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Recommendations

7 Recommendations

7.1 Park Land Use

2 | Prado Regional Park Master Plan

Final land use designations were assigned across the entire site. These designations were broken into seven categories. This land use map was based on public input, design team suggestions, and the final opportunities and constraints summary map. These categories include: Open Space/ Agriculture, Active Park and Sports, General Passive Park Areas, Natural Areas and Habitats, Camping, Special Event Areas, and Semi-Public Leases. The land use map is supplemented with more detailed site plans for the four different parts of the park. These include the West Side, North Central Park, South Central Park, and the East Side.

7.2 Interim Park Land Uses

There are two options for land uses in the park where an interim use may be different than the long term use. Chapter 8 identifies logical phasing programs, but this section discusses areas that may stay as they are today until something triggers a change or a decision of some kind. These options include:

- 1) The golf course should remain in place until it has been decided that the soccer tournament and multi-use fields should move forward. Even at that time, plans, engineering, environmental review, and permits will require approximately two years before construction can start. Financial concerns and the downturn in golfing participation, would indicate that the golf course will eventually cease operations. The golf course should be considered for a short term or monthly lease.
- 2) The hunting dog training area is large in its lease area. However, the ponds are the essential component of this use. This plan recommends that if the archery range and rifle/gun shooting and skeet range become the venue for the 2028 Olympics, then it should be assumed that this rebuilt facility be placed on the south side of Euclid Avenue, on higher ground. The current location floods too much to be a good location to rebuild there. If the gun only components were rebuilt south of Euclid, then the hunting dog training area would have to be downsized. If both the archery range and gun ranges move to this site, then the dog training area may be too small to retain in this location.



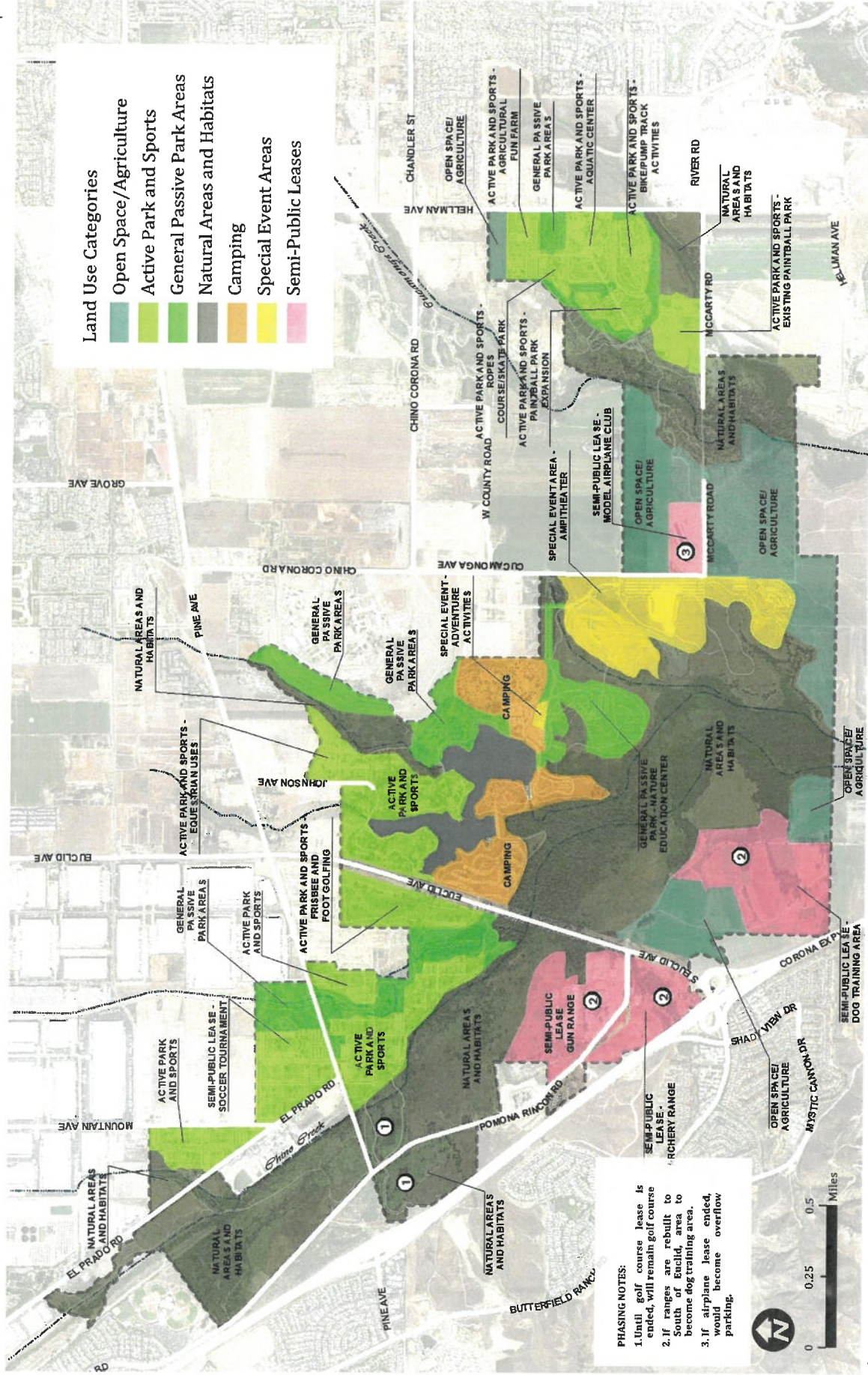


Figure 7-1: Proposed Land

7.3 Circulation Improvements

At the center of issues with the optimal use of land at Prado Regional Park are segmented sections of the park that are divided by major arterials like Pine Avenue and Euclid Avenue. Euclid Avenue is especially difficult for the park because it divides the park into four quadrants, the northwest side, the north and south sides, and the east side. None of these areas are currently interconnected for park users. Therefore, it is critical to address the division created by Euclid Avenue. Although the alternatives looked at several ways the roadway impacts could be minimized, most of these methods are not likely to be approved by Caltrans since they affect the operations on a major arterial and truck route. Methods like traffic signals, roundabouts, or modifying Euclid Avenue to be a bridge structure would allow for connections and address safety and access concerns. But since these potentially affect throughout, they are not likely to be done, or at least done anytime soon. Recommendations for vehicular circulation and parking are based on trip generation associated with existing uses (referred to as "existing") and buildout of the Master Plan (referred to as "Master Plan").

7.3.1 Trip Generation and Forecasts

Existing and Master Plan trips were estimated based on the total acreage of four subareas and the proposed uses therein. The subareas are named based on their locations in the park: West, North Central, South Central, and East. Each proposed use was assigned a daily trip generation rate based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual 10th Edition as well as other traffic studies conducted in California for similar land uses. Where rates were not readily available, engineering judgment was used to determine suitable rates. This analysis is based on typical weekday traffic and project information available at the time of this plan. Future traffic assessments will require the collection of additional data to analyze weekend and peak hour operations.

	Estimated Daily	
	Existing	Master Plan Implementation
West	1,527	2,843
North Central	477	752
South Central	700	3,520
East	79	3,956
Total	2,783	11,071

To understand implications of park development on local roadways, i.e., the estimated daily trips for the Master Plan implementation scenario, the trips were distributed to roadways based on the proposed park access gates and likely desired travel path. The potentially affected roadways in the immediate study area include:

- Euclid Avenue
- Pine Avenue
- Pomona Rincon Road
- Johnson Avenue
- Chino Corona Road
- Cucamonga Avenue
- McCarty Road
- Hellman Avenue

This assessment examined roadways in the immediate vicinity of the park. Impacts may extend further once a detailed analysis is conducted. The potential extension of Pine Avenue to SR-71 would impact how trips are distributed among the roadway network. This analysis was conducted considering conditions both with and without the Pine Avenue extension. The table below shows the forecast park-only weekday average daily traffic (ADT) distribution to each roadway.

Roadway	Park only ADT	
	Without Pine Ave	With Pine Ave
Euclid Ave South of Pine Ave	4,144	2,487
Euclid Ave North of Pine Ave	2,072	1,658
Pine Ave West of Euclid Ave	0	2,072
Pine Ave East of Euclid Ave	1,658	1,658
Pomona Rincon Rd West of Euclid Ave	249	249
Pomona Rincon Rd East of Euclid Ave	83	83
Johnson Ave	203	203
Chino Corona Rd	2,072	2,072
Cucamonga Ave	2,072	2,072
McCarty Rd	83	83
Hellman Ave	2,487	2,487

7.3.2 Local roadway changes

Potential improvements were evaluated relative to capacity constraints and consistency with the City of Chino General Plan. This analysis was conducted on a cursory level to identify potential improvements. A full traffic impact assessment is necessary to develop refined recommendations. Based on existing lane configurations and 2018 ADT volumes, including the addition of forecast park buildout traffic, all roadways operate at under-capacity conditions except for:

Euclid Avenue - The 2.1-mile portion of Euclid Avenue from Bickmore Avenue to SR-71 varies from 2 to 4 lanes. The capacity ranges from 14,000 to 36,800 vehicles per day based on 2 to 4 lanes. Forecast traffic for this segment varies from 27,000 to 44,000 vehicles per day, resulting in over-capacity conditions for the 2-lane segment. Over-capacity conditions remain with the completion of the Pine Avenue extension.

Pine Avenue - The 2.3-mile portion of Pine Avenue from Euclid Avenue to Hellman Avenue varies from 2 to 4 lanes. The capacity ranges from 14,000 to 32,300 vehicles per day based on 2 to 4 lanes. Forecast traffic for this segment varies from 18,000 to 30,000 vehicles per day, resulting in over-capacity conditions for the 2-lane segment. With the completion of the Pine Avenue extension, the existing portion would remain over capacity. The extension would also force the 1.2-mile portion of Pine Avenue from Euclid to Pomona Rincon Road into over-capacity conditions.

Capacity Related					
Roadway/Location or Intersection		Improvement Type	Road Side Length (mi)	Along Park	
1	Euclid Ave	Widen road to 8-Lane Divided Expressway with 206' R/W (see General Plan)	East	1.5	Yes
			West	1.5	Yes
2	Pine Ave	Widen road to 6-Lane Divided Major Arterial with 120' R/W (see General Plan)	North	1.35	No
				0.51	No
			South	0.47	No
				1.51	No
3	Pine Avenue Extension	Roadway gap completion		0.57	No
				0.25	No
4	Euclid Ave & Pine Ave	Intersection improvement	-	-	-
5	Johnson Ave & Pine Ave	Intersection improvement	-	-	-
6	Pine Ave & Chino Corona Rd	Intersection improvement	-	-	-
7	Pine Ave & Hellman Ave	Intersection improvement	-	-	-
8	Hellman Ave & Chino Corona Rd	Intersection improvement	-	-	-

In addition to the over-capacity roadways, several roadways in the immediate study area do not meet General Plan designation and will need to be improved. The table below lists these roadways and the types of improvements and the length of park frontage. Additional improvements proposed but not designated in the General Plan are also shown below.

Unmet General Plan					
Roadway	Location	Improvements	Park Frontage (mi) (1)	Park Frontage (mi) (1)	Park Frontage (mi) (1)
Euclid Ave	Between Pine Ave and Bickmore Ave	Lanes, Median, Sidewalk	0.0	1.1	1.1
Pine Ave	Between SR-71 and Euclid Ave	Lanes, Median, Sidewalk	1.4	1.0	2.4
Chino Corona Rd	Between SR-71 and Euclid Ave	Widening, Sidewalk, Trails	0.0	1.6	1.6
Chino Corona Rd	Between Pine Ave and McCarty Rd	Lanes, Median, Sidewalk	0.8	3.2	4.0

Note 1: Frontage includes both directions of travel representing half-width improvement projects.

Additional					
Roadway	Location	Improvements	Park Frontage (mi) (1)	Park Frontage (mi) (1)	Park Frontage (mi) (1)
Cucamonga Ave	South of Chino Corona Rd	Widening, Trails	0.9	1.2	2.1
McCarty Rd	Between Cucamonga Ave and Hellman Ave	Bridge, Widening, Trails	2.6	0.0	2.6

Note 1: Frontage includes both directions of travel representing half-width improvement projects.

7.3.3 Bridge Improvements Bridge Crossing over

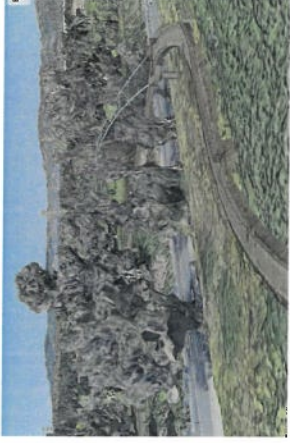
The major proposed solution for Euclid Avenue is the construction of a pedestrian (hikers, walkers, and runners), bike (road and mountain bikes), and equestrian bridge that spans over the narrowest part of Euclid Avenue. This bridge would have to meet all vertical clearances and be long enough to span not only the current roadway lanes, but potentially four lanes of the roadway. The bridge would need to be a minimum of 14 feet wide and an approximate 100 foot span over the roadway. The bridge could be pre-engineered and placed on supports and ramps that would allow the trails to get to this overall height with at least 18 feet of clearance. In addition, in order to allow for equestrian use, a fence or fabric steel mesh would need to go as high as 10 feet above the surface of the trail. Ramps leading up to the bridge would need to meet ADA requirements of a 5 percent ramp without handrails or a 1 1/2 percent slope with handrails and landings.

Bridge Crossing over Cucamonga Creek along McCarty Road

McCarty Road has existed for decades. Sometime in the past, the bridge over Cucamonga Creek washed out. The new bridge could be limited to 24 feet of travel lane, a 14-foot wide multi-use path on one side, and a 8-foot walkway or path on the other. It is likely needing to span approximately 600 feet.

Internal Park Bridges

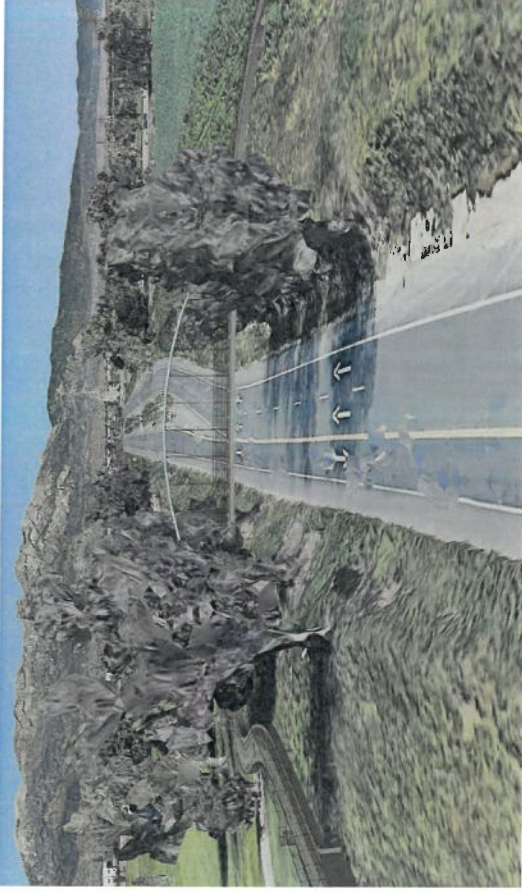
Implementing the recommendations will include the need for additional bridges across the spillway, as well as several smaller bridges across various smaller creeks. Existing bridges in the golf course could be reused. A bridge over a small creek running through the golf course would also be constructed to allow park trails to go under Pine Avenue.



Ramps needed to obtain height for



Prefabricated bridge capable of well over 100'



Proposed location of bridge works with edge of road grade changes and the more narrow portions of

7.3.4 Signal Improvements Traffic Signals for Lower Euclid Avenue

To improve safety crossing from Pomona Rincon Road over Euclid Avenue, traffic signals should be provided. Although the traffic volumes from this crossing may not meet warrants, a safety challenge exists because of the high speeds coming from the freeway off and on-ramps, a lack of platooning (bunching up of vehicles) since the right turn is not controlled at all, thereby encouraging high speeds to continue from the freeway, and limited visibility of seeing southbound traffic and northbound traffic coming on Euclid Avenue.

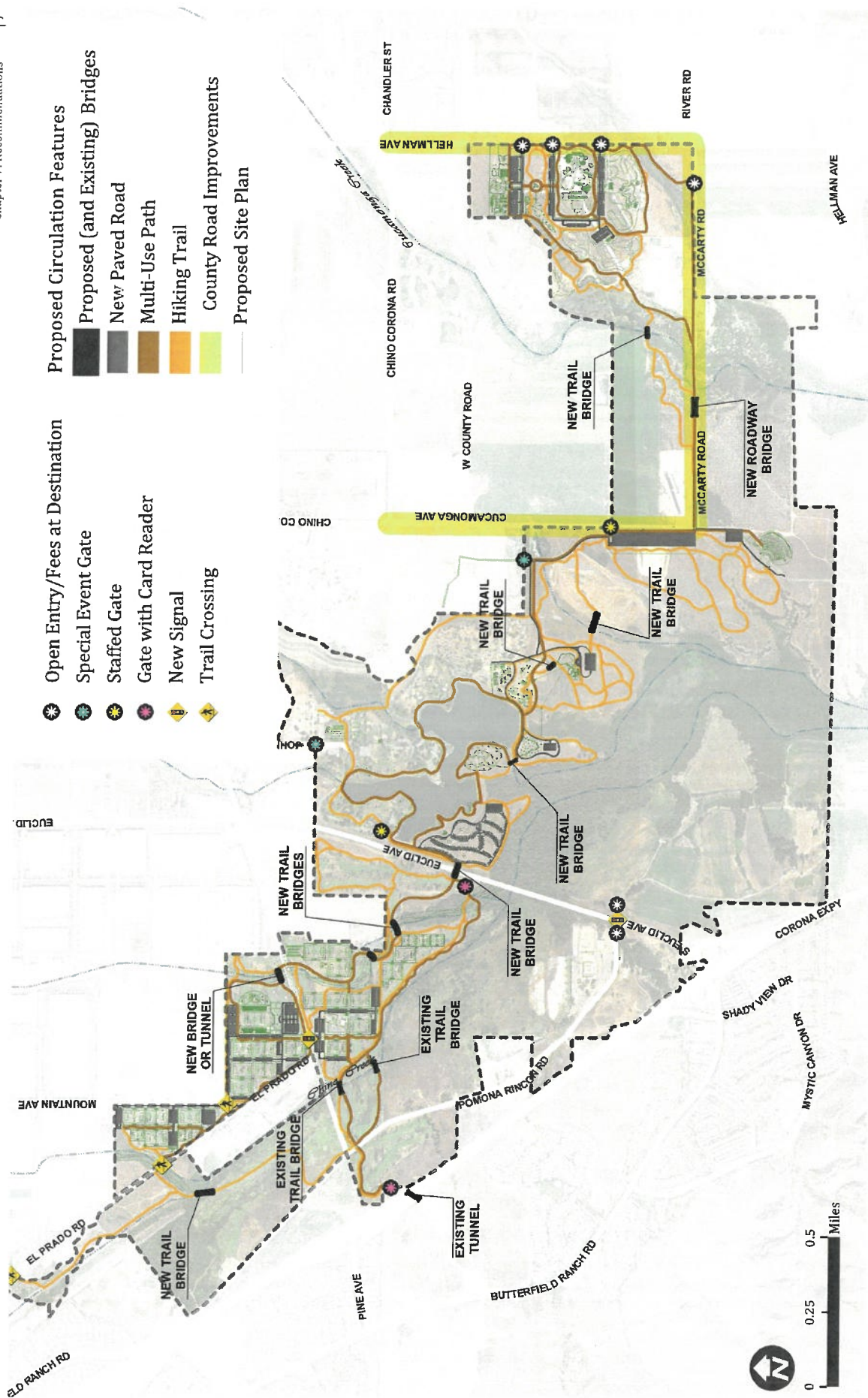


Figure 7-2: Proposed

Traffic Signal for Johnson Avenue

The intent of this plan is to utilize Johnson Avenue as an access point to the stables and the expanded equestrian facility and performance center. Based on proposed development to the north of Prado, this intersection is likely to have a traffic signal added as part of the approval of the major commercial development to the north.

Traffic Signal the Golf Course Entrance

If the tournament center is built, a new signal will be required along this portion of Pine Avenue.

Pedestrian Crossing along El Prado Road

If the tournament center is built, then two Rectangular Rapid Flashing Beacon or High-Intensity Activated Crosswalk Beacon (HAWK) crossings would be needed since trails will need to cross El Prado Road.

7.3.5 Roadway Improvements

Widening of Chino Corona/Cucamonga Road

In order to support safer access into the campgrounds and to accommodate proposed uses on the west side (expanded camping, a performing arts center) and the east side (the Prop. 70 lands connected through a new roadway at McCarty Road) of Cucamonga Road, an additional lane on each side of the road is likely to be needed. This expansion is likely to occur as part of adjacent residential development north of the park down as far as the start of Cucamonga Road. This is likely to require 2,900 lineal feet of expansion that may be the responsibility of the County. The new cross section would need to include a walkway or multi-use path along with additional lanes in each direction. If a walkway is provided, then bike lanes are likely to be needed as well.

Widening of McCarty Road

In order to connect the new Proposition 70 lands to the existing lease on Prado Regional Park, the existing partial roadbed for this road will need to be improved. This extension of improvements would be nearly one mile in length. It is likely that this roadway could be one lane in each direction, in addition to the need to provide a soft surface trail and a hard surface pathway along the road.

Widening of Hellman/River Road

Because of the intensity of improvements on the Prop. 70 lands, an expansion of this roadway is likely to be placed on the County to offset roadway capacity limitations. Approximately 6,800 lineal feet may need to have one lane and shoulders placed on the west side of the roadway. The current roadway already has two travel lanes going north.

7.3.6 Gate Improvements

New Gate at Cucamonga Road

A staffed gate is proposed to be located on the west side of Cucamonga Road. This gate will be the recommended gate for all east side park and camping areas. It will also be the primary entrance for the performing arts center, the nature center, and special events will also utilize this gate. The gate will also provide a second exiting point in case of fires and provides an eastern access point when Prado Lake overflows and covers the interior park road.

Entry Card Gates at the SR-71 Tunnel

Since entry into most of the park requires a fee, the proposed trail that starts at the tunnel under SR- 71 may need control. For those with an annual pass, they will be able to access this area. Or, with a credit card, the gate will be able to be opened. It may be possible that the west side of the park does not need to be controlled since use of the soccer and multi-use fields will require reservations and the payment of user fees. If this is the case, then a special gate at Euclid Avenue may be all that is needed.

Entry Card Gate at Euclid Avenue Bridge

A second entry card gate may be needed on the west side of Euclid Avenue, near the proposed trail bridge.

Special Event Gates at Johnson Avenue

An electronic gate or special event gate is needed at Johnson Avenue. For special events, this gate would be open by traffic control personnel and a special barrier would be used to make sure that those entering the park for this function do not go into the main park.

Special Event Gates at Access Road to Overflow Parking

The overflow parking area needs to have a controlled gate to limit casual use of the roadway that goes through the Orange County Flood Control District property. The County has an easement through this property and the right to use the unpaved parking lot, but it is limited to special events.

7.3.7 Park Trails and Paths

Multi-use Path

A total of 9.46 miles of hard or firm surface multi-use path is proposed in the park, with the following area breakout: West-side - 2.49; North Central - 1.32; South Central - 2.49; and East Side - 3.17 miles. The path needs to be a minimum of two 4-foot paved lanes with an additional 2-foot shoulder on each side for a total path of 12 feet. In areas of higher use, a 14-foot wide path is suggested.

Hiking Trail and Equestrian Trails

A total of 19.48 miles of soft or firm surface trails are proposed in the park, with the following area breakout: West-side - 4.04; North Central - 5.47; South Central - 8.07; and East Side - 1.9 miles. The path needs to be a minimum of 4 feet wide with an additional 2 feet built where equestrian uses are expected.

7.4 Site Concept Plans and Renderings

The site has been broken into study areas including the West Side, North Central, South Central, and East Side. Concept plans for each area have been developed and a variety of programs are indicated on each site.

7.4.1 General Park Amenities

There are several program items that were highlighted in the user survey results and during public workshops that should be implemented in every study area. These are items that do not fit into a specific activity group, but instead should be distributed throughout and around the park. Linear recreational trails and paths were the most popular of any amenity or program presented during the public process. Social venues, such as picnic areas or shaded gathering spaces, ranked fifth. Outdoor exercise equipment, hunting dog training areas, and general court sports, such as tennis or sand volleyball, were also important to the community. In addition, park amenities should be considered for each area. The following is a list of amenities that should be considered to be high priority improvements throughout the park and are listed in prioritized order as indicated by the publics ranking through the surveys:

1. Improved shade such as shelters and trees;
2. Continuous sidewalks throughout the park;
3. Additional restrooms;
4. Lighting for evening use;
5. Drinking fountains;
6. Way finding signage; and
7. Increased parking.

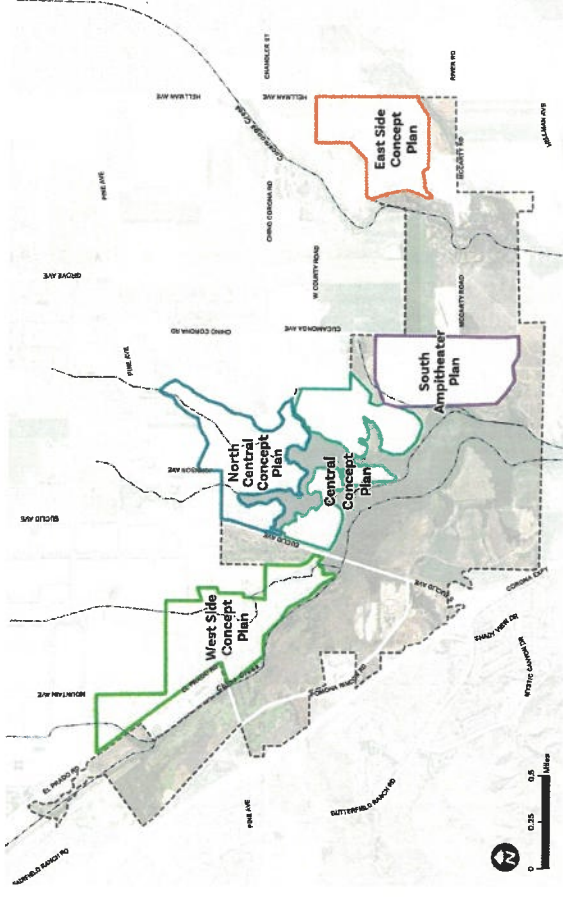


Figure 7-3: Key Map for Study Areas



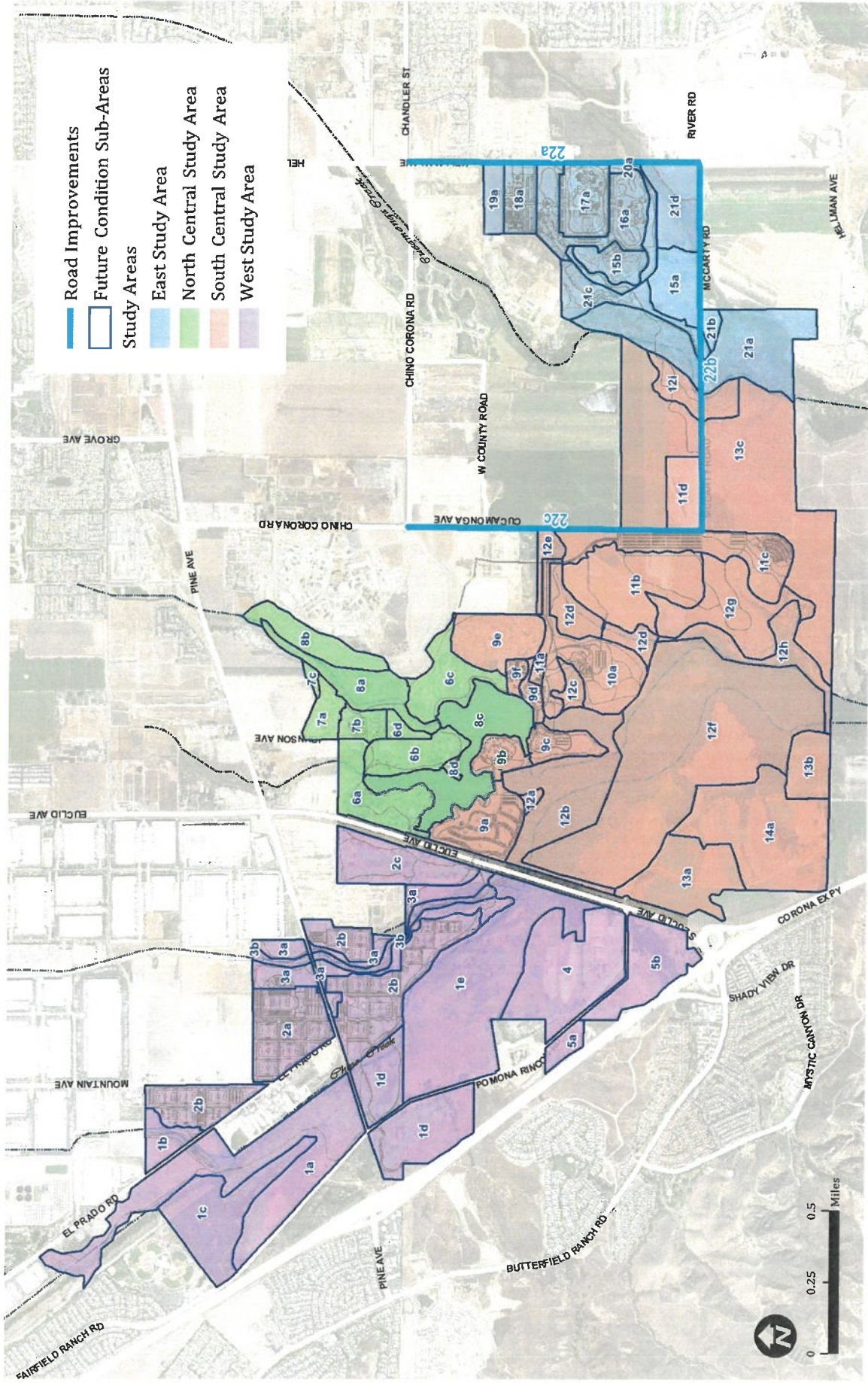


Figure 7-4: Project Study Areas and Sub-areas

7.4.2 West Study Area

The map on the previous page breaks the entire park down into the four study areas, than again to another level, which are referred to as Sub-Areas. The West Study Area represents everything within the park boundary east of Euclid Avenue. It consists of natural areas and habitats near the Chino Creek corridor, includes the existing gun and archery ranges, and re-allocates the existing golf course to active park and sports.

Prado Tournament Center for Archery, Trap, Skeet, Pistol, and Shotgun Ranges

Facility Goal: The primary goal for this facility would be the needed upgrade of existing facilities in an attempt to return to the legacy of the 1984 Olympics, as well as to encourage a greater level of prominence and participation in this center, since it could become more than just a local shooting and archery range. This would need to be a private investment and lease to a concessionaire similar to the current conditions.

Facility Descriptions: Because of the location of the range within the floodplain and next to the natural course of the creek and riparian area, this facility needs to be rebuilt in another location or the area needs to be raised. The potential for new improvements would need to be located out of the flood-zone. The facility would need to be expanded with visitor information buildings, as well as operational and maintenance facilities and an expanded need for spectator viewing. The shooting ranges would need to utilize increased baffling and munition control to prevent issues with contaminants in the water supply and to control surface danger zones around the range.

Facility Restrictions: If the facilities were able to evolve into national or international competitions, a signal would be needed at Pomona Rincon and Euclid intersections. Event scheduling and another gate and access road into the complex would need to be opened at the north end of the existing roadway system. The road has two names: Pomona Rincon near Euclid Avenue, and Fairfield Ranch Road north of the golf course where it connects to the Big League Dreams sports park at Fairfield Ranch Park.

Proposed Site Location: The ideal site would be to rebuild these facilities on the land south of Euclid Avenue, just north of the freeway. This would move the facilities to higher ground, and landforms and baffling could be used to control noise and visual access.

Facility User Groups: The first draw of users would come from local and expanded community market areas. The tournament level functions would appeal to a much more sub-regional and regional broader user group.

Market Area and Competition Concerns: It is not known if the capital needed to invest in a reconstruction of the facilities is possible given the difficulties of the site and the fact that current investments in facilities and their conditions is not enough of a reason to rebuild in this location. Traffic and access concerns, as well as encroaching land uses that are sensitive to noise, put to question the appropriateness of rebuilding in Prado Regional Park. This facility, if done well and marketed, could be a Southern California regional draw. If not expanded and upgraded or marketed for tournaments, it is likely to remain mostly an expanded community market area.

Benefits: This facility could bring both visitors and revenue to the park and could also help in increasing the visibility of the park that may result in return visits.

Concerns: The current facility floods on a regular basis. However, only if a new facility is proposed would it warrant looking at a new site.

Overall Public Ranking of the Activities Associated with this Facility Group: Ranked 19 (Olympic venue ranges) out of 27 activities in the survey.



Prado Regional "Fields of Green" Tournament Fields and Arena

Facility Goal: Soccer continues to be a growing sport within southern California. Through a public procurement process, a concessionaire and investor could possibly construct and maintain a new soccer sports complex at Prado that could contain up to 24 soccer fields. This area could support a soccer arena and associated tournament fields as well as a significant number of fields to support youth programs and soccer development. Some of these fields would need to be more multi-purpose in nature to support a broader youth program and to provide a more sustainable revenue source to offset expenses.

Facility Descriptions: For the purposes of developing an initial concept, the proposed arena could include 3,500 spectator seats and team support areas. A locker room complex and scoreboard and associated parking and restrooms would be essential. Approximately 20 soccer fields could be integrated into the area for tournament play or practice fields. In the tournament area, the proposed facility would be a synthetic turf, full regulation sized field with lighting and enhanced amenities including scoreboards, shade, and portable bleacher seating. The associated site plan shows the 3,500 person arena, as well as six tournament fields with associated parking, restrooms, landscaping, and lighting (see sub-area 2b). Around this site, an additional 14 multi-purpose fields would be provided, utilizing real turf and stripped as multi-use fields to accommodate soccer, rugby, field hockey, lacrosse, football, and other sports field activities. These fields would be less amenitized than the six fields around the arena. They could be used for local soccer teams, as well as the semi-final rounds of larger tournaments, with finals being in the arena or on the six tournament fields.

Ideal Site Location: The arena would require substantial investments and therefore should not be located in the lower inundation zones of the floodplain. All fields that are artificial turf would have to be in raised areas since inundation would be damaging to these fields. The proposed site is close to the freeways, especially if Pine Avenue is extended. The facilities are located away from sensitive natural areas and residential areas so that if lighting was included, it would not create any nuisance problems. The existing golf clubhouse could be revitalized and used as a park community center or dining facility. Existing bridges and many of the trails in the golf course could be saved and used as multi-use trails. Mature trees that were not in the way could be preserved, while others could be boxed and reused on site.

Facility Restrictions: The potential intensity of a 3,500-seat arena would need to be controlled carefully so as not to contribute to peak traffic flow and congestion. Since the proposed site would have a short distance to freeways (especially if Pine Avenue is extended), problems of capacity may not be that great. However, congestion may be a problem if the activities of professional sports games or larger tournaments are not coordinated to be offset from peak traffic periods. Most tournament events would likely be on a weekend, although some are often on a three-day weekend. A professional team would likely include evening events and weekend events. The evening

events would need to be on lighted fields and held sometime after 7:30 or 8:00 pm to avoid peak time traffic of 4:00-6:30 pm. For practice fields, these time restrictions may not be necessary. Traffic control would be essential, and multiple gates may be needed. Weekend events would not necessarily create congestion problems.

Facility User Groups: Local and community members would likely be the first level of users. This facility would have a large draw from soccer teams located in the valley. This would include weekend and weekday evening practices, likely requiring lighting. The second level of users are traveling teams for soccer tournaments. Finally, the professional sports level of use would attract local and valley residents, as well as the full potential range of the regional or sub-regional market.

Market Area and Competition Concerns: This facility would have a regional draw from Southern California if the program would compete well with other local soccer facilities such as Norco Silver Springs. The USL team fans could pull from Southern California but would more likely pull from the sub-regional and expanded community level market area.

Benefits: The proposed facilities would benefit the local soccer organizations and provide an entertainment venue for the local and sub-regional population. The facilities could be a good reuse of the golf course if it is decided that the golf course should not continue into the future. The venue may or may not bring in direct lease revenues compared to expenses, but it may result in increased money into the local economy, which will result in increased sales tax.

Concerns: The proposed site is not free from flooding potential. However, the most sensitive facilities (those with synthetic turf, lighting and amenities) have been located on the highest ground while those with real turf and less amenities have been located in areas more prone to floods. Associated traffic is also a concern, but traffic management for large events can mitigate these concerns. May require subsidies for maintenance and operations or may even require long term capital support.

Overall Public Ranking of the Activities Associated with this Activity Group: Ranked 23 (field sports), 25 (field tournaments), and 27 (sporting events) out of 27 activities in the survey.



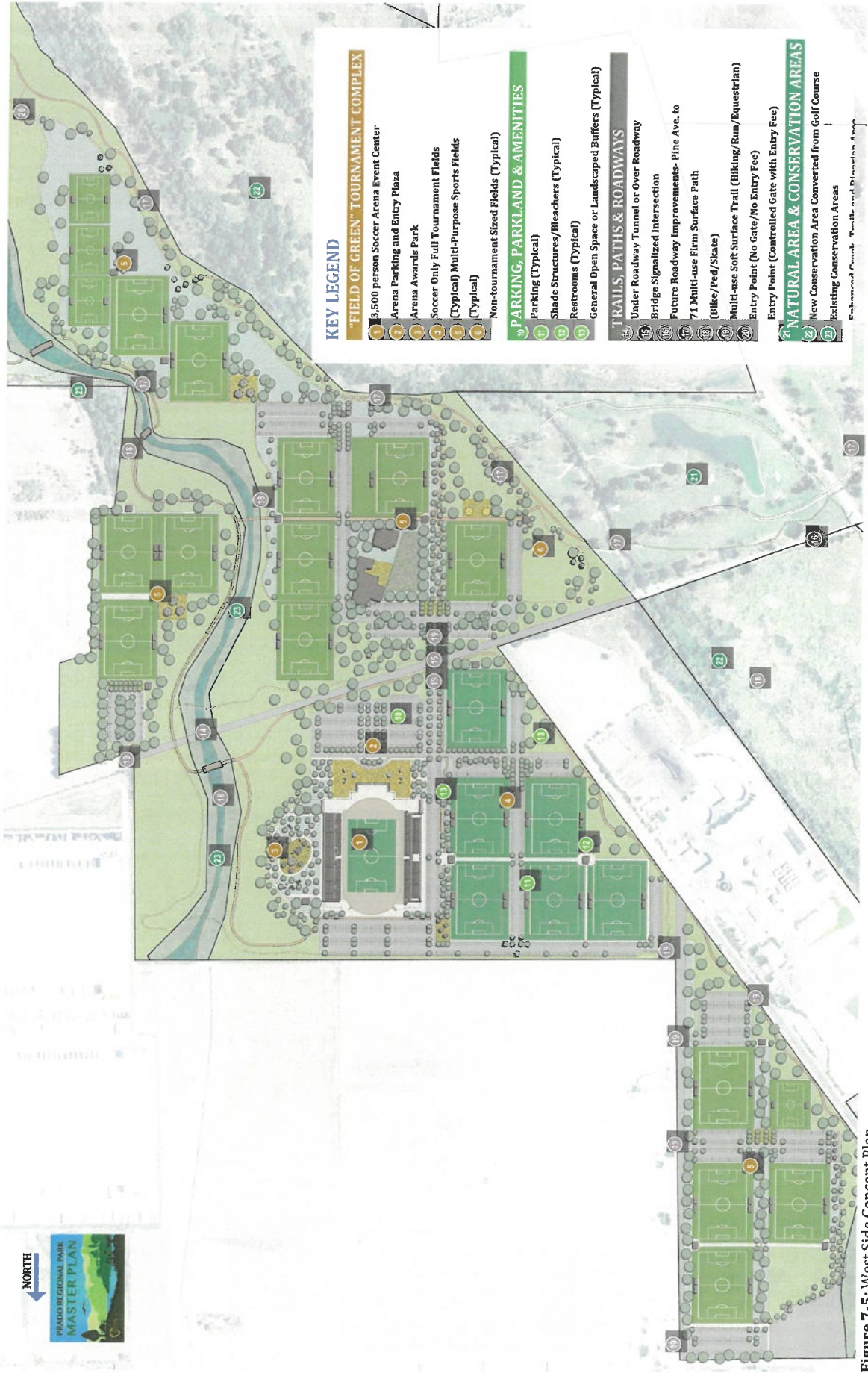


Figure 7-5: West Side Concept Plan

7.4.3 North Central Study Area

The North Central Study Area consists of all the land uses north of Prado Lake and encompasses the existing improvements already found within the park. New facilities to be considered include an expanded equestrian center. The plan also enhances the active sports and passive park areas, and includes a section of natural area and habitat that is supported by a waterway. A trail around the entire lake would encourage multi-use activities, and the equestrian trails expanded to the south and the west ends of the park would provide a more robust horse riding trails

Prado Park Equestrian Center and Performance Arena

Facility Goal: The existing equestrian and stables area are fully functioning, but in some need of expansion and upgrades. If the concessionaire chooses to, they could expand the stable capacity, including the number of hot walkers, open paddocks, jumping areas and other performance or training facilities. This could include several equestrian open and semi-enclosed arenas and training areas that would add more functionality and perhaps an increase in revenue for the park. The arenas could be both for training and equestrian events, performances and competitions. This would be a private concession.

Facility Descriptions: The current stables could be replicated based on current layouts. However, some growth would be a positive feature and increase revenue production. The performance arena would need to include 500-1,000 seats and more hot walkers, storage facilities, and a training or warm up arena. It is very important to add increased access and quantities of equestrian trails to make horse rentals more viable and perhaps to encourage equestrian use levels through trailering to increase the park gate fees.

Ideal Site Location: The current location would be acceptable, and perhaps the adjacent sports fields could be reconfigured for a training and performance arena. If the tournament facilities are built on the west side of Euclid Avenue, then these fields are no longer needed and could be converted for equestrian use. There is a trailhead for the limited equestrian riding areas that currently exist. However, this trail is short and does not connect with the trail system and recreational under-crossing under the SR-71. Future trails could be added to the north, east and south to provide these needed links. The proposed multi-use bridge across Euclid Avenue would allow this side of the park to become more connected with the west side, and could then feed into Chino Hills State Park to the west.

Facility Restrictions: The intensity of the stable facilities should not result in restrictions on uses or time of day or week when they can occur. However, the performance arena would need restrictions to avoid conflicts with congestion at current peak hours of vehicular traffic and congestion in the area. Special entry gates and traffic control, as well as time restrictions, would be needed at Johnson Avenue. Since development is likely north of Pine Avenue and east of Johnson Avenue, a traffic signal is likely at this intersection, making connections to the equestrian performance arena and stables more convenient and able to handle more traffic.

Facility User Groups: The existing facility draws people from the local and expanded community market areas. This group would grow with more facilities. Performance events would attract equestrian enthusiasts from much further distances than stable tenants. The increased number of equestrian trails and connections to Chino Hills, along with the proposed campground expansions, could result in a major draw for those who want to bring their horses and potentially stay overnight.

Market Area and Competition Concerns: Regional or sub-regional users will utilize these facilities, but it is more likely that expanded community level users from the valley would utilize them the most, thereby mostly limiting stable users to the local community and expanded community level market areas. The performance market area could be expanded community-wide (Valley) or sub-regionally depending on the success of a performance competition program.

Benefits: The new facility would need to be able to improve storm-water runoff control beyond current conditions. The proposed equestrian trails would likely be multi-use trails (or next to multi-use paths), thereby benefiting more users, including those who want to hike or run on softer surface trails. Trails leading to the west side would provide for utilization of the expensive tunnel that was added under the freeway and would provide for a unique and educational experience of the park's natural resources and recreational amenities.

Concerns: The improvements suggested require significant investments from a concessioner. The County could open this item and release it for bid for any interested parties.

Overall Public Ranking of the Activities Associated with this Activity Group: Ranked 1 (trails), 16 (equestrian activities), and 22 (equestrian shows) out of 27 activities in the survey.



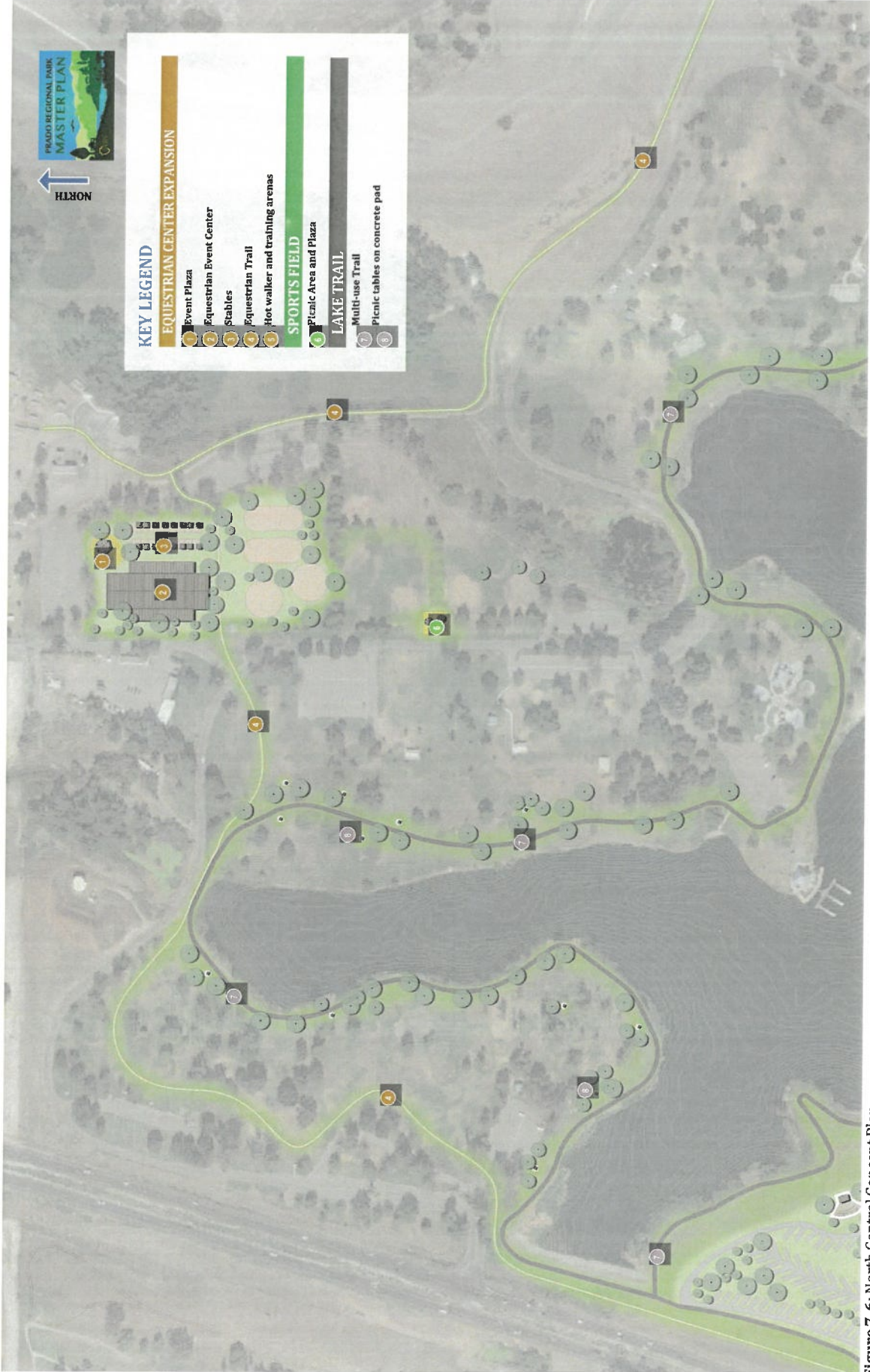


Figure 7-6: North Central Concept Plan

7.4.4 South Central Study Area

The South Central Study area includes everything south of the lake. New improvements include expanded campground areas, an expanded and amenitized special events area, a fitness camp, and a nature center with associated trails and native demonstration and botanical gardens.

Prado "Challenge Fields" and "Fitness Camp"-Special Sporting Event Area

Facility Goal: The special event area consists of open space that can accommodate special event set ups in or near natural settings. This facility or area could be run by the County without the need for a concessionaire, but an event operator/applicant would be required.

Facility Descriptions: The special sporting or social event area would consist of a 50-acre open space that has a variety of topographic features as well as minimal vegetation growth and low environmental sensitivity. Event facilitators would be responsible for constructing special purpose facilities like obstacles, running courses, cycle-cross courses, mountain bike courses, and mud features as part of the temporary nature of these events that may only occur once or a few times a year. This complex would also consist of a permanent obstacle course area of 2.5 acres, available for use with a fee. This complex would also include a zip line going from the high point on the site down into the proposed campground areas and the proposed nature center.

Ideal Site Location: The proposed site area has a dirt road access from at least two directions, and it is adjacent to natural areas that create a nice setting, but not too close to create disturbances. The open space should be able to handle up to 5,000 individuals at certain sporting events and needs to include temporary parking areas to handle up to 2,000 vehicles. Its proximity to the nature center parking, the community performing arts center parking, and the various campgrounds is key in attracting special events that will also utilize the capacity of these other parking areas. This will require the development of additional roadways and gates, as well as trails, to accommodate this expanded use and to more fully utilize the park's potential for these types of events.

Facility Restrictions: Multi-day events that occur on weekends would not have any restrictions other than the maximum number of users. However, if there are scheduled events that attract a large number of users or spectators, then traffic control may be needed. If a weekday event is scheduled, then restriction to avoid local peak traffic times will be required.

Facility User Groups: The primary events anticipated are sporting events that include runs, obstacle course activities, and other physical agility events such as Spartan Runs, Mud Runs, and Ninja Warrior challenges. The second set of users would include triathlons, trail runs, cross country events, cycle-cross bike racing, mountain bike events, 24-hour events such as Ragnar and 24-hour rides, and 5k or 10k runs that either start or end at the regional park. A third set of users include war-games, medieval, pirate and renaissance fairs, and civil war or other war-games or reenactments. Boy Scout and Girl Scout jamborees and other camping based or orienteering or scavenger hunts would be

included. The final user group is related to social events such as motorcycles or sport cars, or other events that bring people of interest together, including hobbies, special equipment competitions, or displays.

Market Area and Competition Concerns: This sporting area will benefit from the adjacent and expanded campground resources and therefore would have a regional draw throughout Southern California. Since these facilities are mostly about local experiences of the site, the draw comes mostly from how convenient, interesting, and well run the event is in order to build year after year participation. The local community or expanded community market is not as important as the sub-regional and regional market areas.

Benefits: There could be a strong synergy between sporting, camping, and adventure uses at the park that would draw people to the tournaments and stay on site. This is even more likely when considering multi-day events where down time for family members can sometimes be several hours. When participants stay on site, these families and individuals would likely participate in other park activities as well, thereby increasing concession revenues. By providing on-site rentals and RV and tent camping, the County could help to capture not only sales taxes in the area, but also direct rental and concession lease profit sharing. This would build the size and attraction of these special events.

Concerns: Traffic may be challenging. While this concept is in line with the Army Corps proposed Eco-Restoration Plan, further discussions with all stakeholders involved should be held to ensure there are no issues related to this activity in the areas indicated.

Overall Public Ranking of the Activities

Associated with this

Activity Group: Ranked

13 (skills course), 15 (outdoor exercise equip.), 22 (regional events), and 27 (sporting events) out of 27 activities in the survey.



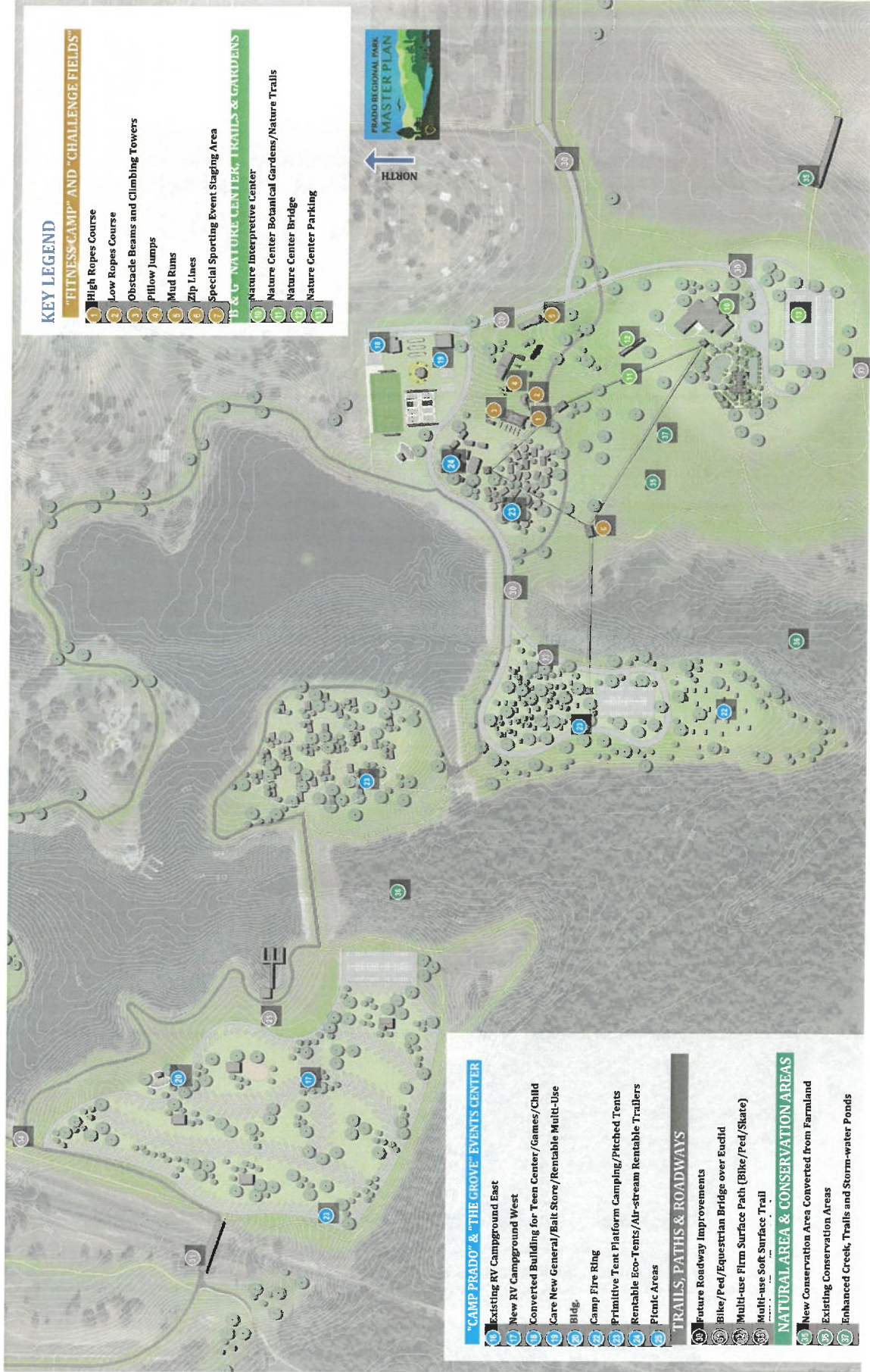


Figure 7-7: Central Concept

Prado “Green and Blue” Nature

Facilit Goal: The nature center or environmental center is intended to provide environmental education and interpretation, as well as to provide a trail system that includes interpretive elements around and through some of the natural areas of the site. It represents the intersection of nature (green) and water resources (blue) of the region. Many of these natural areas will be newly created, including nature walks, a native idea gardens, and a botanical garden, as well as signage and overlooks that will provide for the interpretation of biology, habitats, hydrology, cultural resources, agricultural history, and park history. This facility would be run as a County entity.

Facility Descriptions: The nature center would be a building of approximately 15,000 to 20,000 square feet. Parking can be slightly remote, especially if a drop off zone is provided for ADA

and school buses. The facility should be natural in appearance, made of wood and glass, and be very transitional from indoor spaces to outdoor spaces to bring nature into the facility.

Ideal Site Location: The nature center should be located next to the natural setting of the park. Special design features may be needed to accommodate the potential difficult site conditions such as flooding. This could include a building raised up on stilts with outdoor decks. The nature center needs to focus on adjacent natural areas for both views and physical trail access.

Facility Restrictions: The intensity of these facilities should not result in restrictions on uses or time of day or week when they can occur. Weekday use is possible through camping guests and school events that include educational programs for local school districts.



Proposed site of the Blue and Green Nature Center (looking



Facility User Groups: The primary group of users are likely first to be school children and then non-profit environmental groups. The general park visitor is also very likely to visit this center

Market Area and Competition Concerns: This facility benefits by being next to campground and natural resources. It could have a regional draw throughout Southern California, but may not be the primary reason why someone comes to Prado. It is more likely to be secondary to a special event, a school program, or a camping



experience. All markets are important, but a regional draw is not essential for success. A sub-regional draw may be important, especially for those that are likely to stay over multiple days.

Benefits: The park has a considerable number of natural settings, including both uplands and lowlands, that could be accessed by way of trails. The nature center would provide important educational and interpretive value to the park and the community. The nature center would also provide some weekday activities and destinations for a park that is not well utilized in the week. The nature center would also help to persuade park users to be more careful in the park's sensitive areas and would provide eyes on the trail to make sure that non-damaging uses are occurring.

Concerns: This location may flood. The building could be built up on higher stilts that would be contextually appropriate for a river side building.

Overall Public Ranking of the Activities Associated with this Activity Group:
Ranked

1 (trails), 2 (nature exploration), 5 (education programs), 6 (nature center), and 9 (gardens) out

"Camp Prado"

Facility Goal: The camping center is intended to provide a wider range of camping options including primitive tent camping, cabins, streamline trailers, yurts or Eco-tents, and an expanded RV campground that would have a fuller range of amenities. One primary goal is to support the special events that commonly occur at the regional park and to also expose individuals to the increased amenities and activities that the park provides, thereby increasing non-event return visits to the park. The proposed camp center would also provide a general store with fishing supplies, as well as a converted multi-use building into a youth social and game center. The campground could be run by the County or be leased out to a concessionaire. The general store and game center/youth center should be a private concession.

Facility Descriptions: The primitive tent camping facilities would include sites with graded decomposed granite surfaces for tents that may include raised platforms, water, a trash receptacle, and a picnic table. Approximately 25-30 sites are envisioned. This area or another adjacent area would also include pre-setup tents like Eco-tents for rent, including 10-20 rentable tents as well, with another 10 Eco-tents positioned on the high point of the area for spectacular views. Vehicular access would not be allowed into the primitive area, but carts would be used to bring in personal camping belongings from a short distance away. Group parking in the rentable Eco-tents area would need to be close by the tents. The rentable luxury areas would contain either Eco-tents, cabins, or yurts that would support a more comfortable and convenient level of camping, in addition to expanded personal RV hookup spaces and on-site parking. Up to 30 sites would be considered. A major new RV campground would be added on the southwest side of the lake. This would include approximately 250 standard RV spots and another 25 streamline replica trailers that could be rented.



The general store would be between 1,500 and 2,500 square feet and would include an outside eating area supporting an interior deli and food prep area. Restrooms with showers and laundry facilities should be considered. Individual hookups to sewer and 100-amp service could set the camping experience at Prado apart from other competing locations.

Ideal Site Location: The new camping areas should build on the relationship with the existing campground and should be near both the lake and other natural areas. The primitive tent camping needs to be more of a dark and natural area of the park and can be placed at lower elevations. The luxury rentable facilities need to be close to roadways and other infrastructure. The Eco-tents should be in the mid-range of elevations since they can be moved out of the inundation zones when slow moving flooding occurs. The RV campgrounds can be at lower elevations since all campers are considered mobile. Restrooms and other buildings would need to be raised out of the floodplain.

Facility Restrictions: The camping center would not likely generate peak traffic congestion problems, therefore traffic management and controls would not be needed. Traffic tends to come in at all hours and is not generally concentrated. However, a second exit or access point would be beneficial to provide emergency access in the case of flooding or fires or to accommodate another check in location and gate fee collection area.

Facility User Groups: RV campers are likely to come from throughout the region. Other campers are likely to come from the Inland Empire area, unless they are associated with the special events in the park and would therefore be coming from the Southwest states. Primitive campers are more likely to be local users or campers from organizations like the Boy Scouts and Girl Scouts.

Market Area and Competition Concerns: All market areas would be considered possible contributors of attendance. Having these facilities and camping options along with other amenities and activities available should substantially increase use from close and far.

Benefits: The new facility would upgrade the camping experience and provide more options and quantities of camp sites that could increase revenues and the ability to accommodate special events. The expansion of camping types, including rentals, allows those that do not have larger RVs to camp in a more sustainable way that does not rely on travel with heavy and low mileage vehicles. The ability to support concessions in the park would also be improved by providing more weekday users that are drawn by the increased amenities and activities of the park.

Concerns: Roadway and utility extensions may be difficult around the dam. This area is still subject to flooding which may require portable facilities to move. Restrooms need to be protected through higher grading.

Overall Public Ranking of the Activities Associated with this Activity Group: *Ranked 4 (social areas)*



Typical character and concepts for the proposed project and its

"The Grove" Community Performing Arts Center

Facility Goal: The primary goal for this performance center is to provide overnight campers with a gathering space for social interaction, provide for a leasing facility for corporate and private events, and to host performing arts events. In addition, the operation of musical performances, theatrics, educational gatherings, and special event awards programs for the public could occur. A small multi-use building would also be provided for some interior operations, food preparation, and larger internal meetings. This facility could be run by the County or by a concessionaire or consultant for coordination.

Facility Descriptions: The focus of the facility would be an outdoor center. The center should include a stage, a structural stage backdrop, and electrical and acoustic options for amplified sound and communication, as well as evening stage lighting. The multi-use office, restroom, and equipment support building should be at least 2,500 square feet, but no larger than 5,000 square feet. The community performing arts center's maximum capacity would be up to 5,000 persons.

Facility Restrictions: Because of the scheduled starts of events and the potentially large number of participants (5,000 persons divided by 2.5 average persons per vehicle= 2,000 vehicles), there is a chance that events could create high levels of congestion. These impacts can be offset by transportation demand management policies for alternative modes and shuttles; by controlling the start time of events; the requirement for traffic control for all events, and the use of multiple routes, directions and gates.

Ideal Site Location: This facility has been placed on higher ground based on its investment. Views to the mountains should also be considered when siting this facility. However, it should also be worked into a landform in such a way to allow for control of amplified sound. Views are critical and would be of natural areas, but far enough away to avoid noise impacts to sensitive area. The facility needs to be near roadway connections and include multiple gates. Being near a commuter/general aviation airport may be of some benefit for some individuals that would fly in.

Facility User Groups: The first draw of users would be recreational campers in the park. Movie nights, small music performances, and a campground fire ring would be the primary focus of the space. Secondary uses would be for party or event rentals, in conjunction with an indoor multi-use space. A third level of use would be for weekday/daytime educational events either related to the nature center or the agricultural museum. Another use is anticipated to be a staging and operations center for the various recurring special events, including sporting, adventure, and other themed gatherings or social events. It is anticipated that the performance and educational center and multi-use building would be a rental requirement for any special event for more than 500 people. Finally, performing arts of musical, theatrical, and awards programs would round out the types of uses for this facility.

Market Area and Competition Concerns: This facility relies on campground and local visitors to utilize, as well as visitors and fans attending music events and concerts. Success is somewhat based on the unique setting of the valley views, views of the riparian areas, and adjacent open space and agriculture. Since the setting is unique and well maintained, this facility will be competitive with other settings. The facility has the character that motivates people to rent or to go to the center. Both the local community and the expanded community level market areas should be considered as there seems to be a shortage of this type of facility within the sub-region. Weekend and evening events or multi-day music events would draw people from the region and sub-region and could work well in conjunction with the adjacent campgrounds and other park amenities.

Benefits: This facility could bring both visitors and revenue to the park and could also help in increasing visibility of the park that may result in return visits.

Concerns: Traffic and noise are potential issues for adjacent residences. In addition to traffic management, scheduling of performances or rentals will need to have a prohibition on traffic generation of the facility during evening peak commute hours. Special event gates for immediate access and parking are to be considered, along with an operational logistic program that includes traffic control and overflow parking requirements.

Overall Public Ranking of the Activities Associated with this Activity Group: *Ranked 12*
(community)



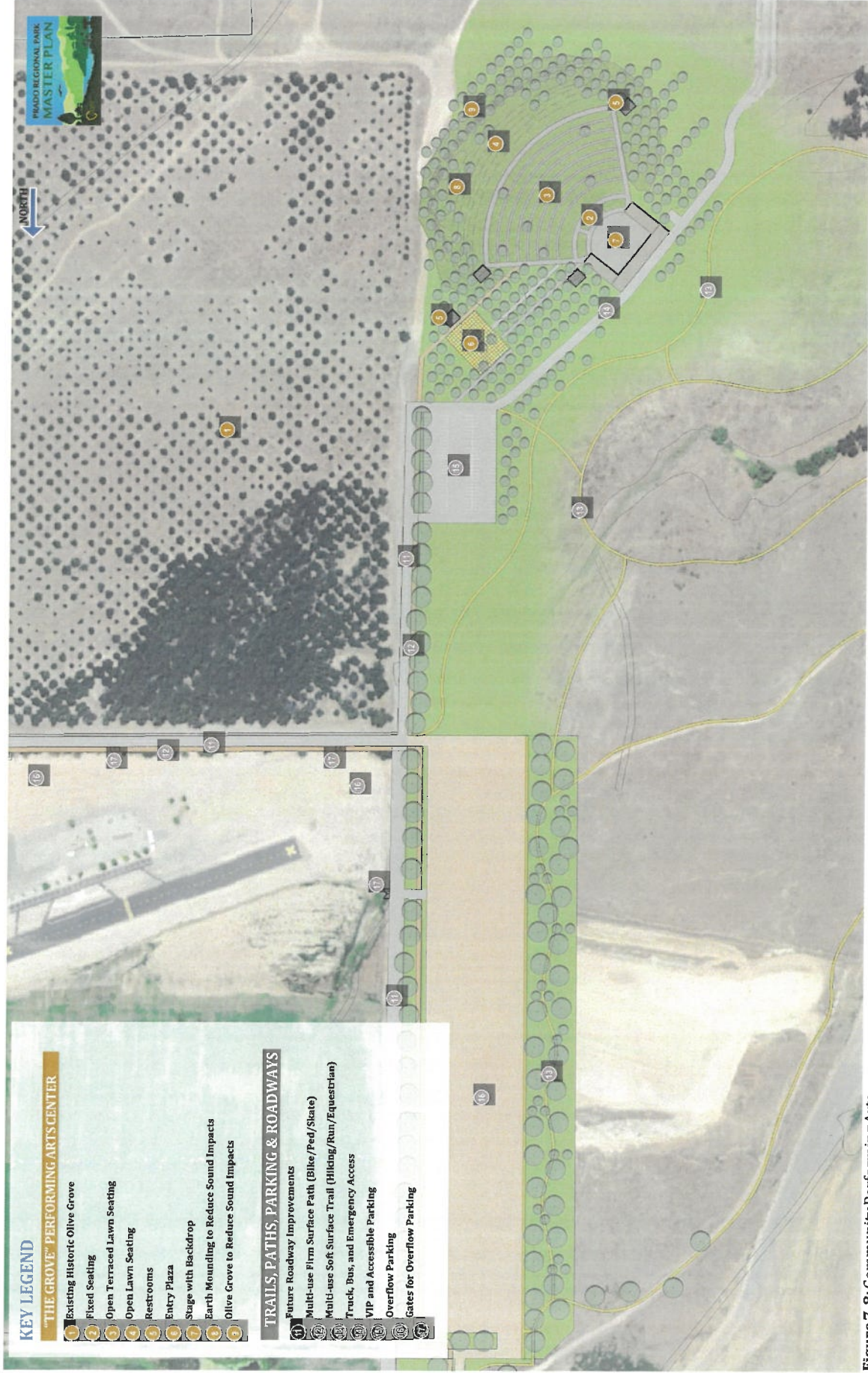


Figure 7-8: Community Performing Arts

7.4.5 East Study Area

The east study area is the Proposition 70 land. It includes fun and educational features with an agricultural theme, an extreme adventure zone, an aquatic center, and splash park. It also includes the relocation/expansion of the existing paint-ball park.



Facilities in form and function, should project the image of fun, agriculture and



A whimsical look at agriculture should be balanced with being authentic and educational as

"Down at the Farm" Agriculture Fun Center

Facility Goal: The intent of the theming of this center is to highlight the history of agriculture in the Inland Empire and more specifically in the valley adjacent to the site. This agricultural heritage is being lost at a very high rate in the valley and only remnants now remain. The primary intent is to provide a destination center with fun zones, eating areas, and rentable facilities for special social events and ceremonies. The East Study Area would then have day and evening uses, each with their own fee structure, but could also be combined with the other event areas or through annual passes. This facility could be run by a concessionaire or by the County.

Facility Descriptions: A variety of agricultural themed structures would be added, including an observation water tower with bungee jumping, a barn, greenhouse, converted silos, a highly iconic tethered hot air balloon, and a variety of eating locations and picnic areas along with food truck potential.

Ideal Site Location: This agricultural facility is next to a 10-acre area that needs to be preserved for agricultural uses or education. It could include a community garden, as well as other agricultural activities and the ability to accommodate a farmer's market.

Facility Restrictions: The intensity of these facilities should not result in restrictions on uses or time of day or week when they can occur. Weekday use is possible through camping guests and school programs that include educational programs for local school districts.

Facility User Groups: The primary users are school age groups during the week and family visits from those living around the area or in the Inland Empire. Regional or sub-regional users, especially school children, could utilize these facilities and this would be a vacation or "stay-cation" destination.

Market Area and Competition Concerns: This facility could have a regional draw throughout Southern California, but may not be the primary reason someone comes to Prado. Regional or sub-regional users will utilize these amenities, but it is more likely that local or expanded community level users from the valley would utilize them the most.

Benefits: The site can help to capture the history of the valley and preserve images and a way of life that was so prevalent in the area. Synergy between the various destinations on the East Side would help each activity become more popular, especially with discounted group passes.

Concerns: Trip generation is a concern which may result in the need for a traffic management plan. The plan assumes that the expansion of Hellman, River Road and McCarty will be needed.

Overall Public Ranking of the Activities Associated with this Activity Group: Ranked 4 (social venues), 7 (agricultural fun), 9 (gardens), 10 (innovative play), 13 (skill courses), 14 (splash basin), 15 (outdoor exercise equip), 17 (food trucks), and 18 (banquet halls), out of 27 activities in the survey.

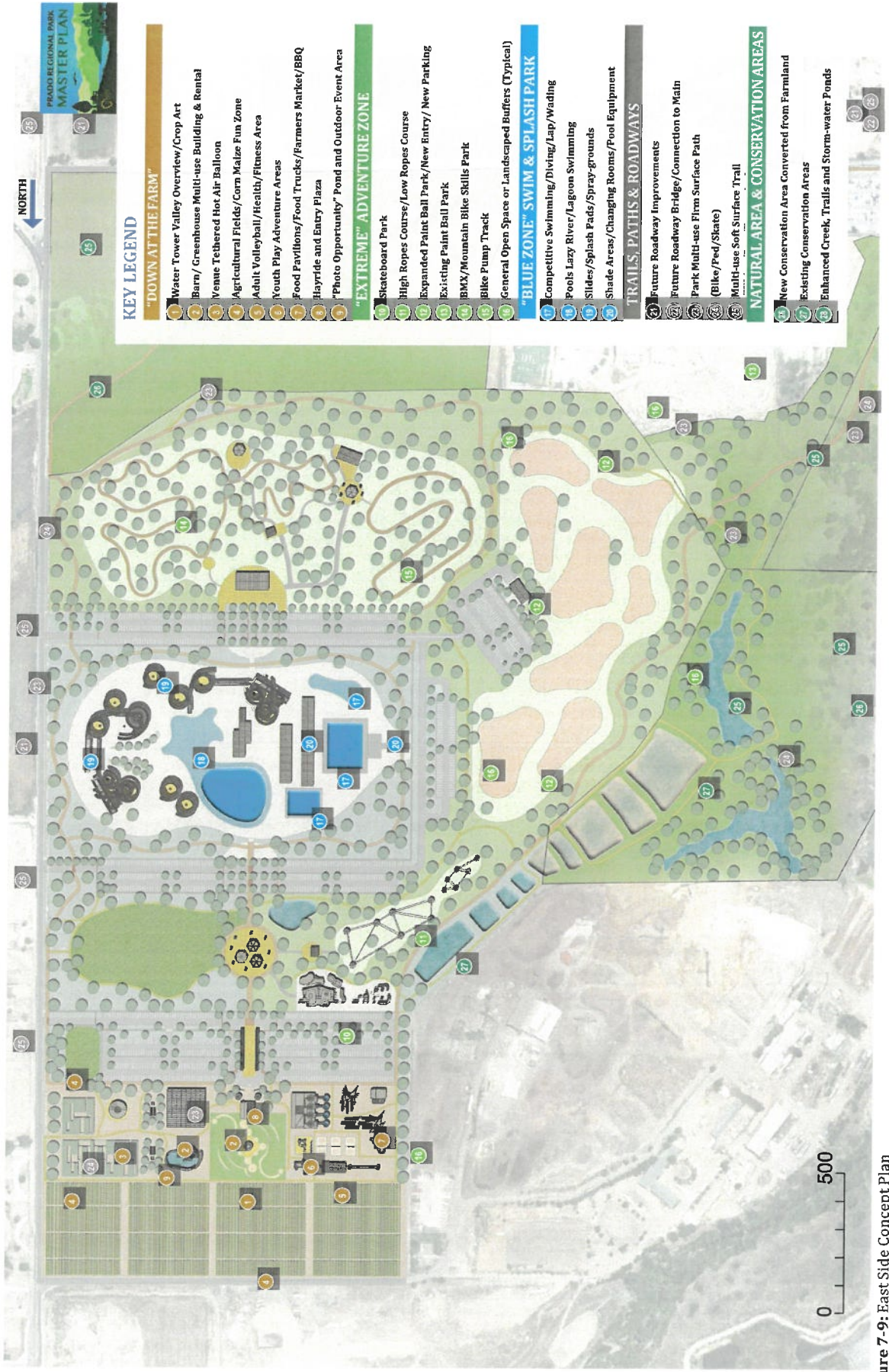
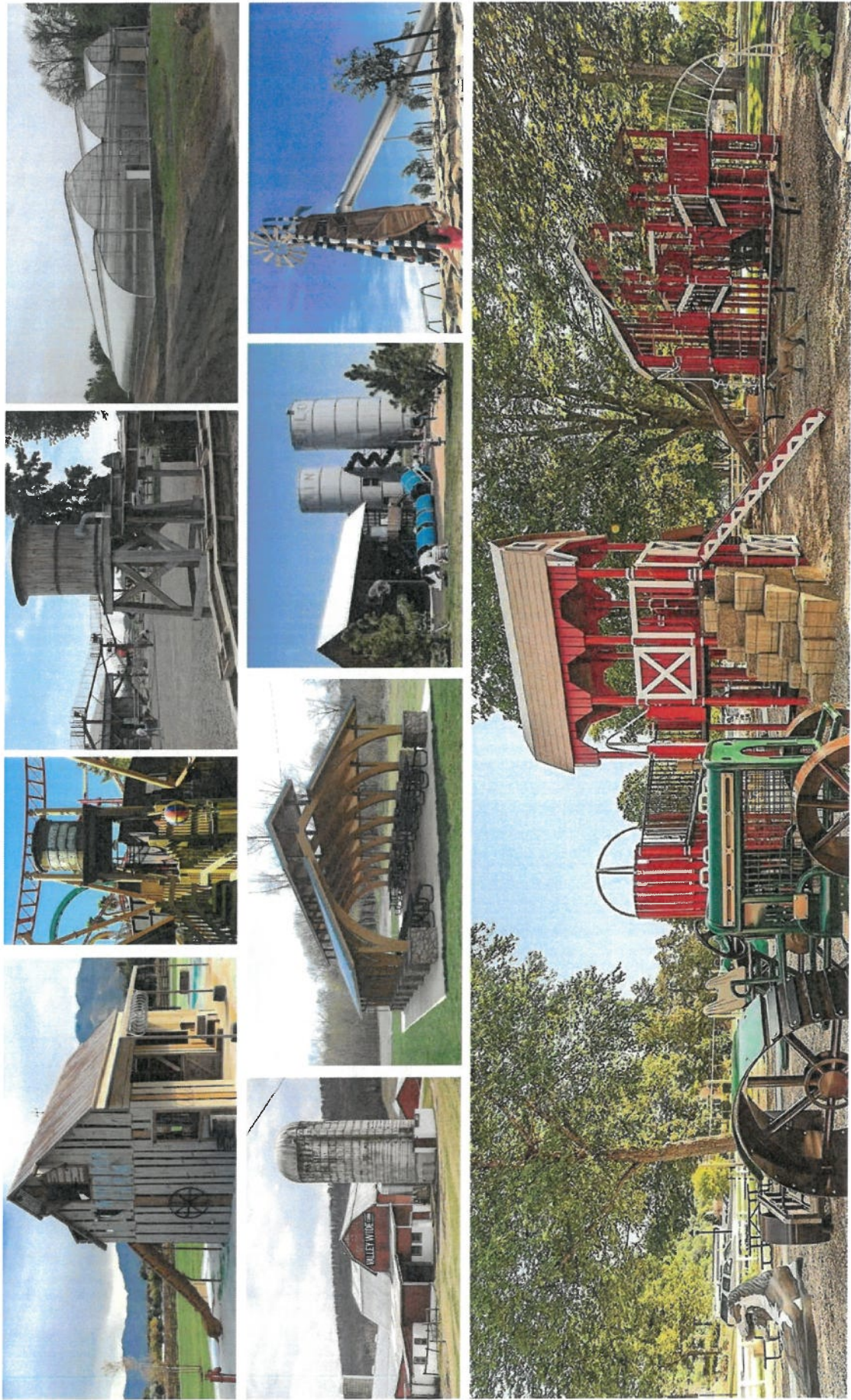


Figure 7-9: East Side Concept Plan



Typical character and concepts for the proposed project and its



Typical character and concepts for the proposed project and its



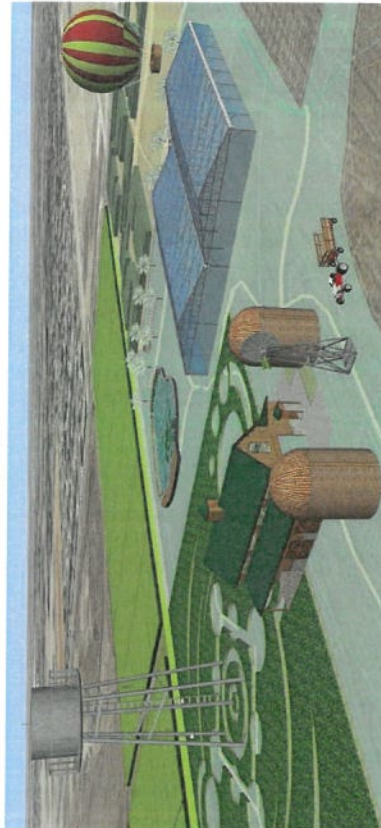
Proposed site of the "Down at the Farm" Fun Center (looking southwest)



Various eating, adventure and picnic eating areas (looking east)



Corn maize fields, hot air balloon and greenhouse (looking southwest)



Water tower, rentable barn and greenhouse for special events and crop art (looking northeast)

"Extreme" Adventure Zone

Facility Goal: The adventure center is intended to be a place for adults and children to play and discover in a manner that is related to the natural setting of the area, including its agricultural roots. It is highly likely that this facility would be a user fee-based concession.

Facility Descriptions: There are two primary categories of facilities: 1) natural adventure courses such as ropes courses, obstacle courses, zip lines, rope bridge crossings, climbing walls, climbing towers, bouldering areas, and other adventure or orienteering areas; and 2) rolling adventure parks such as a BMX track, a bicycle pump track, mountain bike trails/jumps, and skate parks. These two facility types are located in different areas, however the adventure courses wrap the open space and trails, connecting the two areas together.

Ideal Site Location: Proposition 70 lands were chosen because this land belongs to the County, which then allows for a higher certainty and control over leases, and it also provides a capital source for improvements and reinvestments. This land is also fully graded, mostly above the flooding zone and not under the direct control of the Army Corps of Engineers. It is also next to the existing paint-ball park, which fits into this same category of uses. This far eastern location would also be closer to new housing development, which may include a wide range of age demographics, including teenagers, that might enjoy these features.

Facility Restrictions: These uses will mostly peak on weekends and therefore be offset with other congestion related commuter trips. Also, the roadway network is far enough away from the major arterials that typically get congested. Weekday corporate events and vacation based trips are generally off the congestion commute periods. The extension of McCarty Road with a new bridge, however, is essential to connecting the two sides of the park and providing multiple access points to these facilities.

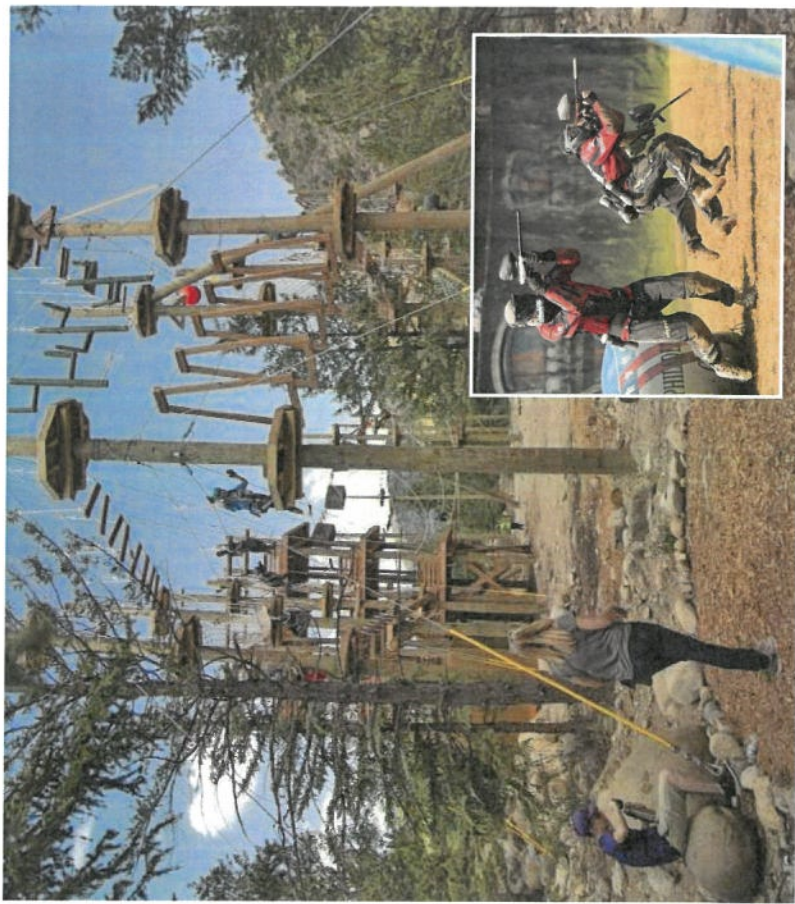
Facility User Groups: One primary group of users are corporate customers that may be interested in multi-day training and confidence building activities. These would also include clubs, non-profit organizations or sports teams. The second user group would consist of families, especially those staying at the regional park over several days. The third user group would consist of individual friends that may wish to attend or special age groups or organizations like the Boy Scouts and Girl Scouts. Finally, local residents are likely to dominate the rolling adventure facilities.

Market Area and Competition Concerns: This facility benefits from the campground resources and/or the paint ball park. It could have a regional draw throughout Southern California. It is also likely to be a secondary benefit to a special event or to a camping experience. The local community or expanded community market is not as important as the sub-regional and regional market areas for this draw. The adventure improvements, however, could improve local community and expanded community park guest interest in using the park, especially on week days.

Benefits: By itself, the adventure areas could be a revenue generator. However, in conjunction with the camping uses, they could generate more well-rounded use during the week and spin off increased revenues throughout the park. These uses are compatible with the natural setting and Army Corps definitions. In addition, the BMX/pump track/mountain bike trails and obstacle courses could attract weekday and weekend users, even from the local community, which is growing in population and which demographic has a high level of families with teens that would gravitate to this type of use.

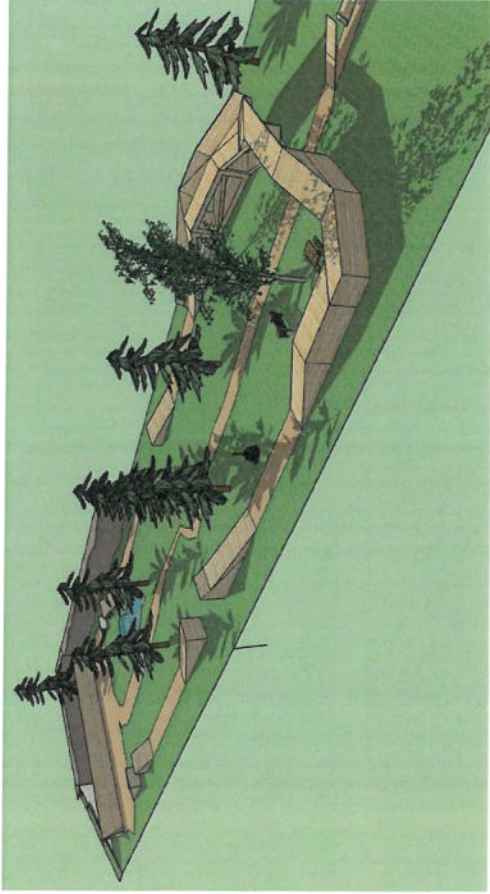
Concerns: There may be some concerns with traffic and noise if too close to natural areas.

Overall Public Ranking of the Activities Associated with this Activity Group: *Ranked 10*
(adventure)

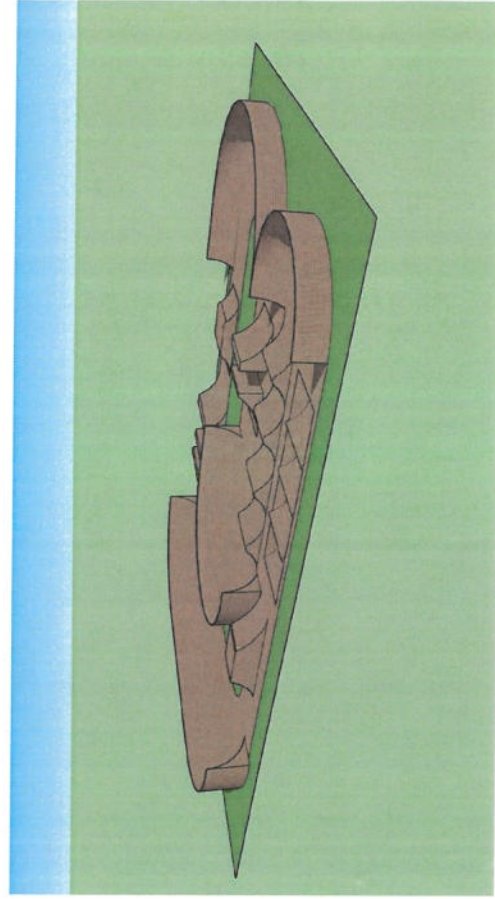




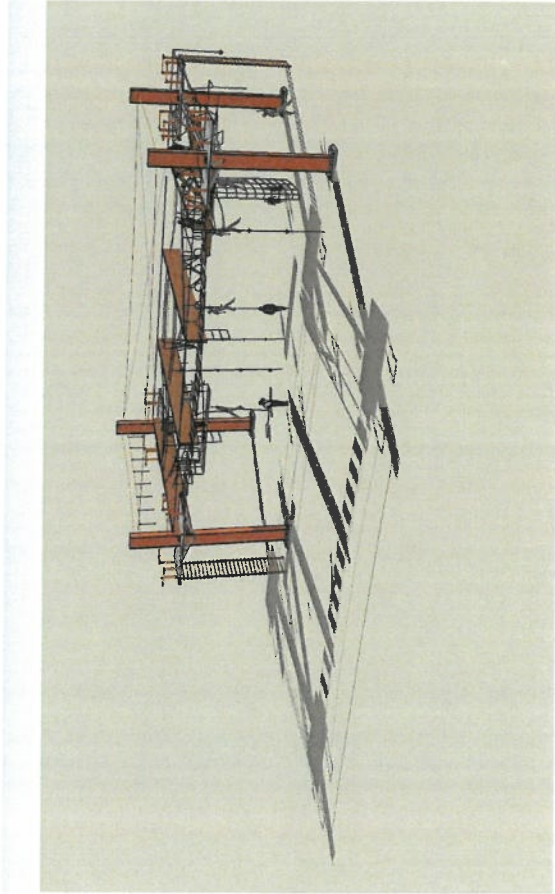
Typical character and concepts for the proposed project and its



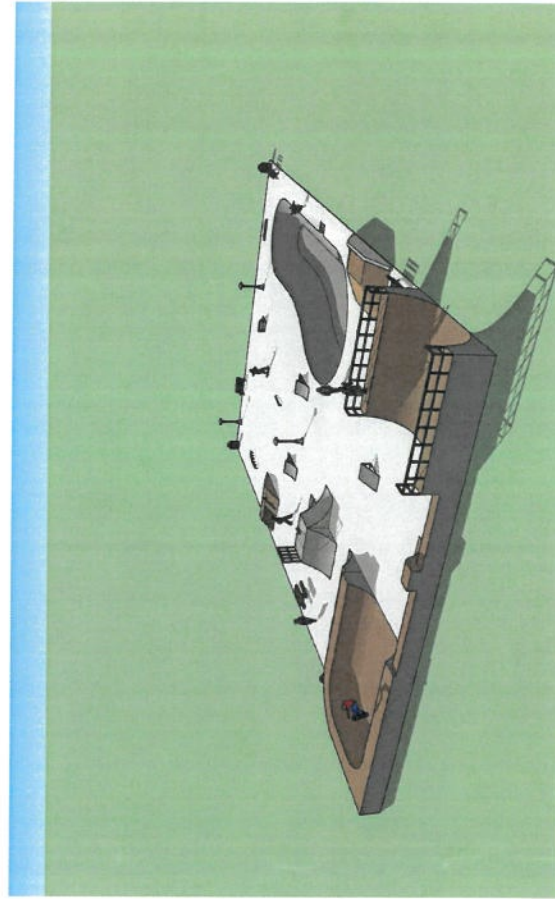
Typical mountain bike skills



Typical soil compacted pump track for BMX and mountain



Typical high ropes



Typical skateboard

The “Blue Zone” Swim Facility and Splash Park

Facility Goal: The swim facility is intended to be a sub-regional water park that will provide aquatic programs and aquatic fun in a regional park setting. Given the summer heat and the lack of lakes, rivers and beaches for the Inland Empire, it would seem that this facility would be popular in the valley area. This could be run by the County or a private concessionaire could operate it as well. A fee would be charged at the entry gate to this facility.

Facility Descriptions: There are three categories of aquatics that could be considered. The first is a swimming pool complex that would include competition pools, general swimming for health and kids, and adult pools for general recreation. The second category is that of more relaxation or adventure related aquatic such as lazy rivers, slides, and splash playgrounds. Finally, there are aquatics related to the use of the existing Prado Lake (see the North Central Site Plan) that could include kayak and canoe rentals, fishing, slips, and launch facilities, in addition to stand-up paddle boards and paddle boats. This third category would be associated with the existing lake and could utilize existing facilities.

Ideal Site Location: If the facility were only a swimming pool complex, it would be best sited in the existing park, near the campground for additional user access. However, the synergy associated with other adventure activities and the Proposition 70 lands disposition would make for a much better leasing and County control of this facility along with a capital funding source.

Facility Restrictions: The swimming complex could generate a sizable number of trips, but these trips would likely be off-peak traffic congestion periods. Weekend use would be high followed by after school periods during warmer weather and on holidays. For those on vacation or not working, the time frame could be throughout the week or on weekends. For the facility to be worth the investment, evening hours should be considered, especially on weekends. There should be synergy between the campground, adventure features, and the aquatic park.

Facility User Groups: The primary user group would be visitors to the park and visitors to the Inland Empire. The second user group would be campers. The third user group would be local and community residents, especially for the swimming pool complex. The fourth user group would be related to competitions.

Market Area and Competition Concerns: Regional or sub-regional users will utilize the swimming park and to a lesser extent, the pool complex. Community level users may also utilize the facility. Local community or expanded community users would mostly utilize the swimming pool complex. For the Prado Lake uses, fishing would be done by a full range of users, depending on if they are in the RV campground or not. Watercraft in the lake would likely be day visitors and campers.

Benefits: The new facility would provide the valley with a significant source of recreation and relaxation, as well as fun. The swimming pool complex would be good for local and community members in terms of health, swimming lessons, and sports programs, especially as the residential development increases around the site. Increased activity at Prado Lake would also improve park revenues since they would result in more activities that would make the gate fee more reasonable, and also more concession related profit sharing of the increase use of paddle craft and boat rentals.

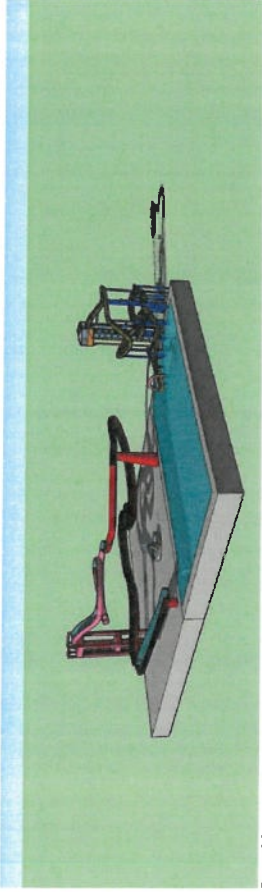
Concerns: Trip generation may be a problem, but improvements to segments of the local roads and the extension of McCarty Road with a new bridge, would address many of these concerns.

Overall Public Ranking of the Activities Associated with this Activity Group: Ranked 3
(watercraft),





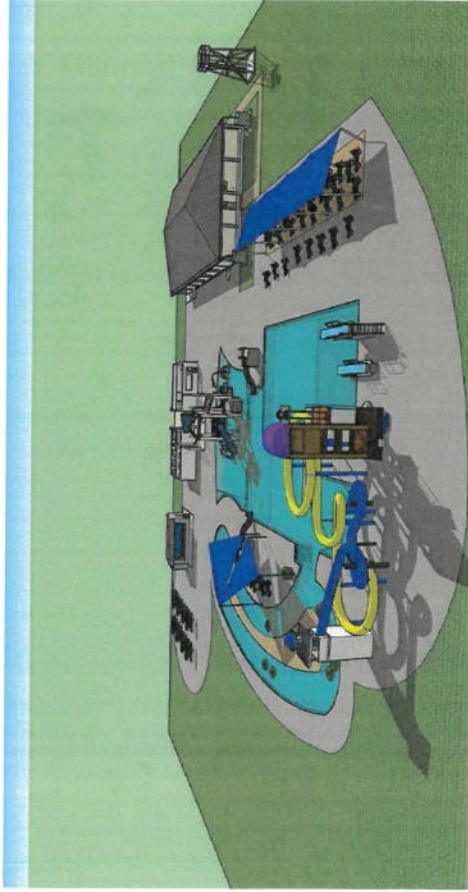
Typical character and concepts for the proposed project and its



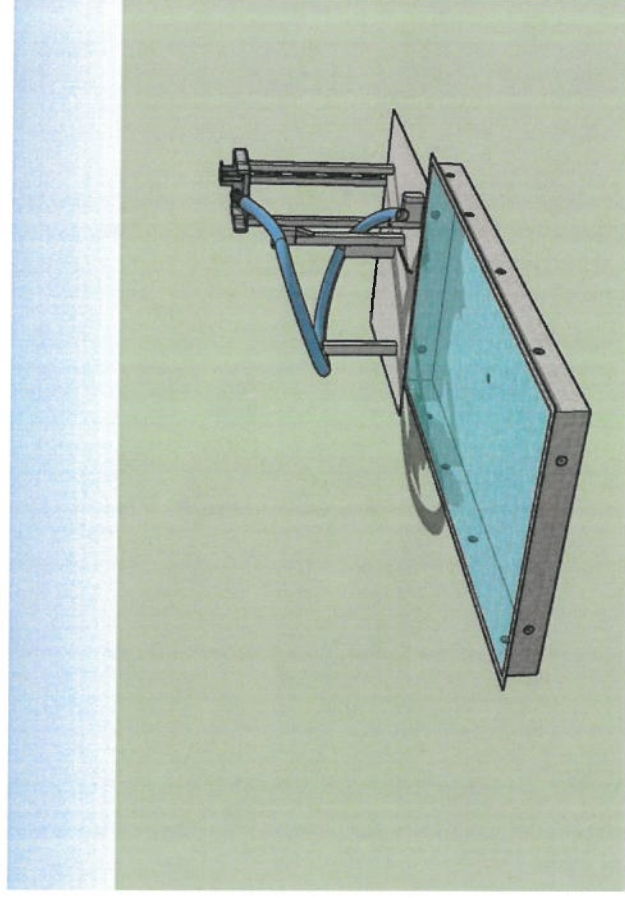
Possible recreation swimming pool and



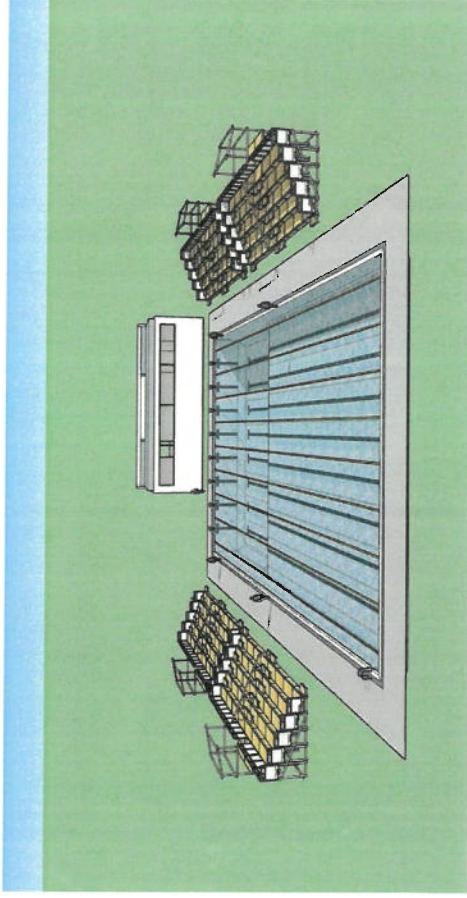
Possible lazy river



Combination of possible spray-grounds, slides, lazy river and



Medium height tube slide and receiving



Typical competition