible sites include: - A 5+ acre parcel of newly zoned RA. - At an existing trailhead, with parking infrastructure - City-owned land, near the equestrian operations	Community College (UC Cooperative Extension, San Bernardino) Boys Republic Local Schools Home Owner Associations Green Waste: Chino Hills Disposals



Hillside Development



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Hillside Development Review Goals

- Evaluate lands likely to experience pressures for hillside development
- Consider more detailed and/or performance-based criteria for clustering and limited development techniques to protect scenic and natural resources

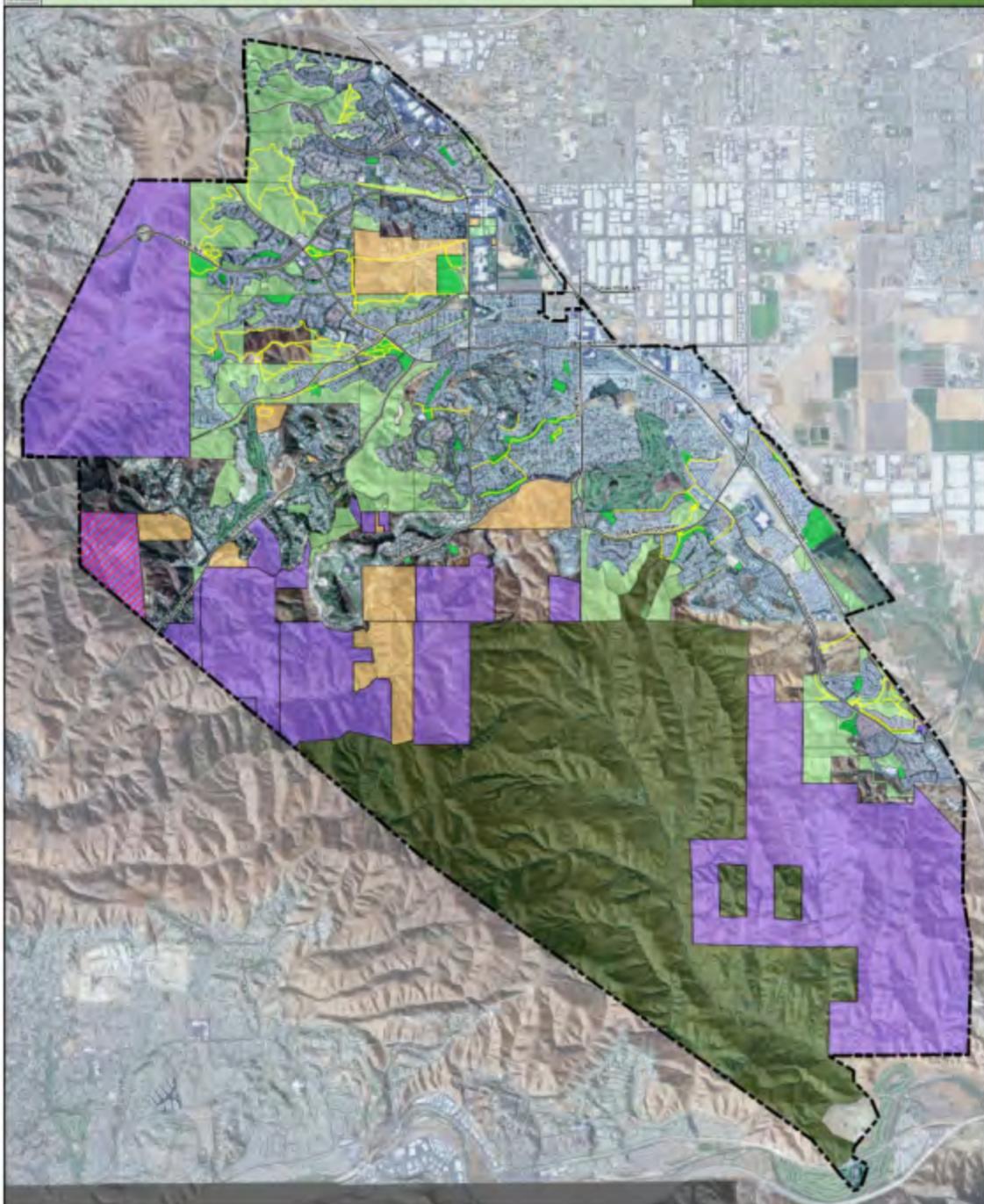


Hillside Development Issues

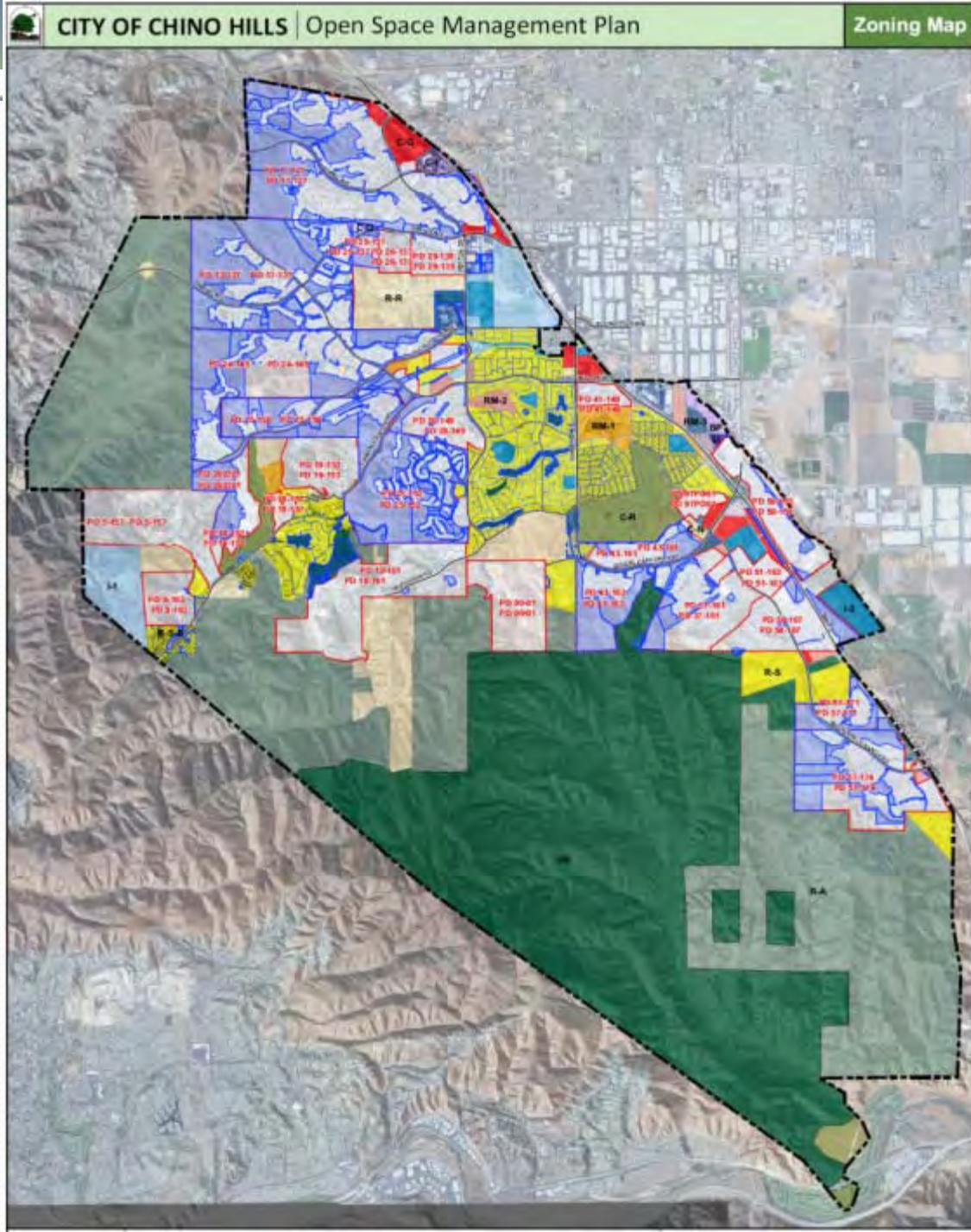
- Issue #1: The Rezoning of “Residential Agriculture” Parcels
- Issue #2: What is to become of the Tres Hermanos property?
- Issue #3: Future of parcels zoned “Rural Residential”
- Issue #4: Site and Management Planning for Open Space Preservation through Cluster Development



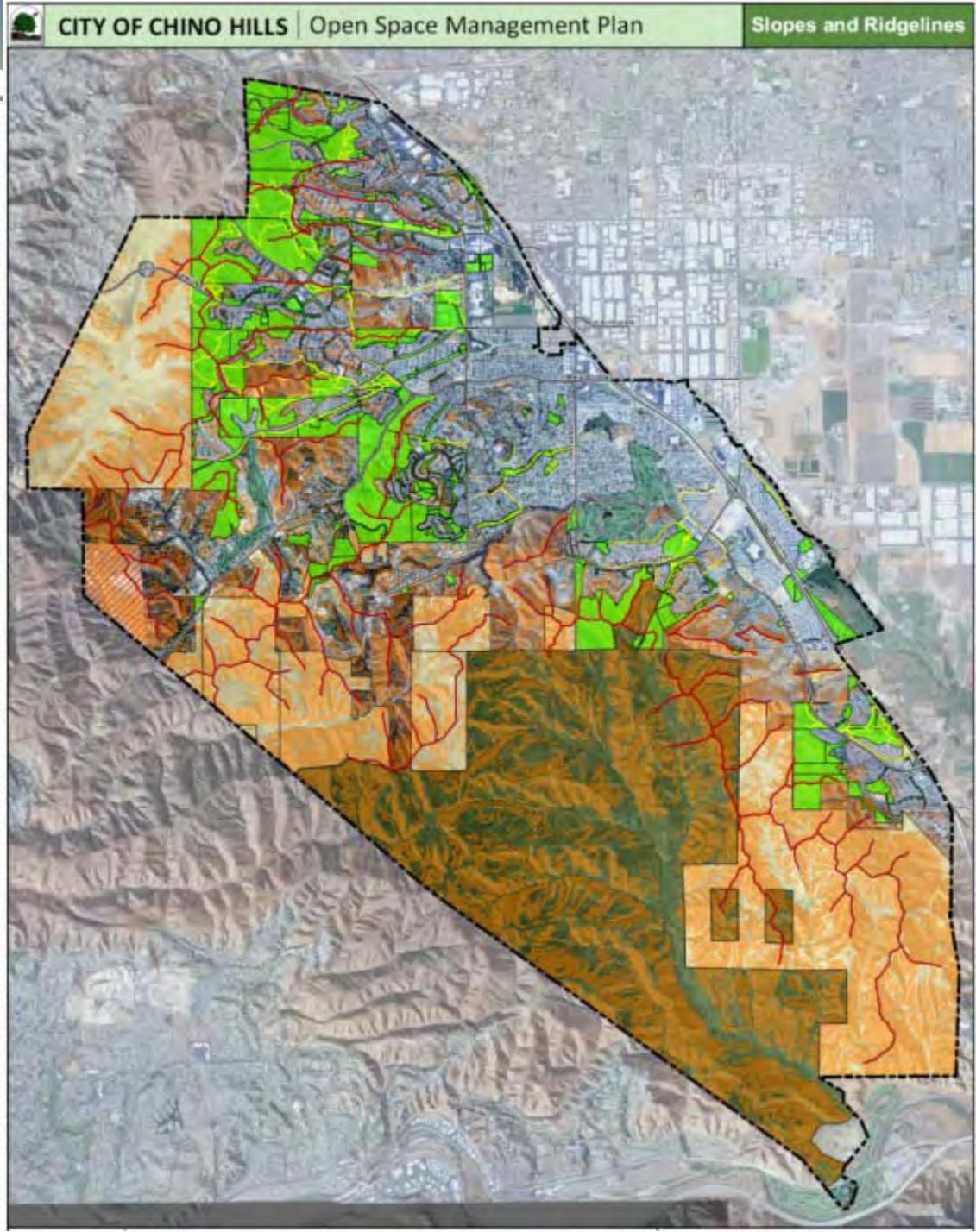
R-A & R-R Zoning and Open Space



Zoning Map



Slopes and Ridgelines



Topography and Ridgelines

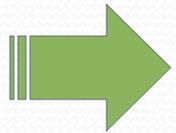


Next Steps

- TAG Meeting #1 September 6 (today)
- Community Meeting September 6 (today)
- TAG Meeting #2 September 20 (tentative)
- Commission Meetings October/November
- Screencheck Draft Plan October/November
- Public Hearing Draft Plan December/January
- Public Hearings January/February



Next Steps



FOR MORE INFORMATION:

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Exercise: Issue Identification and Priority Setting

- **Stations by Topic:**

- Recreation/Trails
- Hillside Issues
- Agricultural Opportunities
- Habitat/Biology
- Conservation Banking
- Alternative Energy
- Other Issues/Topics/Ideas

- **Priority Setting:**

- **Green** Tape Dots
- **Red** Tape Dots



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