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Existing Conditions

2 Existing Conditions

2.1 History of the Site

The name of the park originated from the Spanish word "prado," translating to meadow-land or grass-land. Snow melt off the San Bernardino Mountains created waterways and rich soil which attracted Native Americans to the region. In 1839, the land was part of the Rancho El Rincon Mexican land grant. Several haciendas formed and a village called Rincon was developed, which was later renamed Prado. The town included a schoolhouse, a railroad depot, a hotel, a post office, a general store, pool hall, and garage. The town was south of the current southern boundary of the park, slightly to the east of the current dam location. Another smaller area of farmhouses and the Pioneer School appeared in the area next to Chino Creek just south of Euclid Avenue.

The land, being rich with fertile soil, supported crops such as sugar beets, tomatoes, peppers, and corn. In addition, cotton and alfalfa were grown and livestock occupied most of the land. On March 3, 1938, because of increase snow-pack in the mountains and a series of rainstorms over several days, a flood devastated the town and resulted in several deaths and loss of livestock. Debris clogged water ways and the water rose 30 feet above normal at Prado. The flood affected areas west of Prado, including cities as far west as Huntington Beach. This flood prompted the need for a more regional approach to addressing the flood waters that had occurred.

The Prado Dam was built by the United States Army Corps of Engineers in 1941. Much of the land was acquired by government land agents, often through eminent domain. Many areas were acquired that were in the flood basin. Several structures and agriculture areas found on these lands were left to be inundated or to simply remain in an abandoned state. Many of the other farmhouses and ranch structures were removed behind the Prado Dam. The town of Prado was officially closed in 1941 with the construction of the dam.

All of Prado Regional Park, as it sits today, is leased by the County from the Army Corps of Engineers. Despite the lease for recreational purposes, the park areas still primarily function as a storage basin to prevent damaging floods from occurring again. Based on the aquifers under the basin, the area is also used to allow for the percolation of water into the ground, thereby increasing groundwater quality and quantity. The basin joins the Santa Ana River as both surface flows and subsurface flows to the west. These flows support a large underground water basin that is used by several downstream municipalities for potable water sources.

The general land cover and development patterns of the basin can be seen in the various historic aerial photos and topographic maps. The 1933 topo map is the oldest document that could be found for this area of the region. Several existing roadbeds, including Pine Avenue and Pioneer Avenue (in the general area of Euclid Avenue) can be seen on the map, as well as McCarty Road, Cucamonga, and Johnson. These roads were likely unpaved at this time.

The 1938 aerial is likely prior to the major flood event. Located in areas west of Chino Creek, the Pioneer School house can be seen, as well as several larger farmsteads, and a road network and distribution of buildings exists in the current dog training area. The historic Yorba Slaughter Families Adobe and various other ranches and farms can be seen on the aerial. Most of the area was agriculture, with grazing, row crops, orchards, and open dry/land farming found throughout the area. A limited band of riparian areas along creek existed, along with more natural open space to the west. The olive grove in the southeast corner of the park does appear in this image, indicating the age of the grove may be approaching 100 years. The associated 1941 topo map shows the town of Prado more developed than in 1933. The rail line can be seen on this aerial and topo maps as well.

The 1966 aerial photo shows the dam fully constructed, along with more riparian area growth along Chino Creek, as well as many more infiltration and stormwater ponds throughout the area. The Chino Institution for Women, built in 1952, is apparent next to the park. The pond at the center of the park is not yet constructed, but several basins and ponds have been created in the general area, some for water quality, some for aquifer recharge, and still others for recreation, such as duck hunting and hunting dog training. Overall development is very limited at this time. The creation of livestock holding pens and dairy ranches seems to be increasing around the park.

The 1994 aerial shows development occurring west of the park, but most of the areas to the east and north are still undeveloped, although agricultural production and livestock pens are very common. Most of the park's facilities can be seen. The extensive amount of riparian vegetation behind the dam is becoming dominant, as well as more growth along Chino Creek.

The largest change on the 2018 aerial is the extensive amount of residential development to the west of the park, the large increase in business park development to the north, and the residential development located northeast of the park. The changes between the 1994 and 2018 are substantial, with most of the easily constructible properties shown as developed.

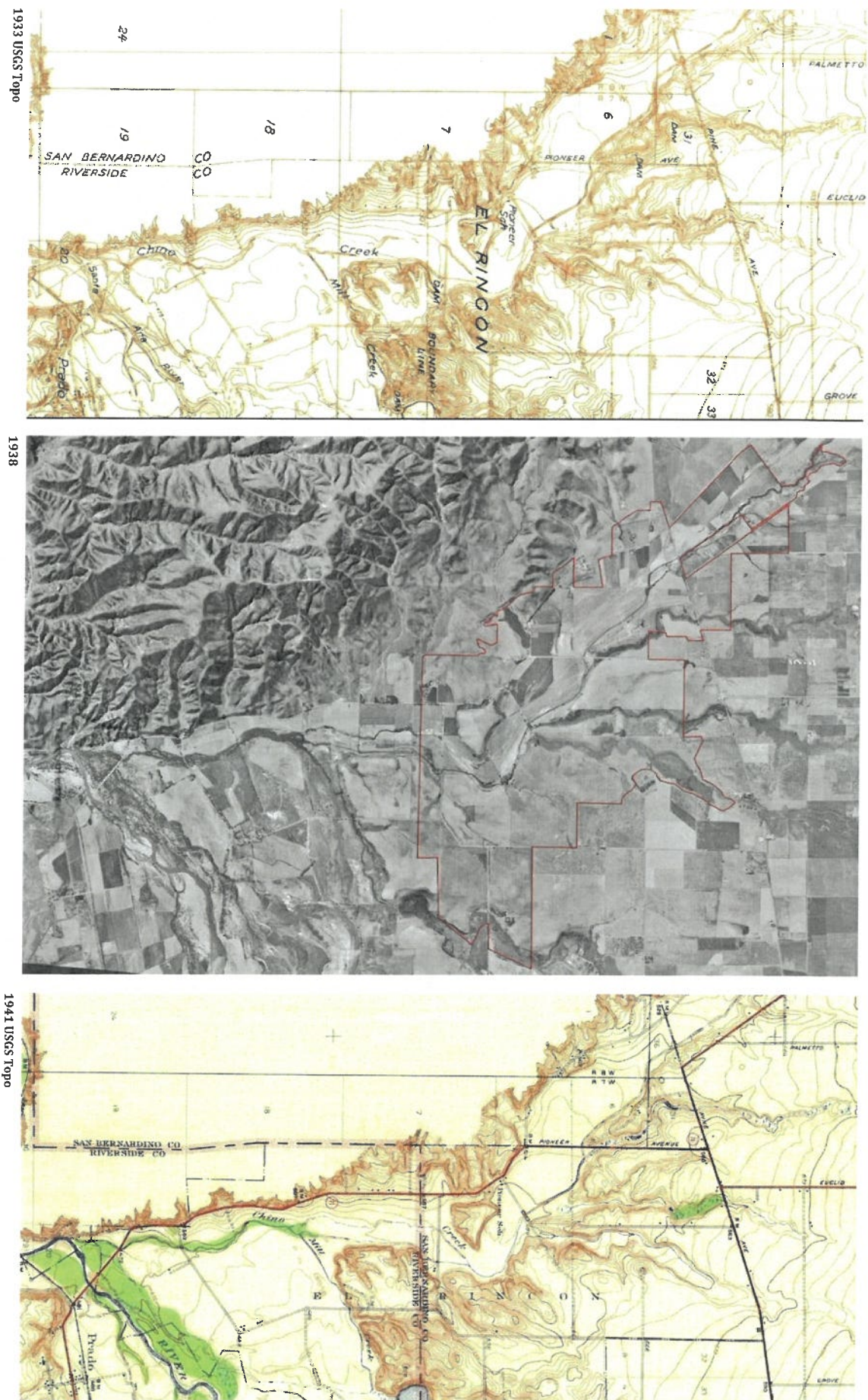


Figure 2-1: Historic Aerials and

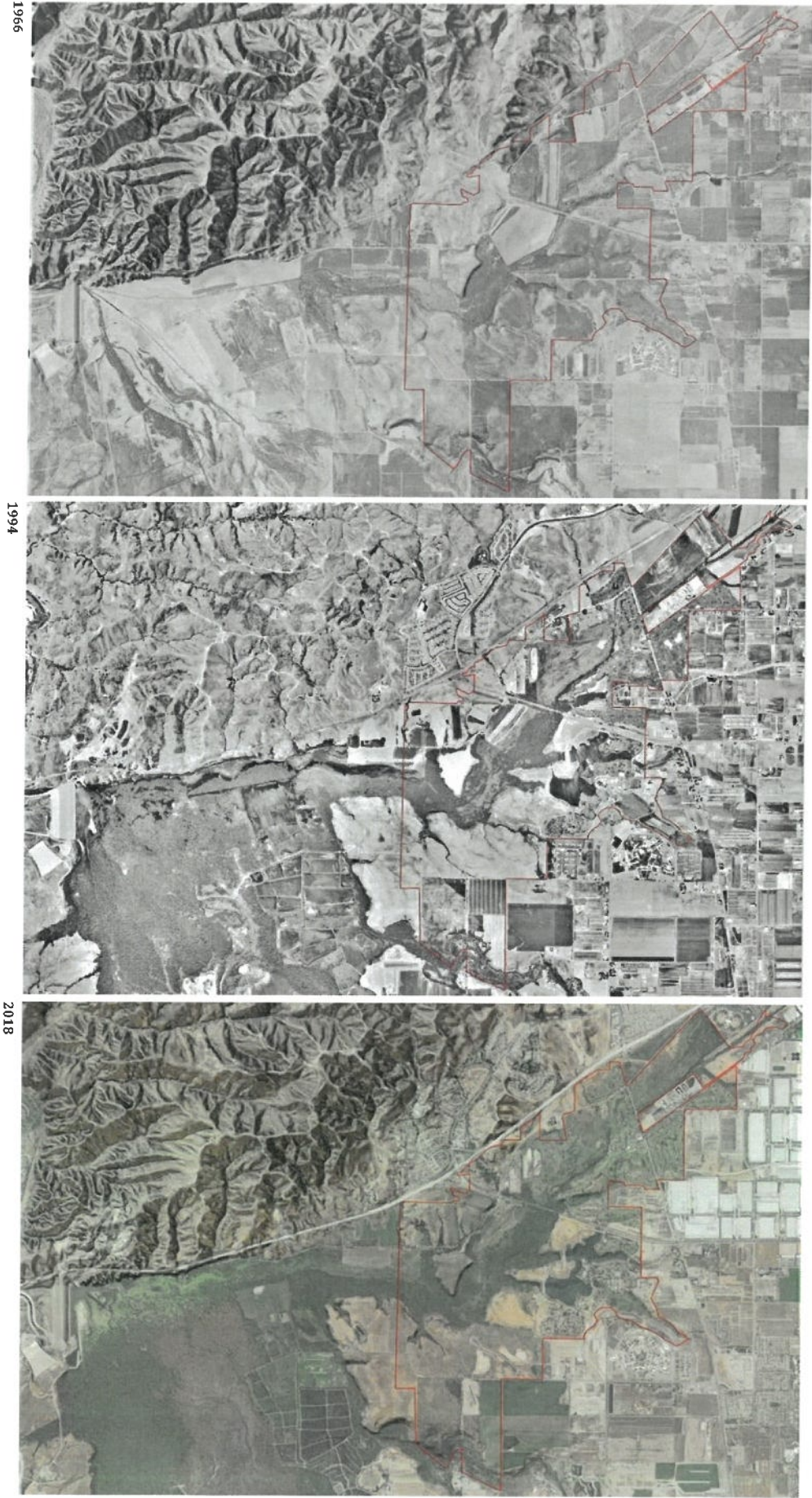


Figure 2-1: Historic Aerials

2.2 Existing Overall Site Statistics

Prado Regional park sits in the Chino Valley basin, covering 2,508 acres, including a 60-acre reservoir in the southwest corner of San Bernardino County. Of this acreage, 268 acres were added recently with the Proposition 70 land purchase at the southeast edge of the park.

The park is bisected by Euclid Avenue and bounded by State Route 71 to the west, Pine Avenue on the north, and Hellman Avenue on the east. Visitors currently access the site from various locations, but the main entry into the improved areas of the park is on the east side Euclid Avenue. In addition, the golf course is accessed from Pine Avenue and is located west of Euclid. Both ranges and dog training facility are accessed off Euclid as well. The equestrian center utilizes the entrance off Pine Avenue and Johnson Avenue. The Proposition 70 land is accessed from Cucamonga Avenue, Hellman Avenue, and McCarty Roads.

The site is generally flat, with some areas of topographic features. Many of the steeper slopes are related to carved out areas of the flood plain. However, rolling hills and larger landform mounds do exist naturally in the area. A summary of slope represented throughout the park area indicates:

Range of Slopes	% of Park
0-2% (Very Flat)	3%
3-10% (Rolling)	29%
11-25% (Steep)	33%
26-53 (Very Steep)%	22%
	100%



The amount of the total park that is dedicated to private/semi-public concessions is 38%, which includes the paint ball park, equestrian center, golf course, model airplane club, archery and shooting range, and dog training area. Another 5% is leased to agricultural leases.

2.3 Existing Overall Site Setting

The park functions and the overall park character are set by a variety of local factors. First, the park is up against the edge of the rolling hills and mountains to the south and west, the flat plains and meadows to the north and south, and the flood plain that runs from north to south through the park. This flood plain is punctuated by mature trees and agricultural lands throughout the park and its surroundings.



The presence of large trees, agricultural remnants, and the visibility of water all combine to create a naturalistic and pastoral-like setting for the park. The primary Prado Pond is a focal point for much of the developed parkland. The riparian corridor is the central open space that appears natural, although some of these areas consist of non-native trees and disturbed agricultural areas. The mountains provide a backdrop and define the valley space, with their presence all around the park. These characteristics allow the park to be a draw to the region. If coupled with improvements and activities proposed for the park, they can result in a significant pull on the public to visit this park. Figure 2-11 shows how some of the site's hydrologic features set the overall form of the park and provide habitat, fishing areas, ponds, and the heavy growth of trees on the site.



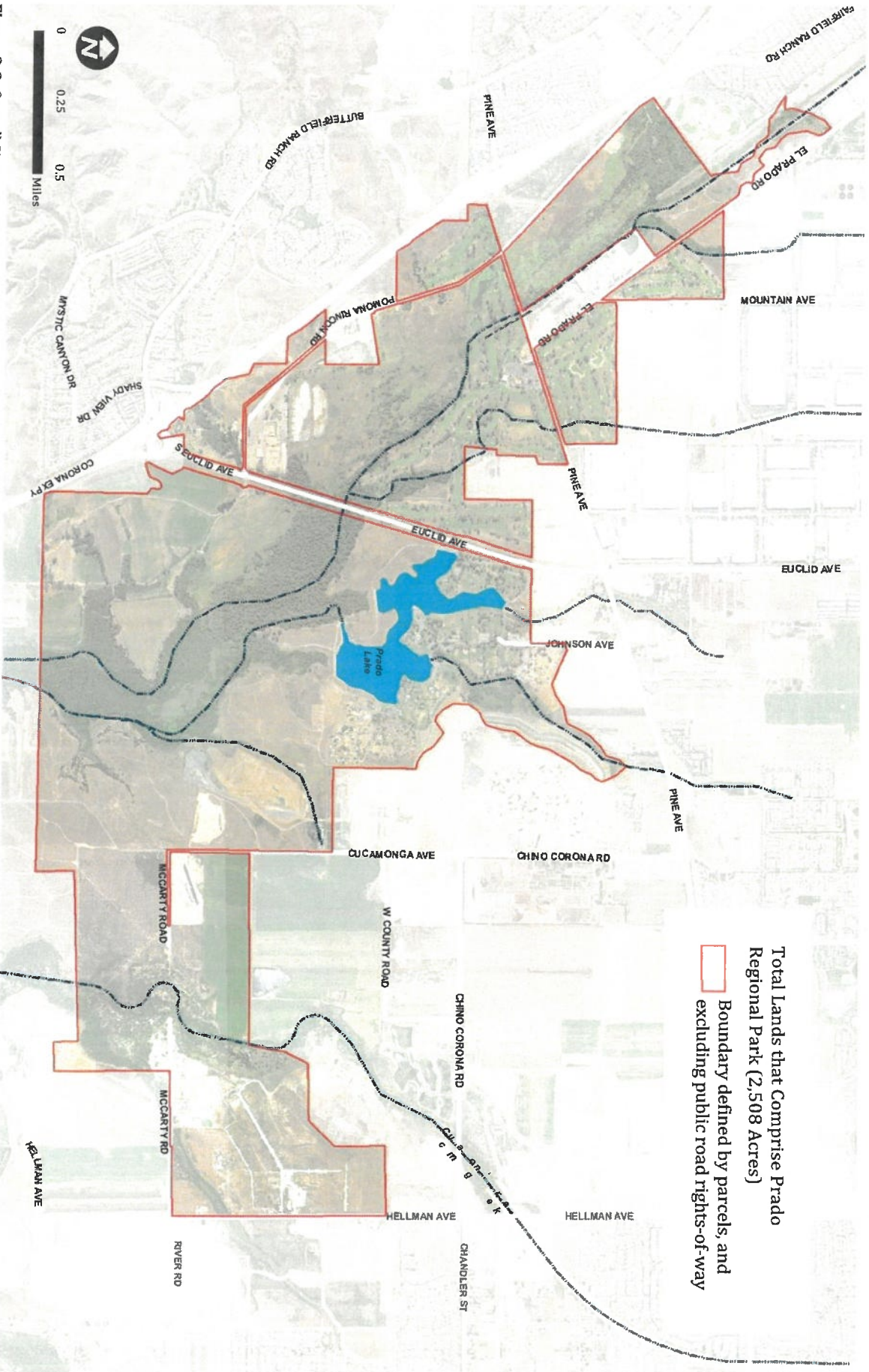


Figure 2-2: Overall Site

2.4 Existing and Surrounding Land Uses

2.4.1 Existing Land uses

The entire boundary of Prado Regional Park (2,508 except for the 268 acres of land purchased by Prop. 70 funds owned by the County of San Bernardino) is leased by the County from the Corps of Engineers. Under the lease, the Corps has designated the area used mostly for Open Space and Recreation. Activities offered within the park include an 18-hole golf course, Frisbee golf, active recreation, a children's universal playground, children's zero-depth water play area, picnic facilities, camping, fishing, nature trails, a meeting room with an 80-person capacity, hiking trails, mountain bike trails, horseshoe pits, and multi-purpose sports fields. Other land uses that are under sub-leases from the County to concessionaires include: agriculture, hunting dog training, archery, gun/ skeet range, paint ball range, a model airplane airfield, and equestrian stables. The existing land uses of the site is illustrated and summarized in Figure 2-3.

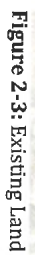


2.4.2 Surrounding Land uses

A substantial number of vacant parcels can be found surrounding the site. A significant amount of agriculture also exists, although it is disappearing rapidly. Some of these agricultural areas have evolved into business parks to the northwest of the park. Residential development has also created a substantial number of acres and units for housing to the north and northeast. Development to the east of the site has begun and is likely to change the land use mix substantially in these eastern areas within the cities of Eastvale and Chino.

Future land use maps indicate that many of the parcels directly adjacent to the site are to be open space or other park areas. Just slightly beyond these areas, there are several mixed used, multi-family and single family land uses to the northeast and west sides of the park. To the northwest of the park, the majority of the parcels are indicated as heavy industrial with retail and commercial as a buffer between the industrial and residential areas.





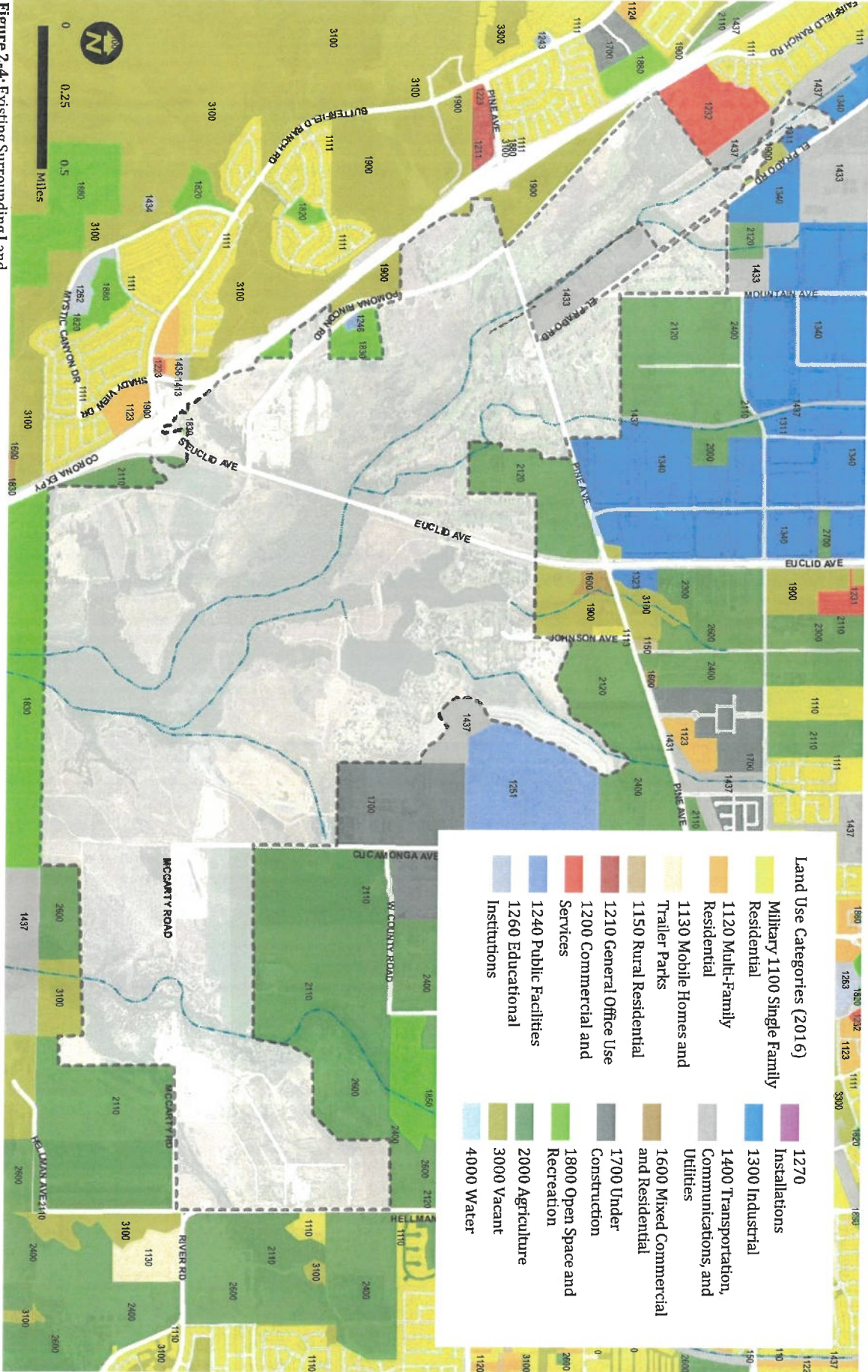
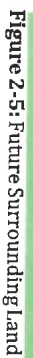


Figure 2-4: Existing Surrounding Land



2.4.3 Existing Concessions and Land Leases

Concessionaires include:

1. Prado Equestrian Center with rentals, boarding, and guided trail rides.
2. El Prado Golf Courses that features two 18-hole golf courses.
3. Prado Olympic Shooting Park for target and sport shooting practice.
4. Oranco Bowmen Archery range.
5. Prado Recreation Dog Training Park with a dog training facility and kennel.
6. Pomona Valley Model Airplane Club for flying remote control model airplanes.

All of these concessionaires have a lease with the County who, in turn, has a lease with the Army Corps of Engineers. All modifications to their land leases are required to be approved by the Corps as well. Currently, all leases are expired, and the tenants have a month-to-month holdover in their lease agreements. The intent after this master plan is adopted is that all concessionaires who wish to stay in the park are likely to negotiate new long-term leases. In the master plan's absence, tenants are not likely to invest in their properties without the availability of a long-term lease.

A series of stakeholder interviews involving six existing concessionaires and five staff interviews were conducted on September 11, 2018. Discussions included the status of the existing leases, the park operations, and the existing conditions of the park. These discussions were taken into account throughout the project when developing alternatives and the final plans.

The following is a listing of key recurring themes identified in the stakeholder

Infrastructure issues such as electrical service, availability of water, irrigation, and plumbing, as well as the condition of existing, aging buildings, restrooms, roads, signage, lighting, and parking. Entrance and exits are perceived as dangerous – difficult to cross traffic on Euclid. Perception that staffing and maintenance have been decreased by the County. No maintenance on the sports fields.

Camping is the money maker

Snack shop has not been used in five years

No sidewalks, safety concern for pedestrians and bicyclists

The park is in bird migration paths – big for bird watchers.

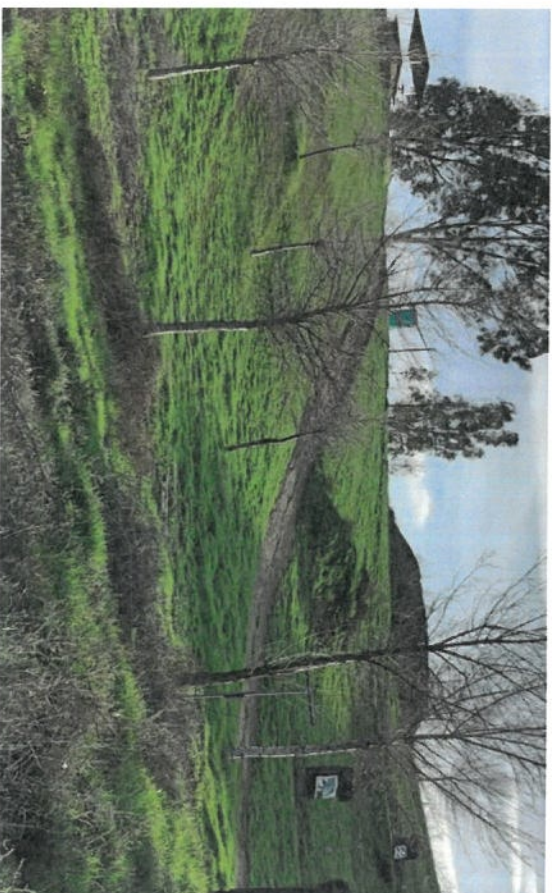
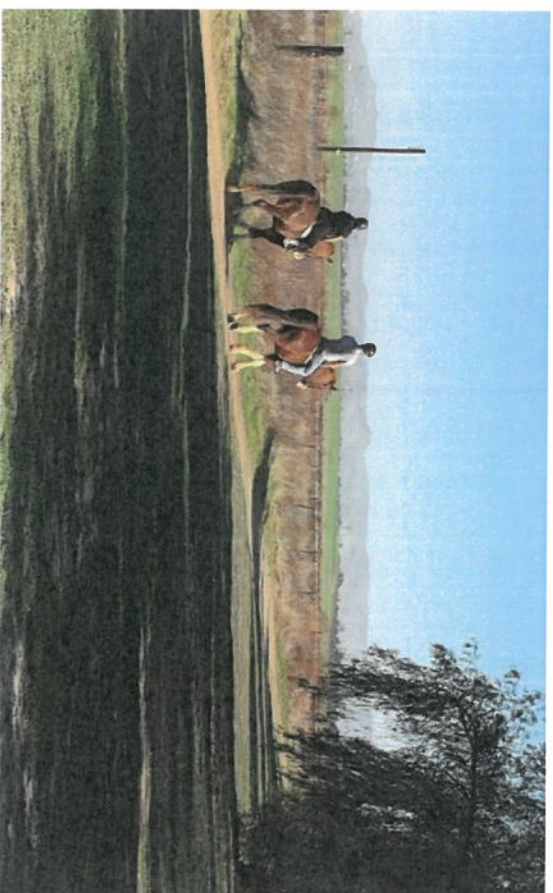
Need improved marketing and advertising

The lake is the jewel of the park

Concessionaires passionate about their businesses and providing good service

Concessionaires concerned that they don't have long term leases

Need additional amenities such as upgraded play equipment, additional trails and paths, shelters, renovated multi-purpose room, snack bars, additional camping, new restroom or showers for group camping areas, group camping, add Wi-Fi and cable



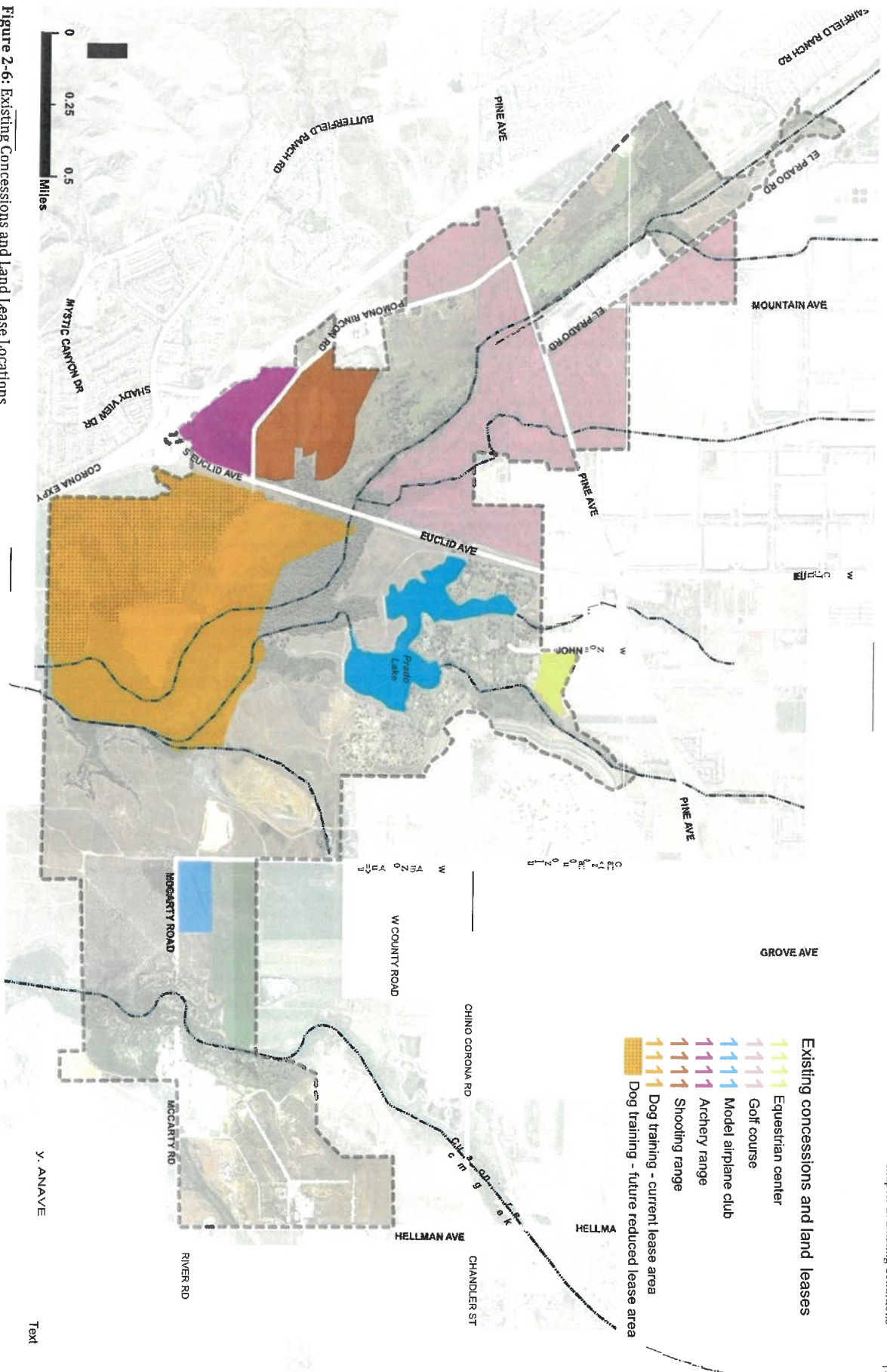
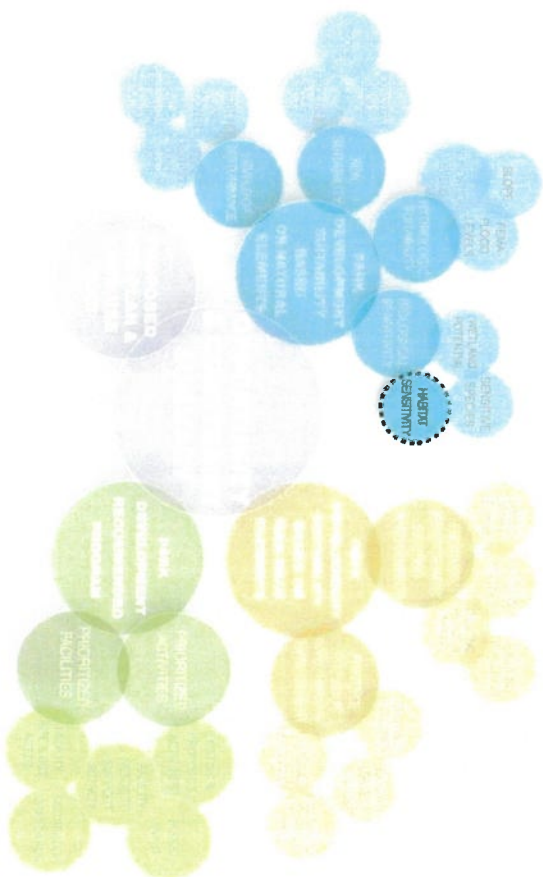


Figure 2-6: Existing Concessions and Land Lease Locations

2.5 Natural Resource Conditions

Existing natural resources on the site, including biological features, hydrological features, soil features, geological features, and landform features were evaluated. The diagram below shows where the map on the right side of the page was used to develop subsequent overlays and analysis that resulted in maps that were used to determine the constraints and opportunities for park areas. The resulting maps are shown in Chapter 5. The first outer ring of maps, known as existing conditions, are the smaller circles around the larger circles. The medium sized circles represent some level of composite map, made up of the first ring of existing condition maps. The largest circles are the composites of all mapping products that can be used to determine where park development should and should not be encouraged. This resulting composite map will be used to also direct appropriate management and maintenance activities for future park operations.



2.5.1 Geologic Conditions

The underlying geology as well as surface geology contribute to the physical form of the project site, as well as the creation of soils and unique landforms. No particular geologic hazards exist in the immediate area that would dramatically prevent park development. The geology is mostly responsible for the large underground aquifers that represent opportunities for groundwater storage and water quality filtration.

2.5.2 Soils Conditions

Soils help to determine the fertility of an area and contribute to maintaining or evolving different landforms and slopes that may either be opportunities or constraints. The soils map shows a large amount of variability in conditions. Subsequent chapters evaluate and describe what these maps mean to development potential of parklands or habitats.

2.5.3 Slope Conditions

Slopes can often determine buildable sites or park development opportunities. Lands that are too flat can often result in poor drainage and flooding. Sites with steep slopes may be difficult for the construction of parking lots, roadways, buildings, and park amenities. The overall elevation of the areas relative to Chino and Mills Creeks determines the flooding and inundation levels for the park. Generally, the sloped areas along the more commonly flooded river banks are steeper due to erosion.

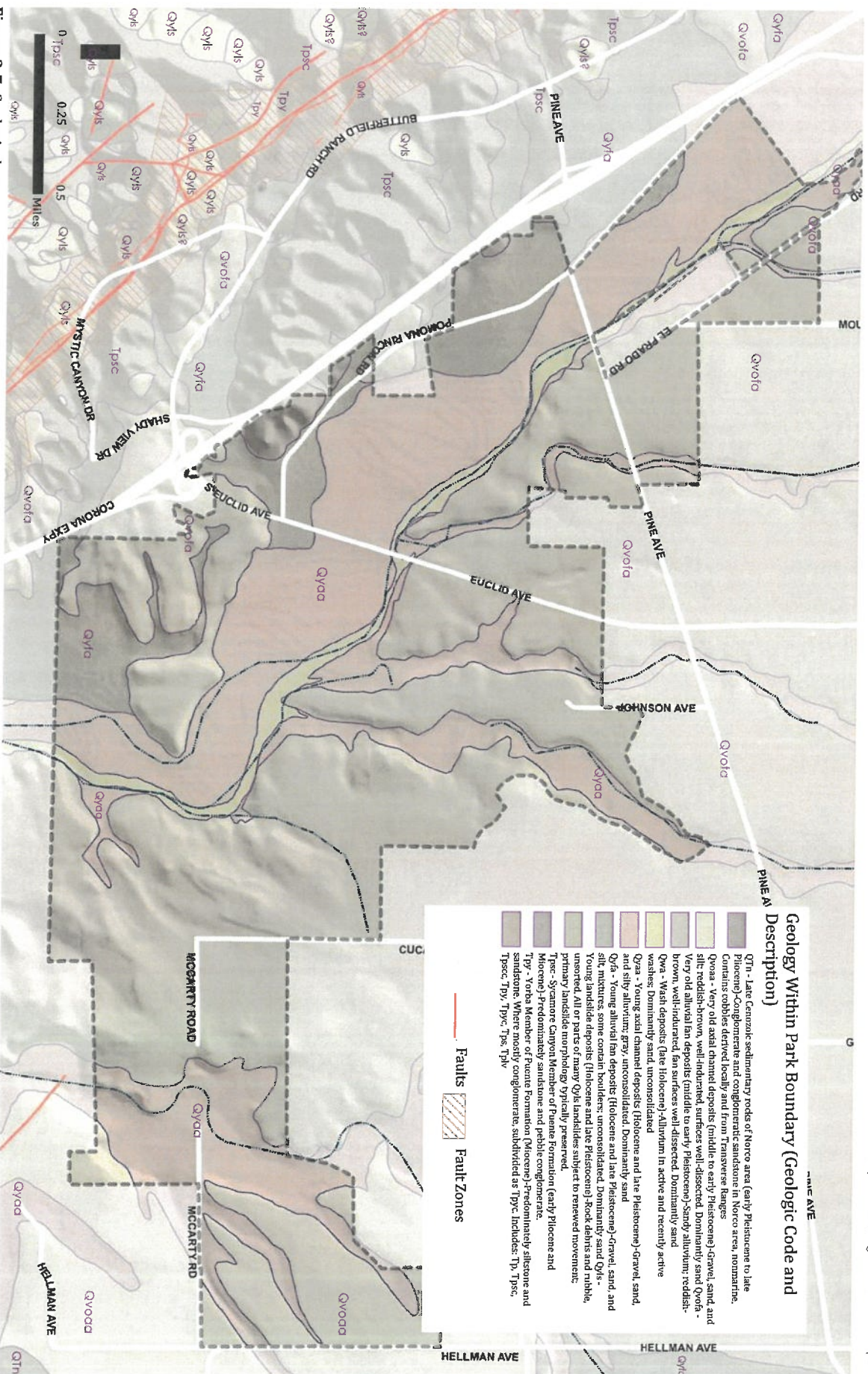
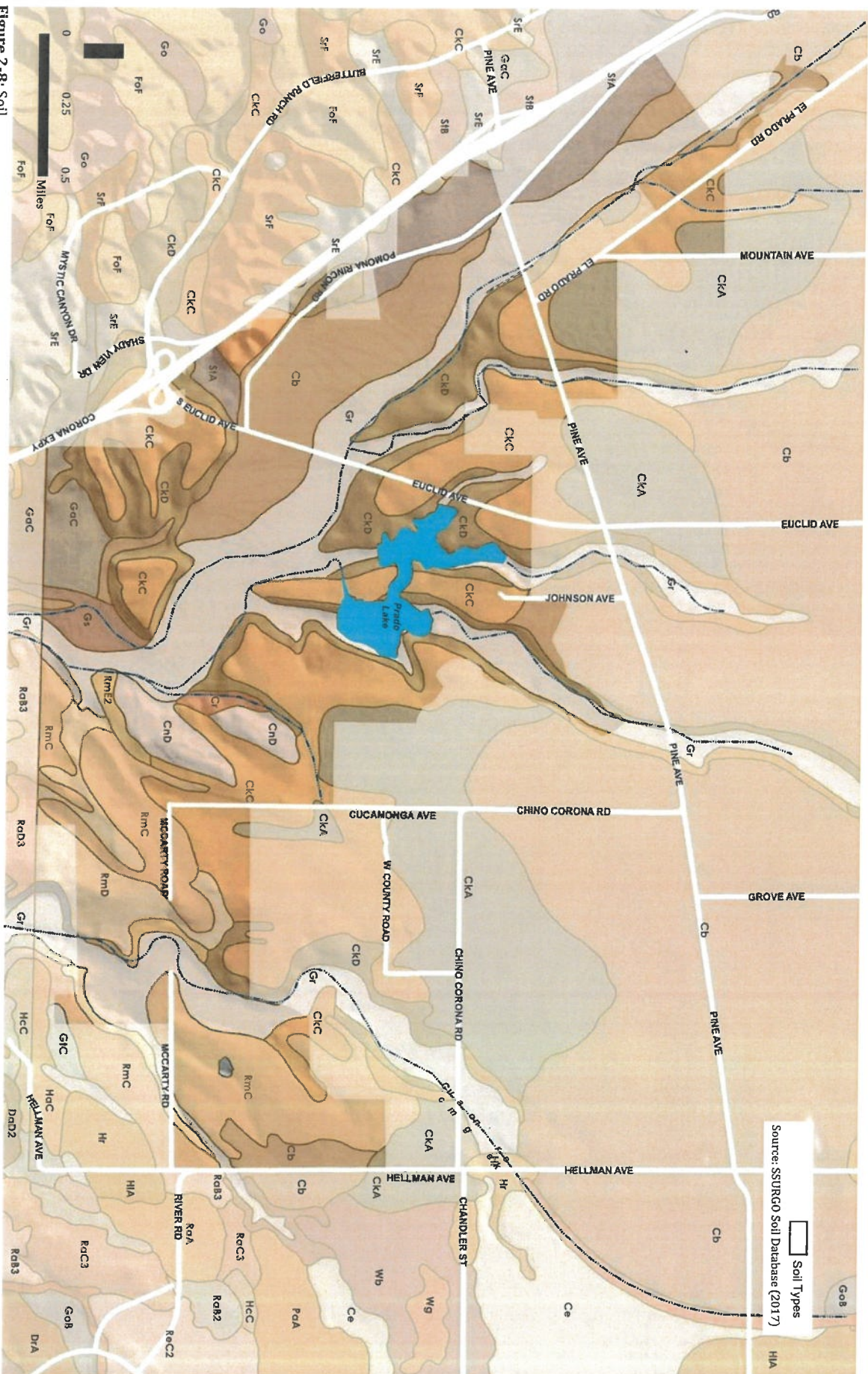


Figure 2-7: Geological



Future EHL Condition Sub-Areas

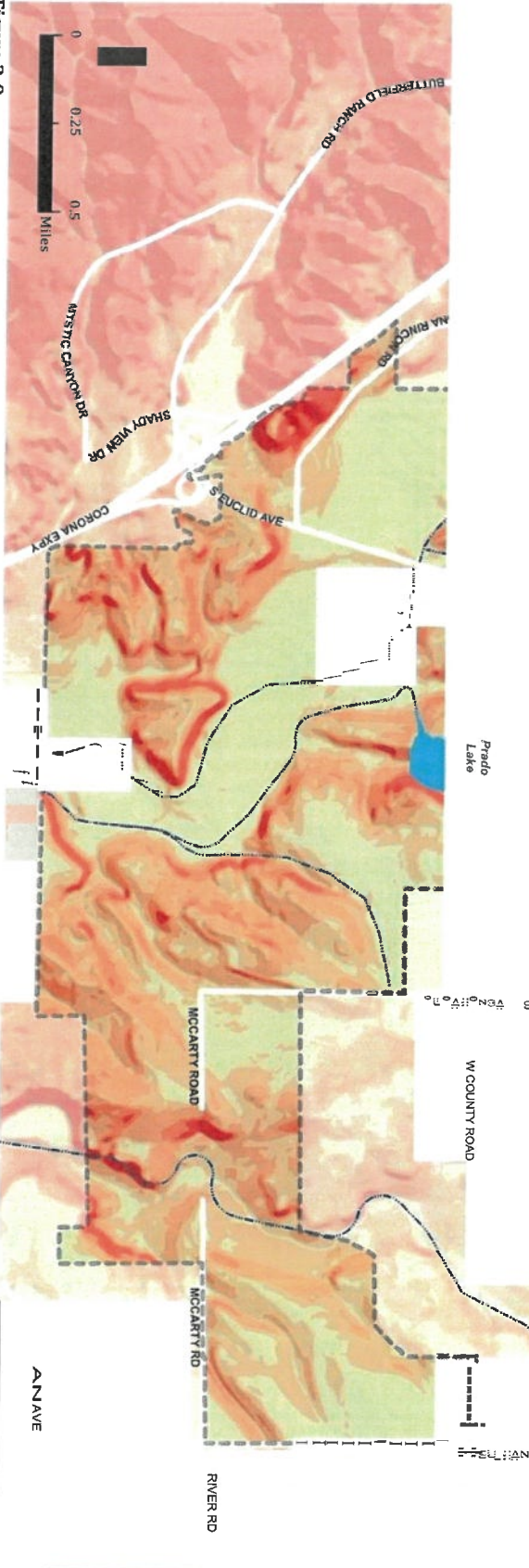
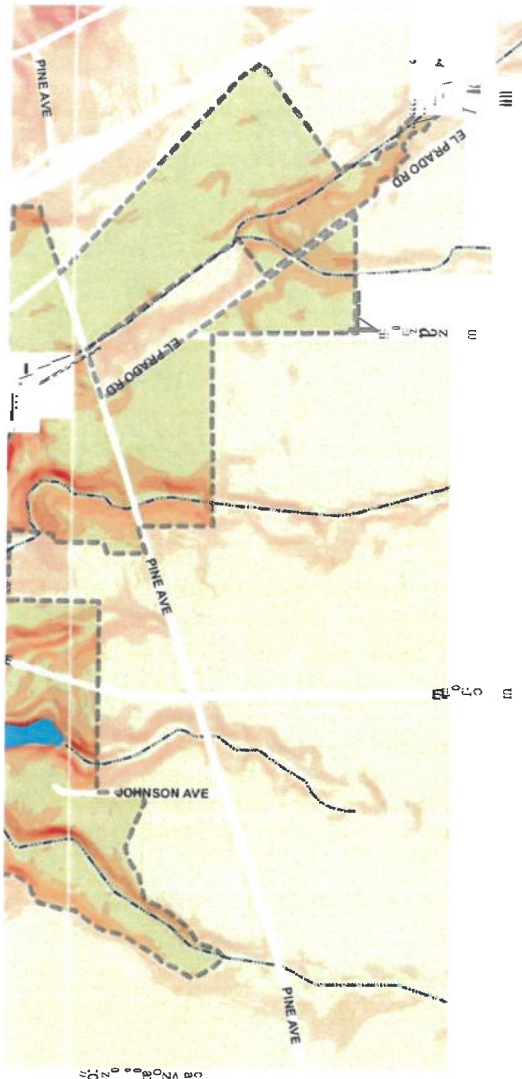


Figure 2-9:

2.5.5.4 Sensitive Species

This data represents detailed vegetation cover which is grouped into levels of habitat sensitivity ranging from high to no known sensitivity. Similar to many of the other natural resources and their sensitivity towards development, habitat sensitivity follows the water corridors that run across the site, including both Cucamonga and Chino Creek and other feeder creeks. Most of the Proposition 70 land, as well as the golf course, ranges, and developed part of the park do not contain known sensitive habitat. Historically, the area has been heavily grazed, farmed, and cultivated, resulting in many areas that do not have any native plant species or habitats. Additional analysis in Chapter 5 shows how these sensitive areas have been mapped, composited, and used to determine appropriate land uses and opportunities for habitat restoration and enhancements.



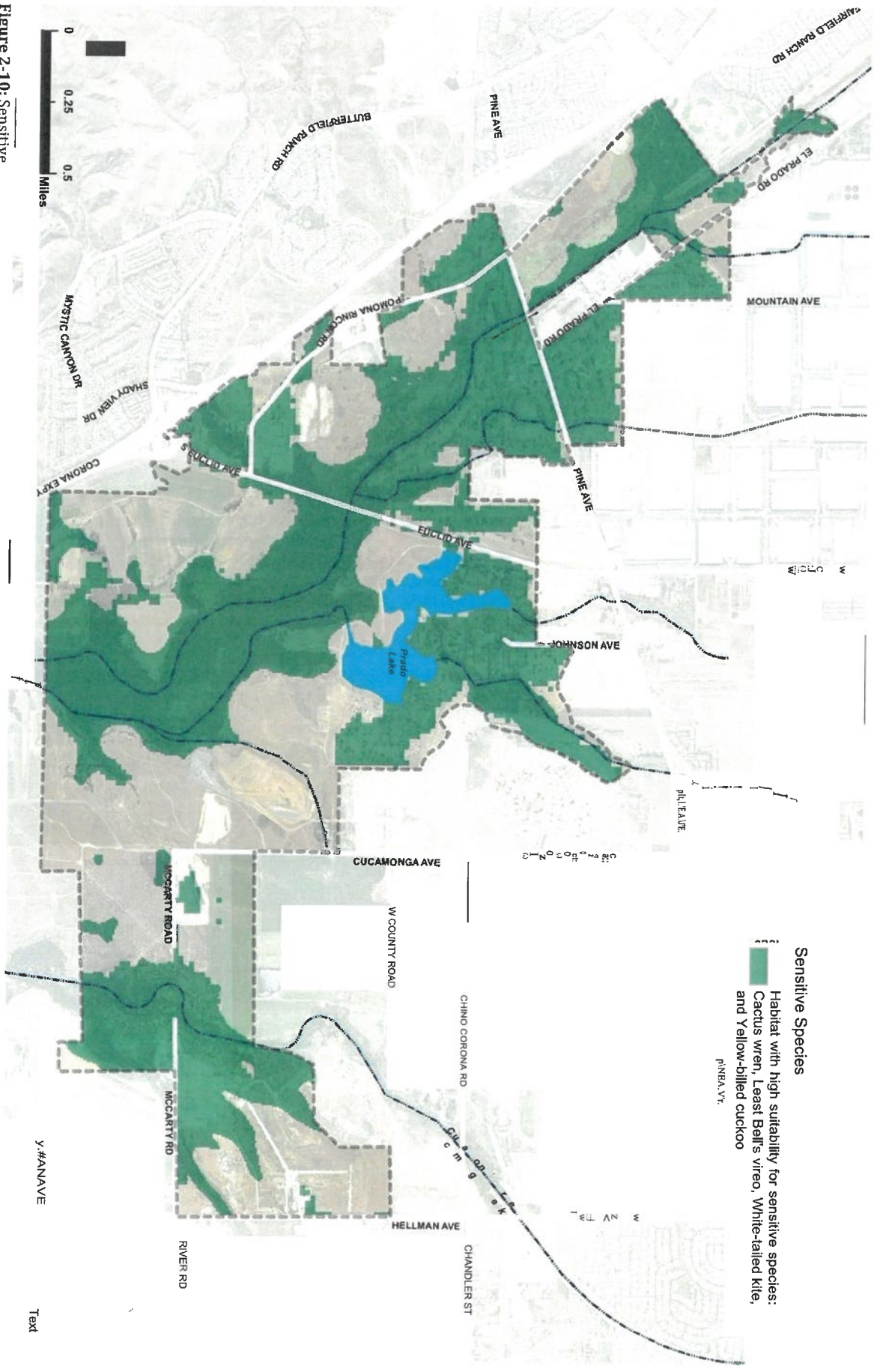


Figure 2-10: Sensitive

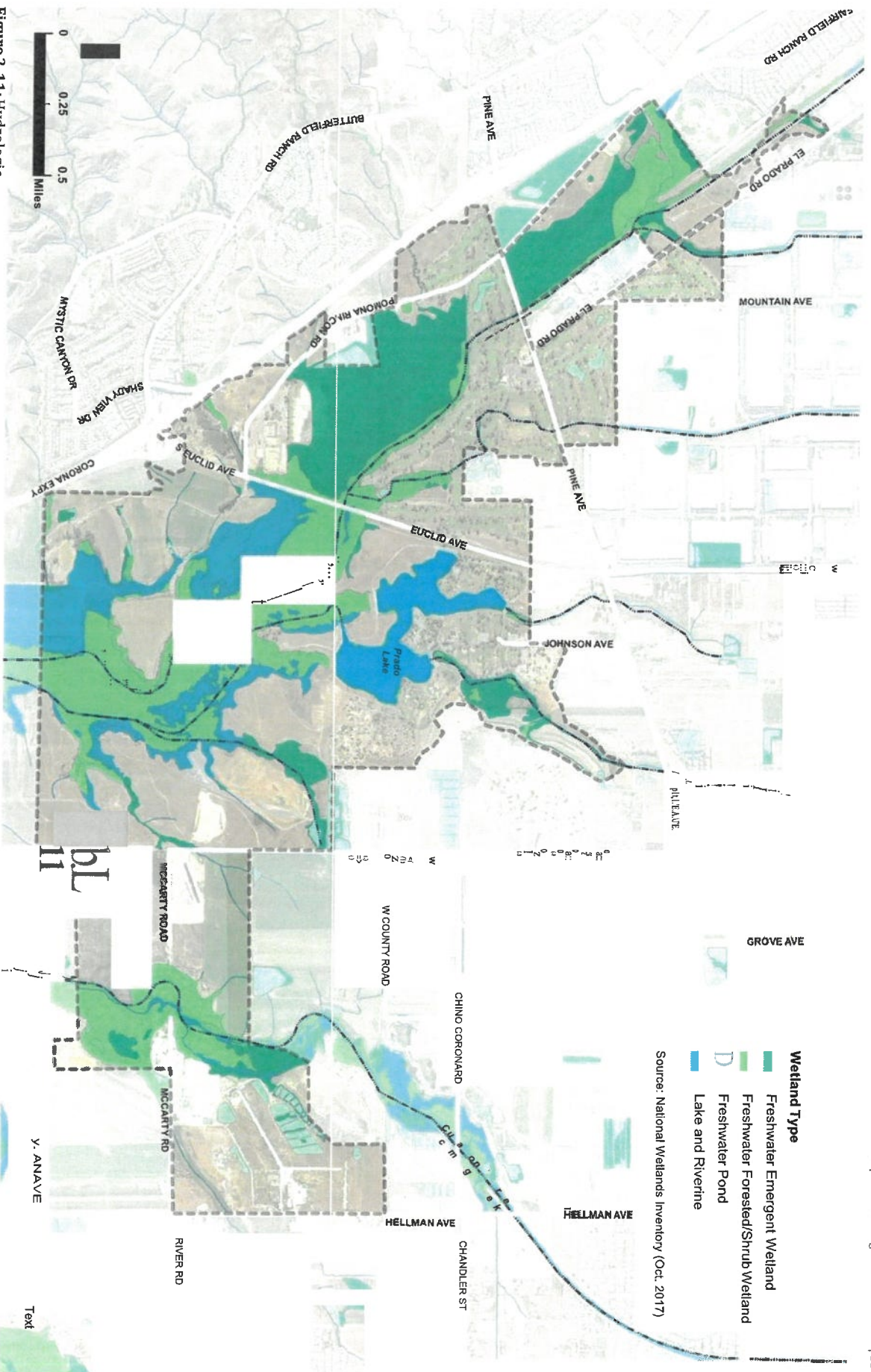
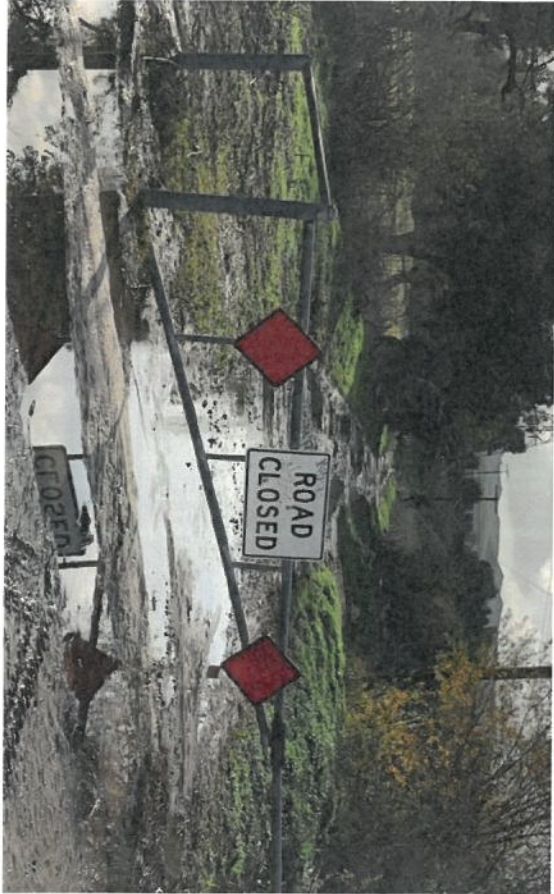
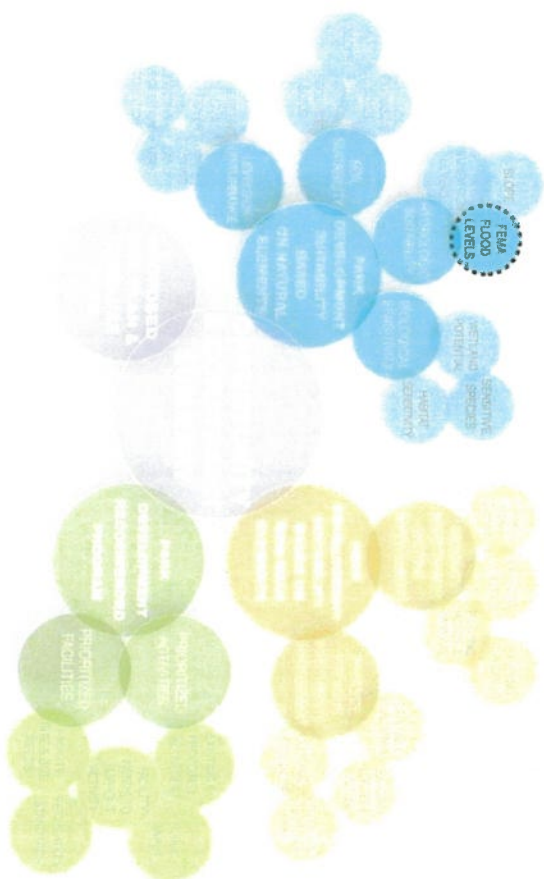


Figure 2-11: Hydrologic

2.5.6 FEMA Flood Levels

The majority of the park boundaries fall within a Special Flood Hazard Area (SFHA) according to FEMA. SFHAs are defined as the area that will be inundated by the flood event having a one percent chance of being equaled or exceeded in any given year. The one percent annual chance flood is also referred to as the base flood or 100-year flood.

Flooding is a dramatic constraint for the park and should be considered as its most serious challenge. However, the flooding is due mostly to slow rising waters from behind Prado Dam and not based just on rain induced river swelling and the associated erosive forces of moving water that can result in serious levels of landform, siltation, erosion, and long term changes in habitats.



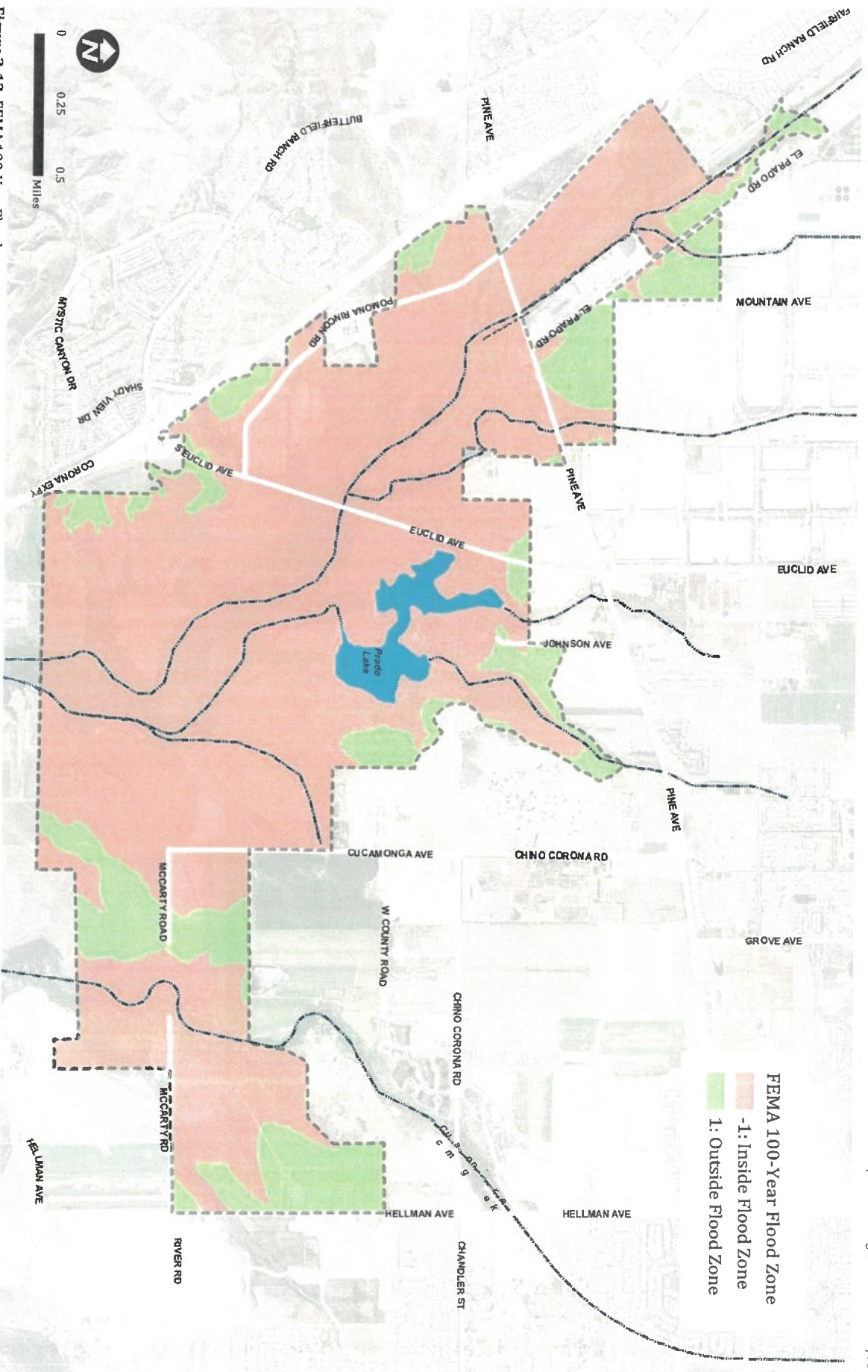


Figure 2-12: FEMA 100-Year Flood

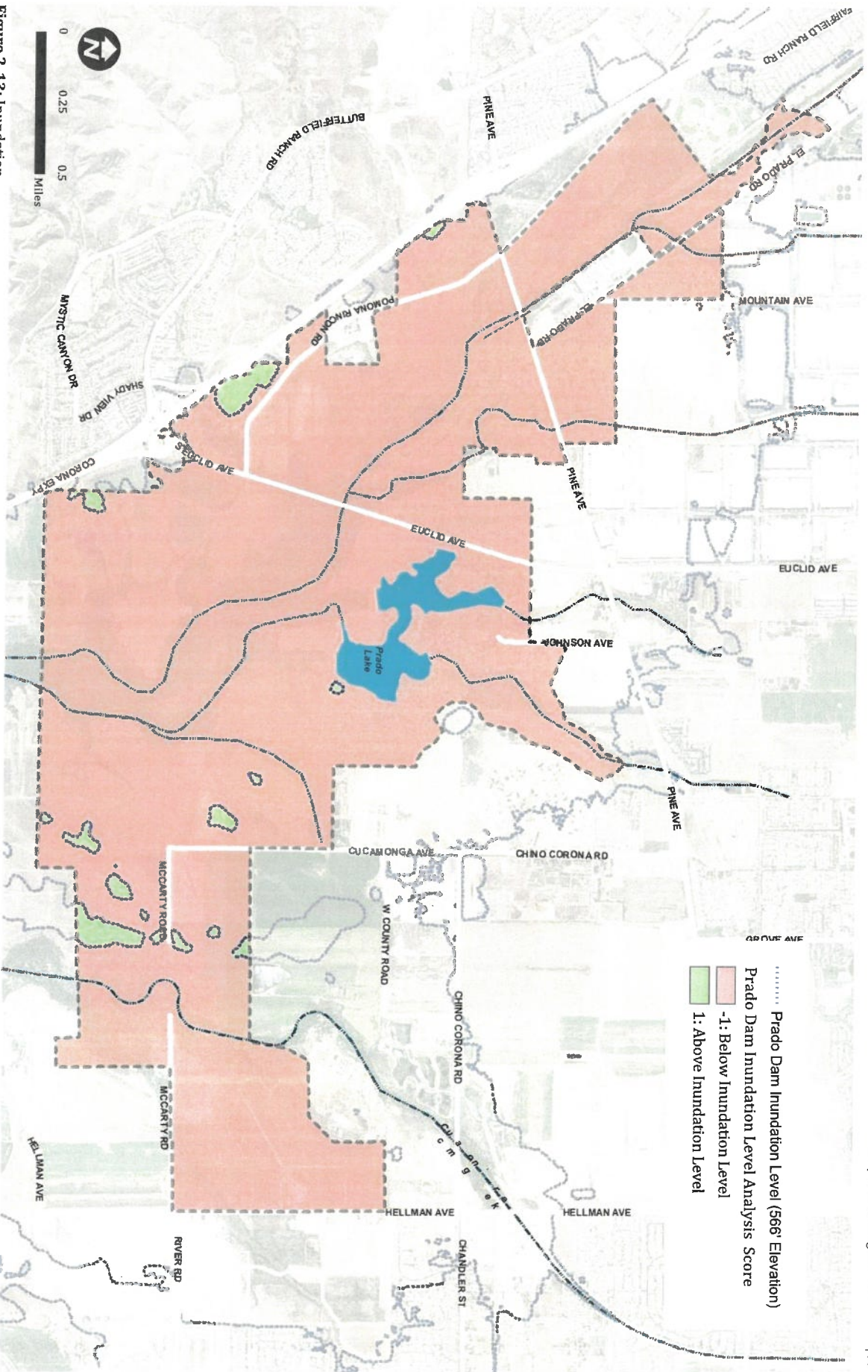


Figure 2-13: Inundation

2.5.8 Slope Analysis

Because the area has historically served as an alluvial fan, the majority of the slopes are in the range of 0-2 percent. Where there are elevation changes, the slopes are moderate and fall within 2-15 percent. There are only a few areas that are over 15 percent. The flatter slopes are ideal for larger recreational fields, camping areas or large buildings that require larger areas of relatively flat space, whereas some recreational activities, such as adventure parks or skills courses, can benefit from the natural sloping terrain.



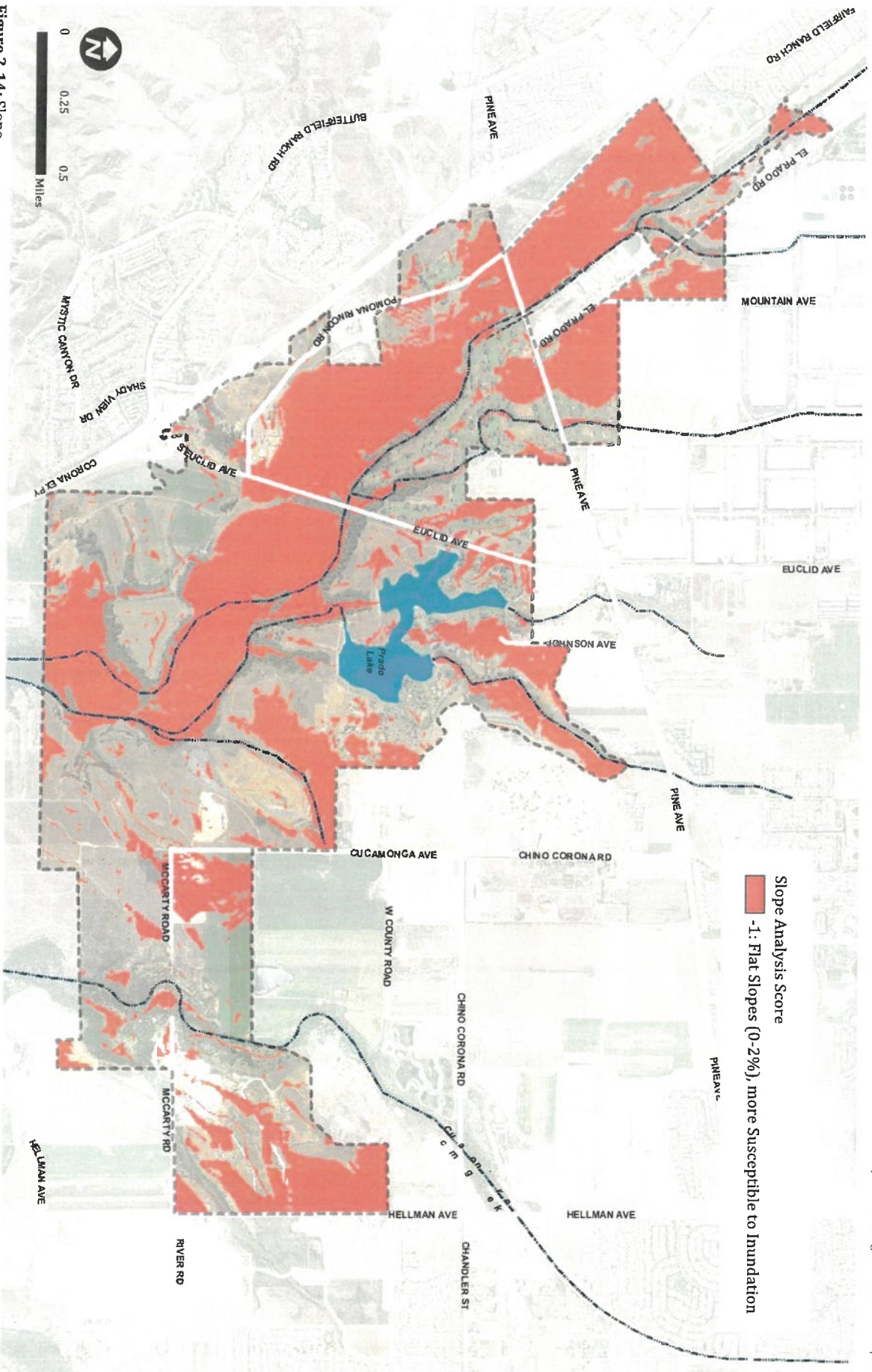
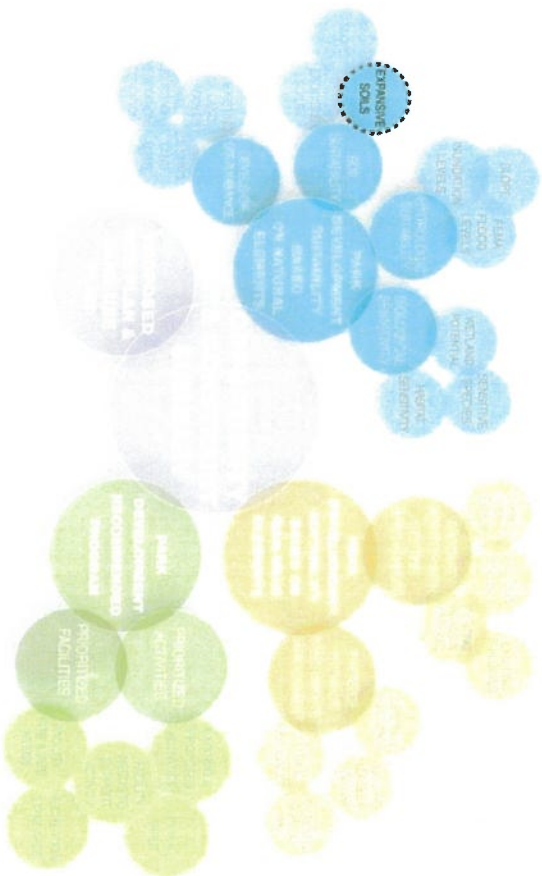


Figure 2-14: Slope

2.5.9 Expansive Soils - Soil Suitability

There are approximately 21 different soil types within the area and even less within the park boundaries. In general, these soils can be classified as either clay loam, sandy loam, or gravelly loam. Of these different types of soils, clay typically has the most expansive characteristics and is not ideal for the development of new structures without costly solutions to reduce their shrink and swell properties. The following map identifies where the expansive soils are generally located within the park boundary and where high investment structures should be avoided when possible



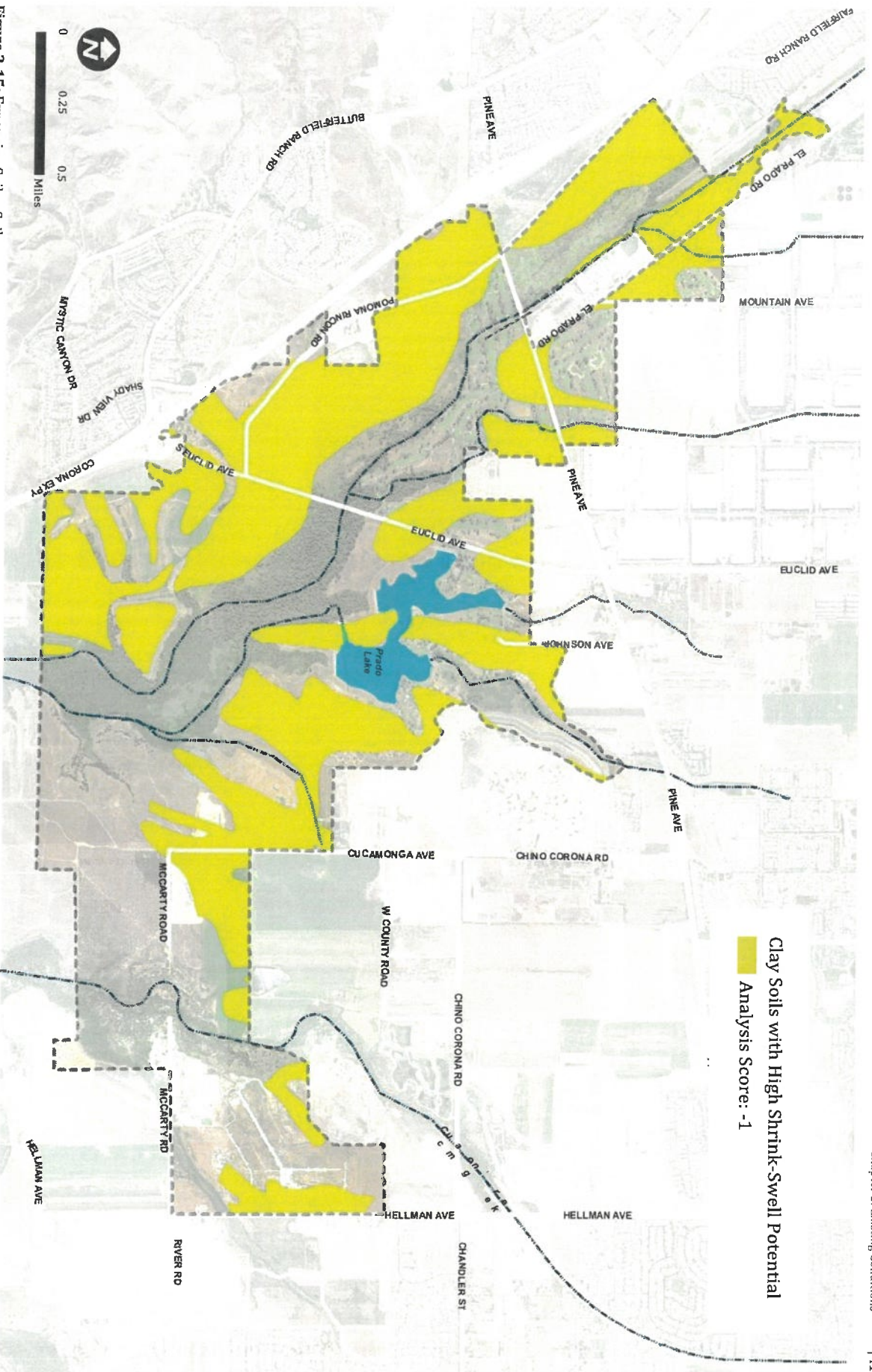
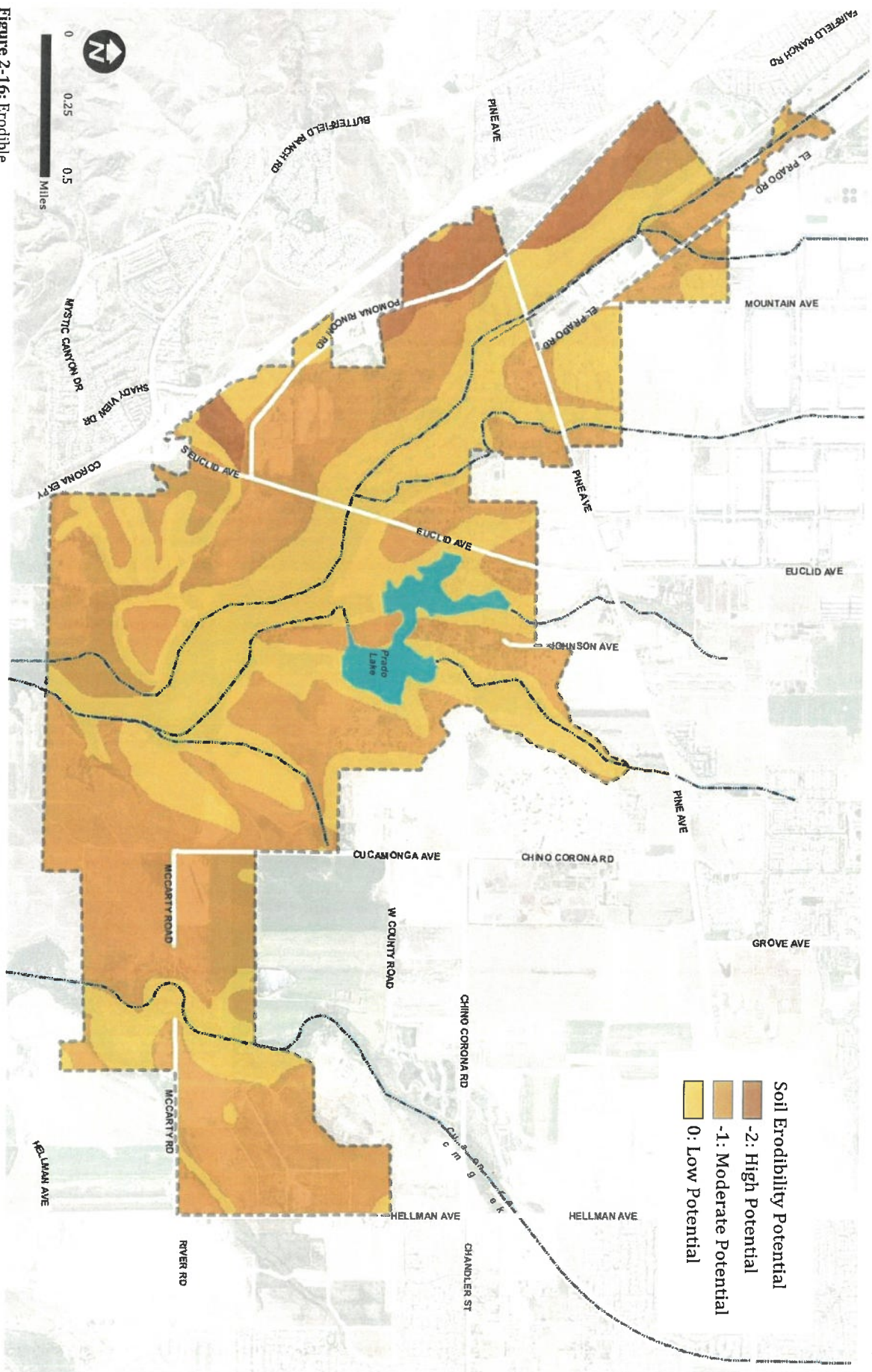


Figure 2-15: Expansive Soils - Soil



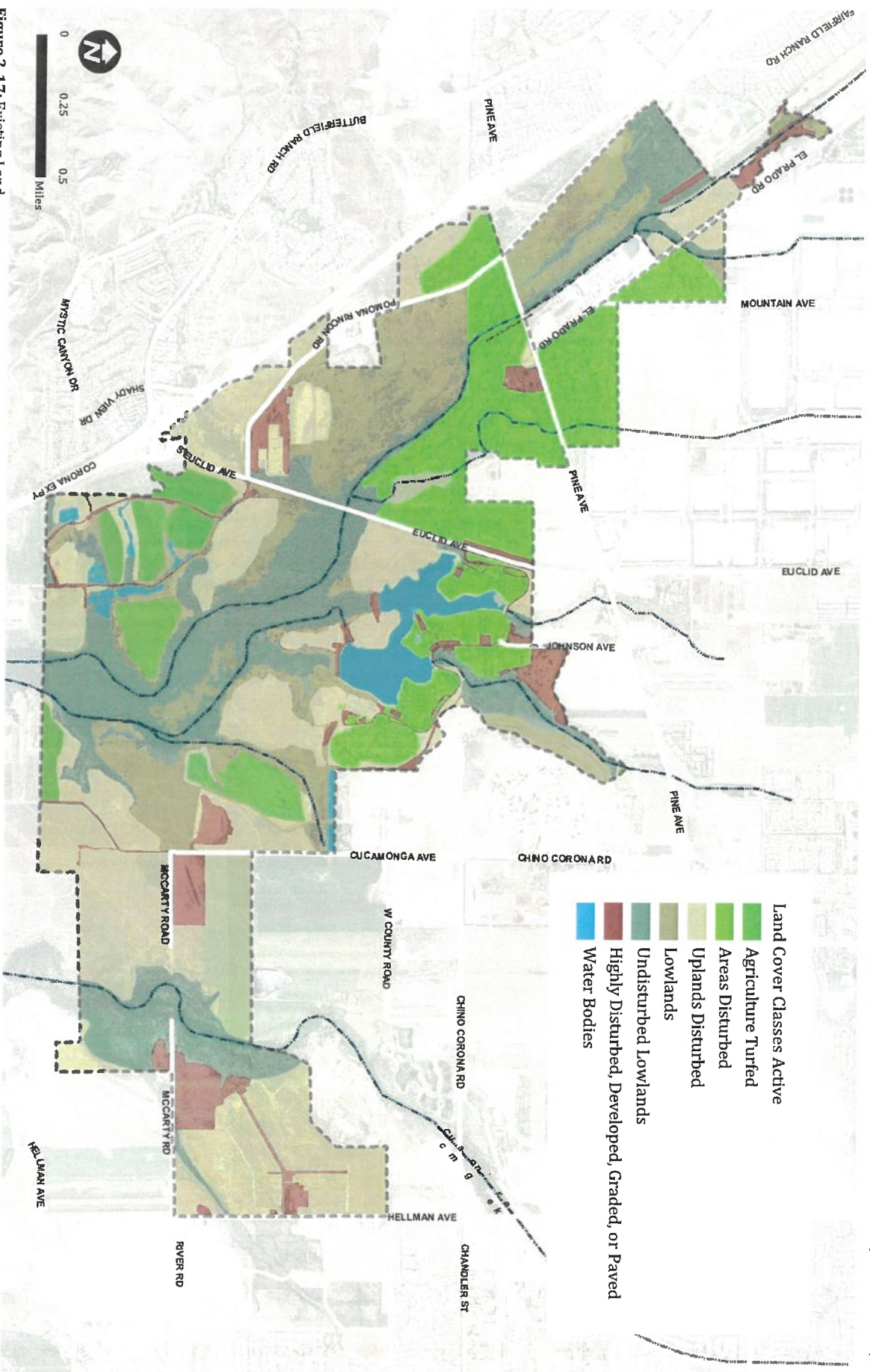


Figure 2-17: Existing Land

2.5.5.12 Existing Vegetation Condition

The vegetation on site ranges from native to non-native, with the majority of the area being non-native cover including urban, recreation, non-native grass, and eucalyptus. Agricultural is located mostly on the perimeter of the site. Most riparian vegetation, mixed grassland/shrubs, or annual grasslands can be found associated with and adjacent to the watershed and creeks running through the site.



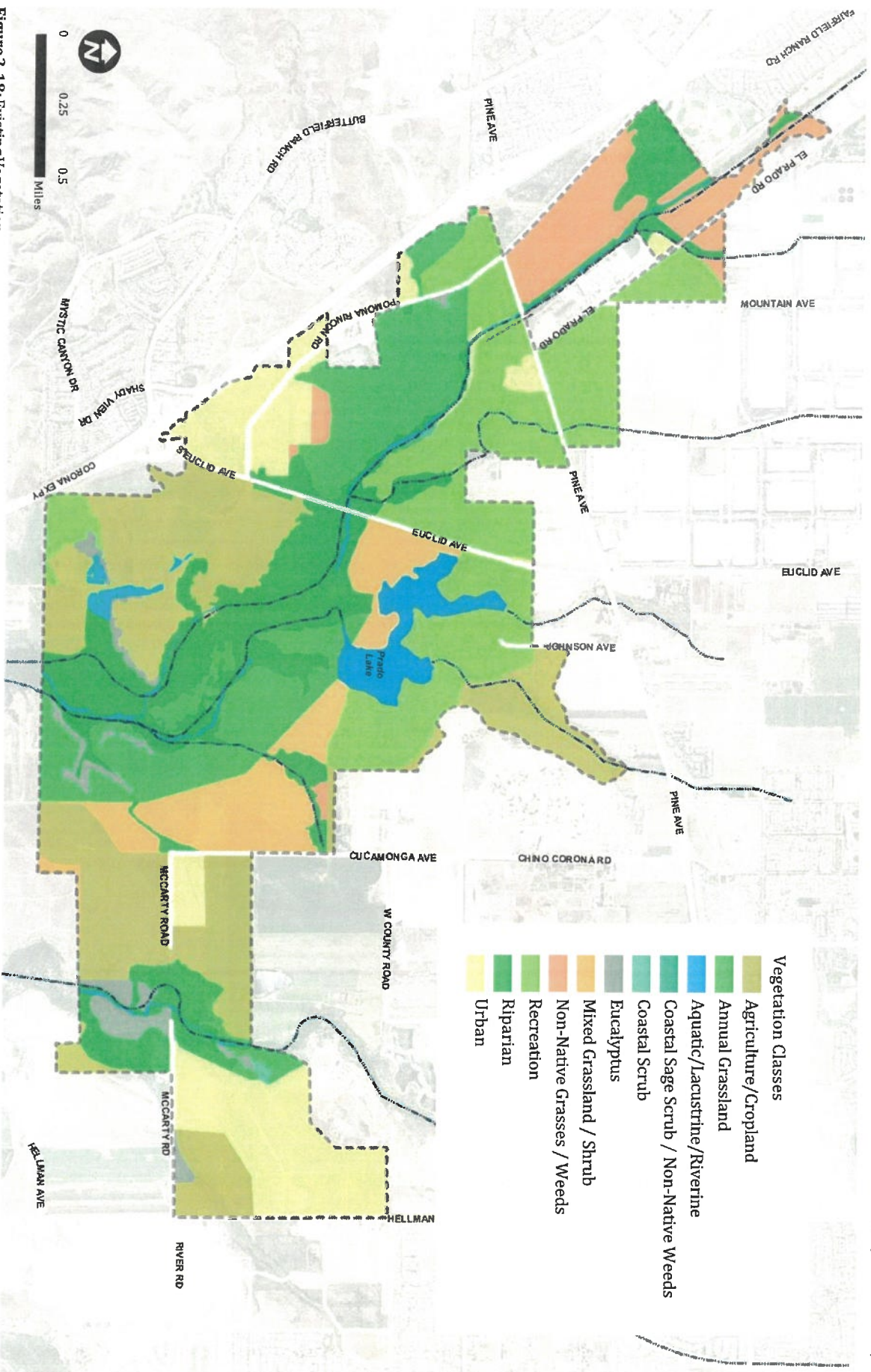


Figure 2-18: Existing Vegetation

2.6 Man-Made Resource Conditions

In addition to natural resources, all of the man-made resource conditions were reviewed and documented. These included motorized and non-motorized circulation and features, buildings, utilities, easements and right-of-ways, and cultural or historic features.

2.6.1 Existing Buildings

All existing buildings on site are typically associated with the various concessioner developments or support buildings or maintenance. The golf course includes an existing clubhouse and maintenance building. The dog training facility has structures for boarding dogs and a small office on the site. A series of stables for boarding horses is within the equestrian facility. Adjacent to the equestrian facility is where the County has the maintenance yard, including buildings for maintaining the main areas of the park. All existing structures on site are in fair condition because of the ages of some of the buildings, and could use significant upgrades. The multi-purpose room on site includes a fully-equipped kitchen and restrooms with a capacity of 80 people, and is frequently rented for events. The paint ball facility utilizes modular buildings for their offices on the Proposition 70 land. A few historic foundations can be found in the lower southwest corner of the site.



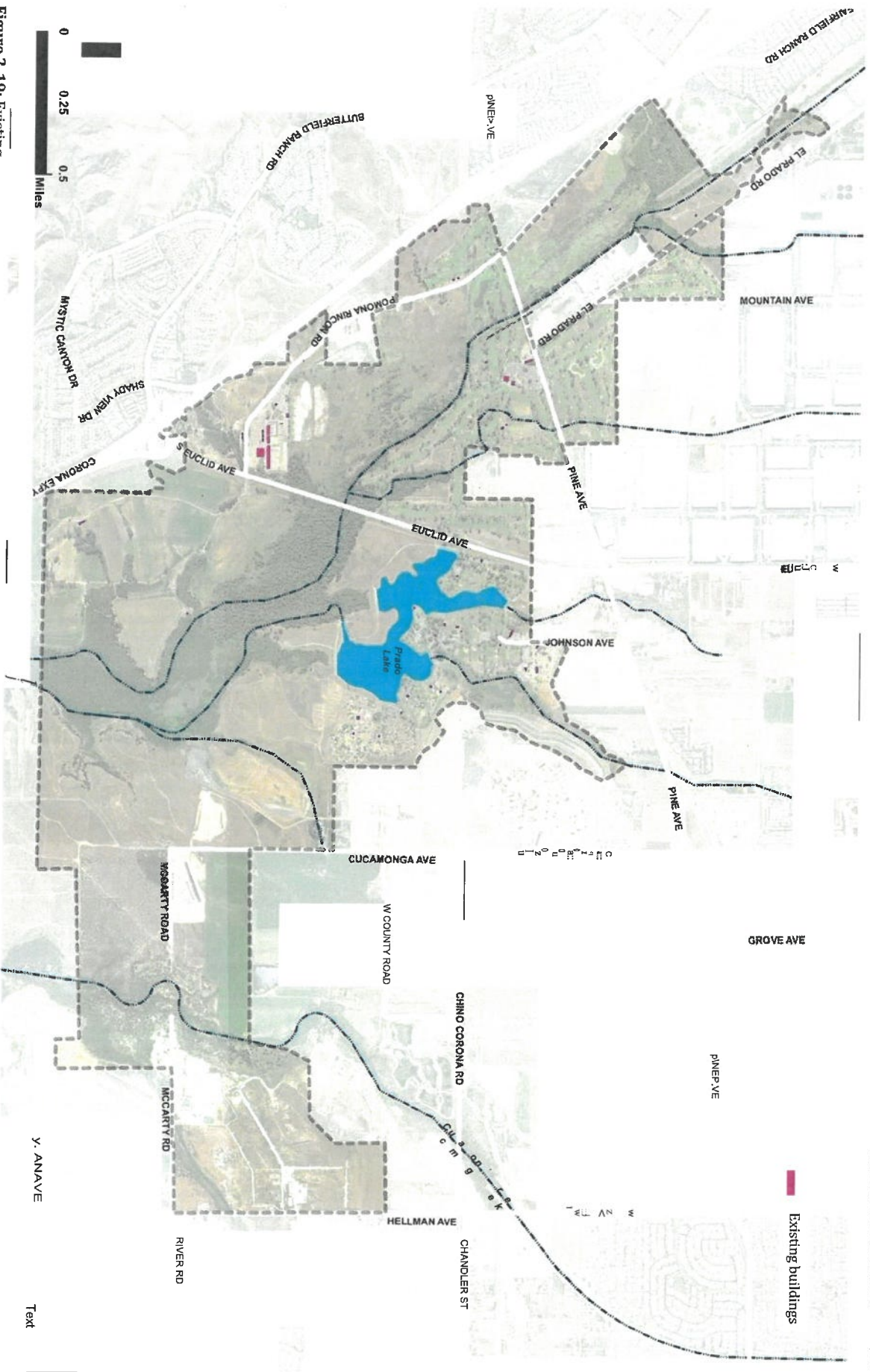


Figure 2-19: Existing

2.6.2 Existing Utilities

The existing utilities are limited within the site and are concentrated on the north side. There is a large electrical transmission line running from west to east that cuts across the existing golf course. Smaller electrical lines are also on the northern side of the site running both east and west around the main park development and north to south across the panhandle of the park boundary. The existing lake is fed from a water line from the sanitary sewer treatment facility that is to the north of the park and runs south through the park. This line is the water supply for the lake and the lake itself is considered part of the existing sanitary sewer and water infrastructure. Last, there are several oil and gas wells that are surrounding the site and one plugged well that is on the site near the gun range.

Sanitary Sewer and

The areas containing the current campground, golf course, and park facilities have existing sewer and water systems. These systems connect into the utility mains of the surrounding roads. For the areas with existing utility systems, the park's planned development should be able to utilize the existing mains to address the proposed capacity needs.

The western area of the park proximate to Chino Corona Road, River Road, and Hellman Avenue is largely undeveloped land with no major utilities adjacent. Utility access can be provided for these areas with the construction of new additional infrastructure.



Private developments in the surrounding areas will upgrade existing or install new utility mains. An 8-inch water line is planned for The Preserve residential development in Chino Corona Road and Hellman Avenue. The Preserve will also include a sewer line that will tie into the sewer lift station at the northern border of the current park's facilities. The utilities for The Preserve are near the portions of the park close to Chino Corona Road and Hellman Avenue. Connections to The Preserve's utilities may be used to provide for the increased demand associated with park expansion and enhancement.

Stormwater

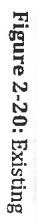
Prado Regional Park is centrally located in the Santa Ana River Watershed. Two natural streams pass through the park before flowing into the Santa Ana River. San Antonio Channel enters the park area from the northwest and Cucamonga Channel enters the park from the northeast. Within the park, stormwater flows as surface water and generally drains to the southwest toward the Prado Reservoir and dam. This water flows over permeable surfaces such as open channels however, some flow conveyed through impermeable roadways and parking lots and into a limited number of culverts that direct water into Prado Lake. The lake receives runoff from three localized drainages originating in the Chino Preserve area and the City of Ontario is used for retention and the spillway at the bottom is used to control the release of water. In addition to natural drainage, the park receives water from the City of Chino and the City of Eastvale. Coordination with these cities is necessary to explore regional approaches to stormwater management and to ensure future system capacity.

Existing

The sewer lift station is located along Johnson Avenue near the equestrian center. This lift station is a transfer point for the sewer system flows generated by the surrounding areas, including the park facilities. The lift station transports the sewer flows from these systems to the Inland Empire Utilities Agency's (IEUA) regional facilities.

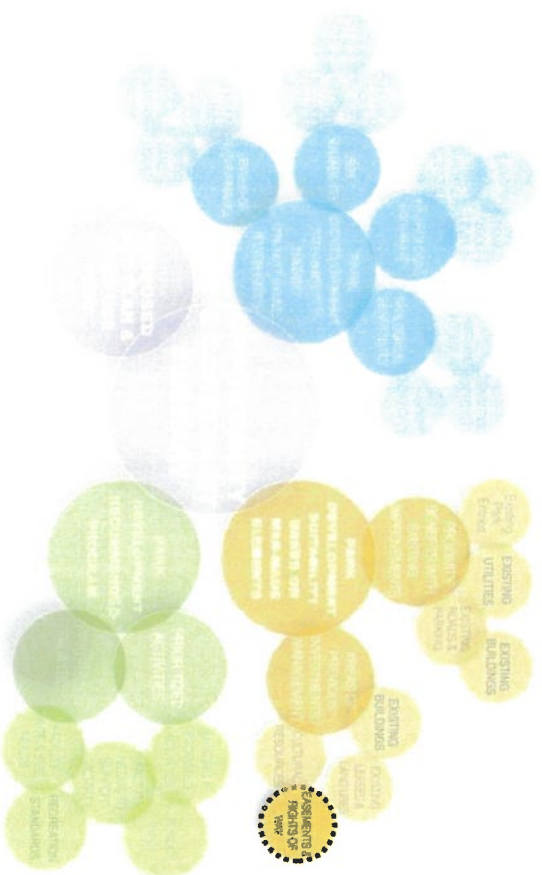
The existing IEUA - Regional Water Recycling Plant No. 2 is in the northwest area of Prado Regional Park. This facility is part of a system of facilities operated by the IEUA that serve the Cities of Chino, Chino Hills, Fontana, Montclair, Ontario, and Upland. This facility treats the biosolids flow streams from the Carbon Canyon Water Recycling Facility.





2.6.3 Easements and Rights-of-Way

Existing easements on the site include utility, roadway, and wildlife corridor crossings. The County has an arranged agreement with the Corps and Orange County for the use of their land as a dirt overflow parking lot. An easement in this area allows San Bernardino County access to this parking lot. Caltrans has provided an easement for the tunnel under SR71 that is functioning as a wildlife connection and for public use to connect Chino State Park with Prado Regional Park. All public roadways such as Pine, Pomona, Rincon, Euclid, Johnson, Cucamonga, McCarty, and Hellman include right-of-way setback. In addition, McCarty Road, as it crosses Mill Creek, includes a ROW anticipating further expansion into the park. Some of the utility easements on the site include a major water trunk line that discharges into the pond from the treatment plant nearby and runs further south into the site.



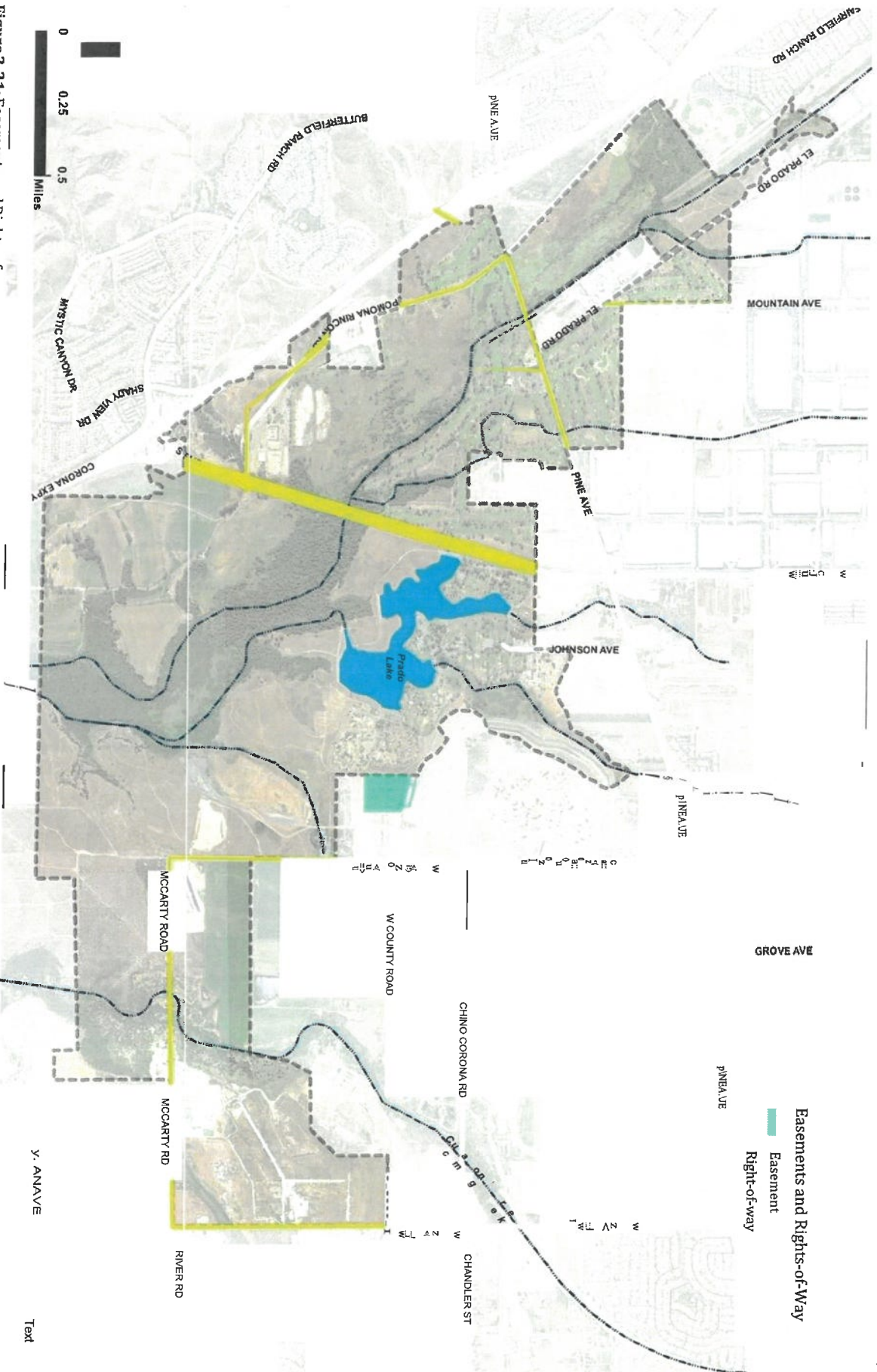
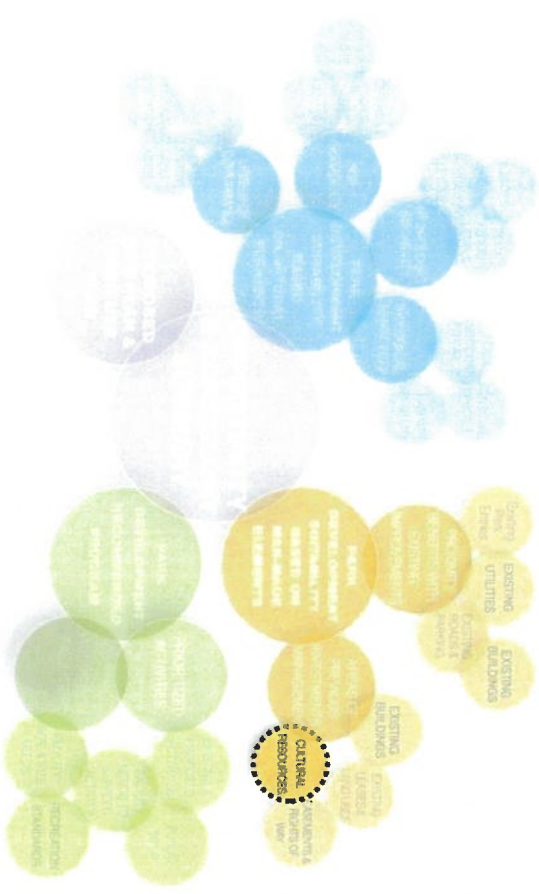


Figure 2-21: Easements and Rights-of-

2.6.4 Cultural Resources

Waterways typically have a large number of cultural resources around the areas because of the need of water for survival for all kinds of species. Access to water is critical and typically this is where developments were historically focused. This is true in the case of Prado Regional Park. Within the park, both historic and prehistoric cultural resources have been identified. The map indicates a 100-meter square area as a generalized area so that these resources are protected.



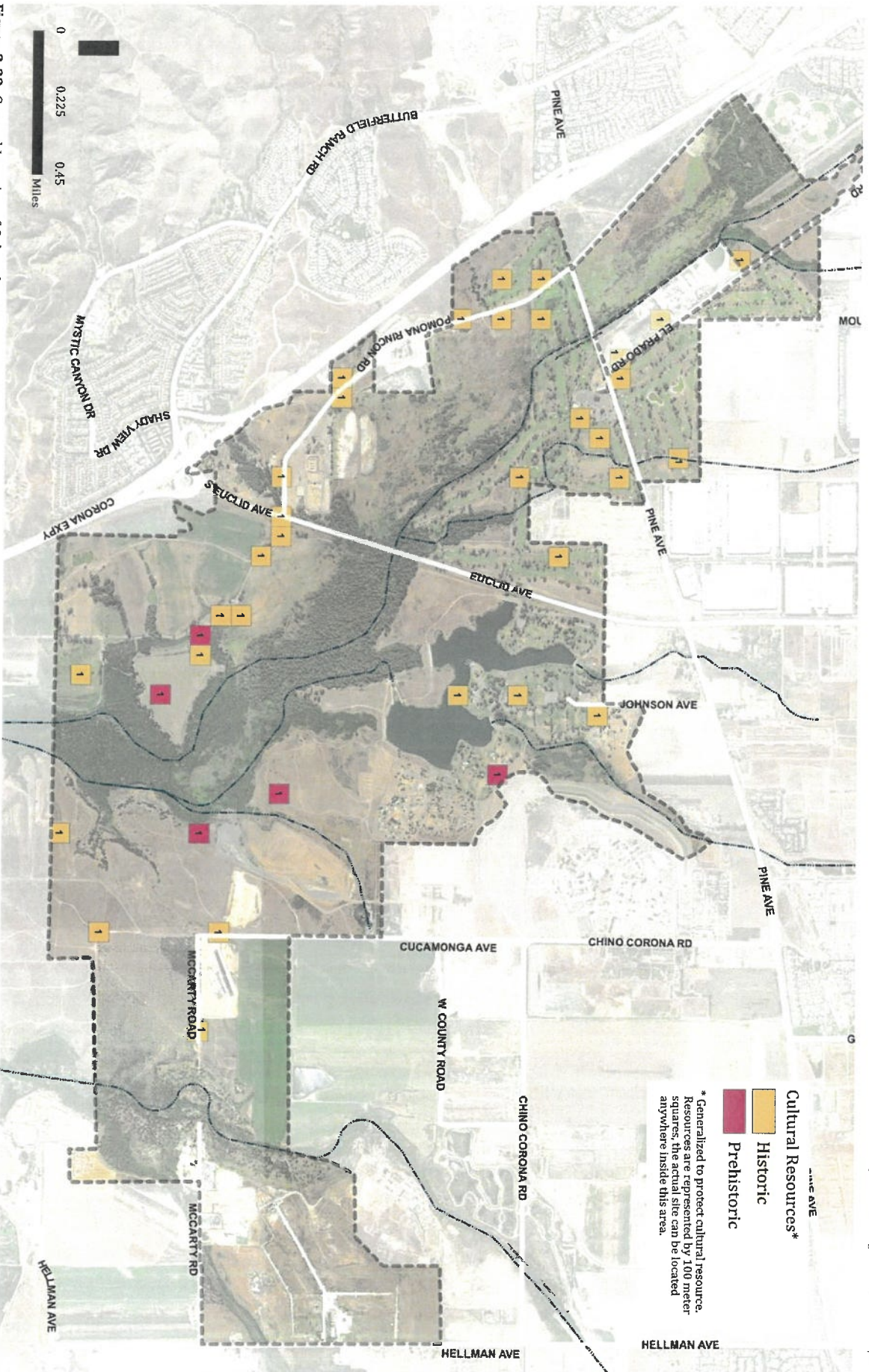


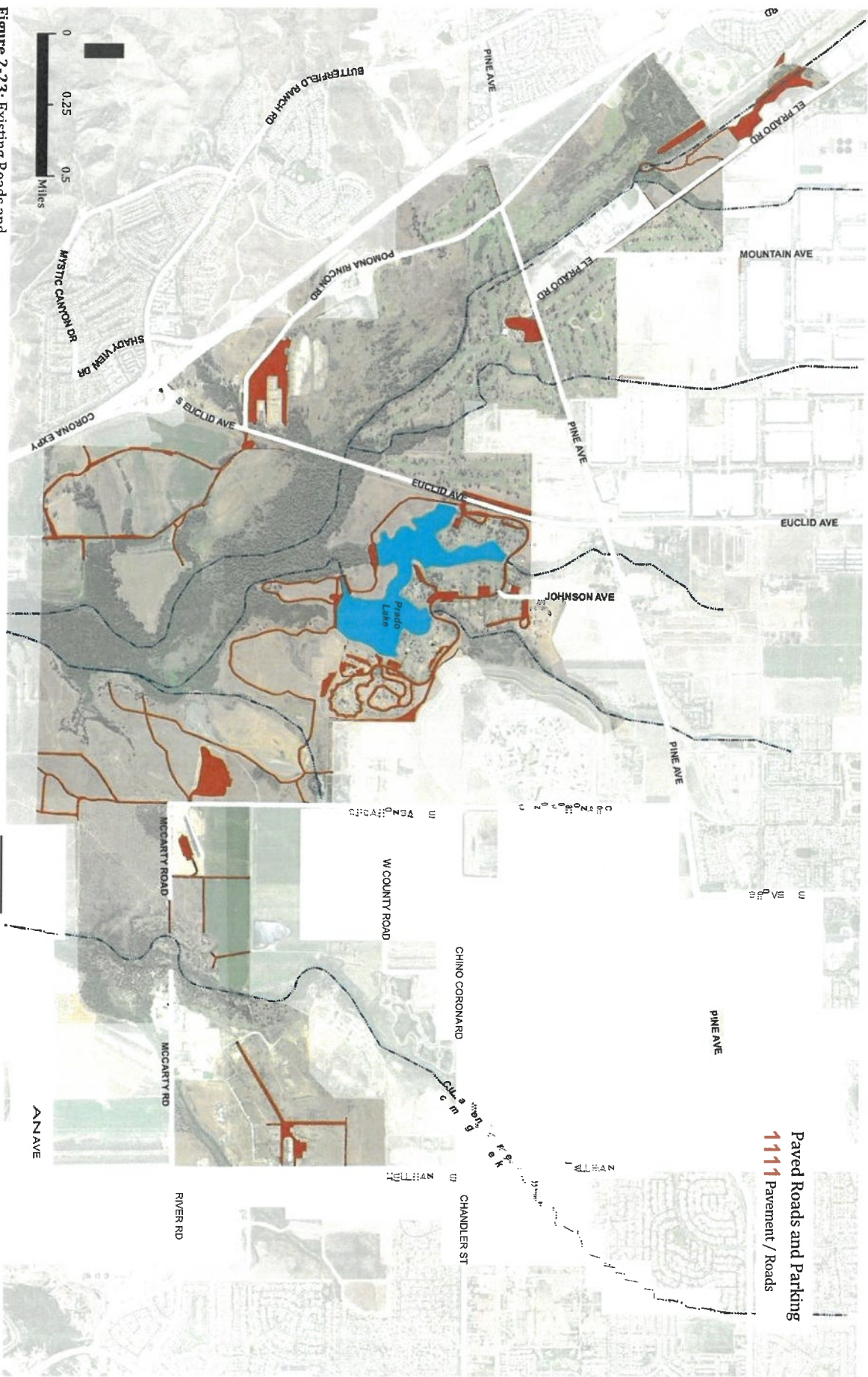
Figure 2-22: General Location of Cultural or Historic Features

2.6.5 Existing Roads and Parking

Vehicular access to Prado Regional Park is provided by a network of regional and local roadways. Park access driveways are provided along State Route 83 (SR-83, Euclid Avenue), Pine Avenue, and Pomona Rincon Road. Johnson Avenue also offers park access near the equestrian center. SR-71, which has a partial cloverleaf interchange with Euclid Avenue, provides regional access to the area. Other existing roadways offer the potential for new access points. Those roadways include Chino Corona Avenue, Cucamonga Avenue, Hellman Avenue, and McCarty Road.

Existing roads and parking area within the park are limited to areas of development within the park and are focused around the main concession areas at the ranges, golf course, and equestrian center. The main road running through the park is asphalt and feeds to parking lots spread out across the site. This road does not have a curb and gutter or sidewalks associated with it. There is also a large decomposed granite parking lot outside of the park boundary across from the camping area. This parking lot is owned by the County of Orange and leased by San Bernardino County for larger events.





2.6.6 Existing Park Entries

The main entry into the park is just off Euclid Avenue on the east side of the road. All visitors to the park are greeted by an overhead sign and gate entry where an entry fee is collected. Euclid is an extremely busy road with high speed traffic coming off the freeway, making it difficult to merge into oncoming traffic as visitors exit the park in both the north and south direction from the main park, shooting ranges, and dog park. The equestrian center utilizes the entrance off Pine Avenue and Johnson Avenue. Pine Avenues sees a fair amount of traffic because of commuters traveling to Norco or Eastvale. There is no gate fee for the equestrian center in this location or for the golf course off Pine Avenue to the east of Euclid. The Proposition 70 land is accessed off Cucamonga Avenue, Hellman Avenue, and McCarty Roads. The only existing improvement on this land is a paint ball facility, which is accessed off McCarty.

The existing sub-regional road network informs the best locations for future gates and points out that the concentrated road network in the area tends to concentrate traffic on certain arterials. If the park plans substantially increase trips, then some improvements will need to be made to the local arterial roads. Pine Avenue is already proposed for improvements and Euclid Avenue has on the books, some increased number of lanes. Johnson, Cucamonga, Hellman Avenue and McCarty are all likely to need some form of improvements.



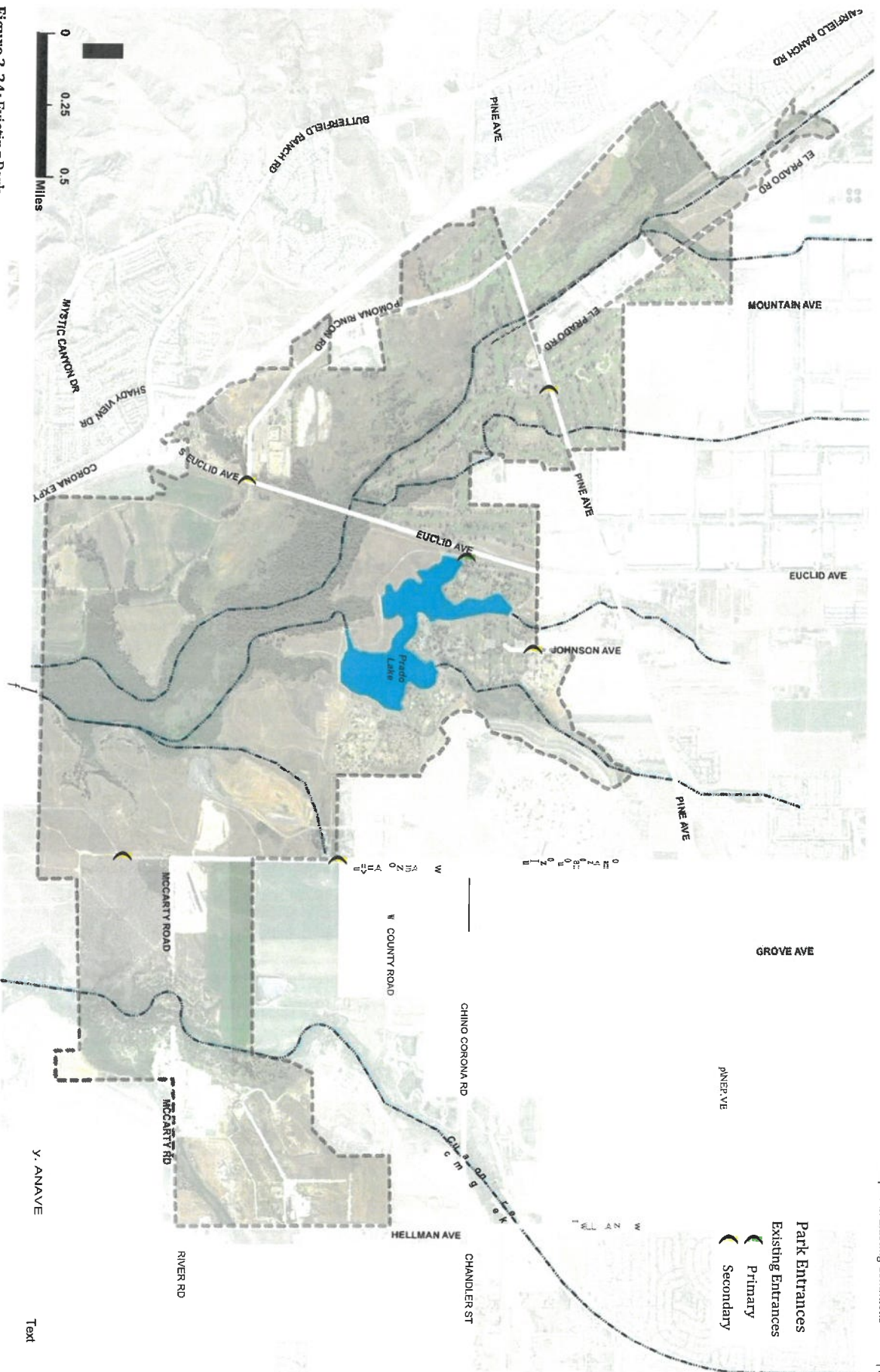


Figure 2-24: Existing Park



Figure 2-25: Sub-regional Roadway