

2.0 EXISTING CONDITIONS

The following sections document the conditions prior to the adoption of this Specific Plan, including land uses, airport influence areas, Williamson Act contracts, land use designations, circulation, and environmental conditions.

2.1 Existing and Surrounding Land Uses

The Specific Plan area is occupied by agricultural uses, including a dairy farm, row crops, and vacant land. Dairy farming and agriculture have been the primary uses of the property since the 1930s or earlier.

Figure 2.1 shows the existing uses in the vicinity, which include:

- North across Eucalyptus Avenue: plant nursery, dairy farm
- South across Merrill Avenue (City of Chino): Chino Airport
- East across Campus Avenue: dairy farms, row crops, and vacant land
- West across Euclid Avenue (City of Chino): residential uses, vacant land, and the former Stark Youth Correctional Facility

The Ontario Plan designates the surrounding areas in Ontario Ranch for business park, industrial, and residential uses.

2.2 Airport Influence Areas

Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The intent of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Specific Plan area is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City of Ontario. While a Real Estate Transaction Disclosure policy is not required for non-residential land, developers or tenants may purchase a Natural Hazard Disclosure report that would indicate that the property is in an Airport Influence Area.

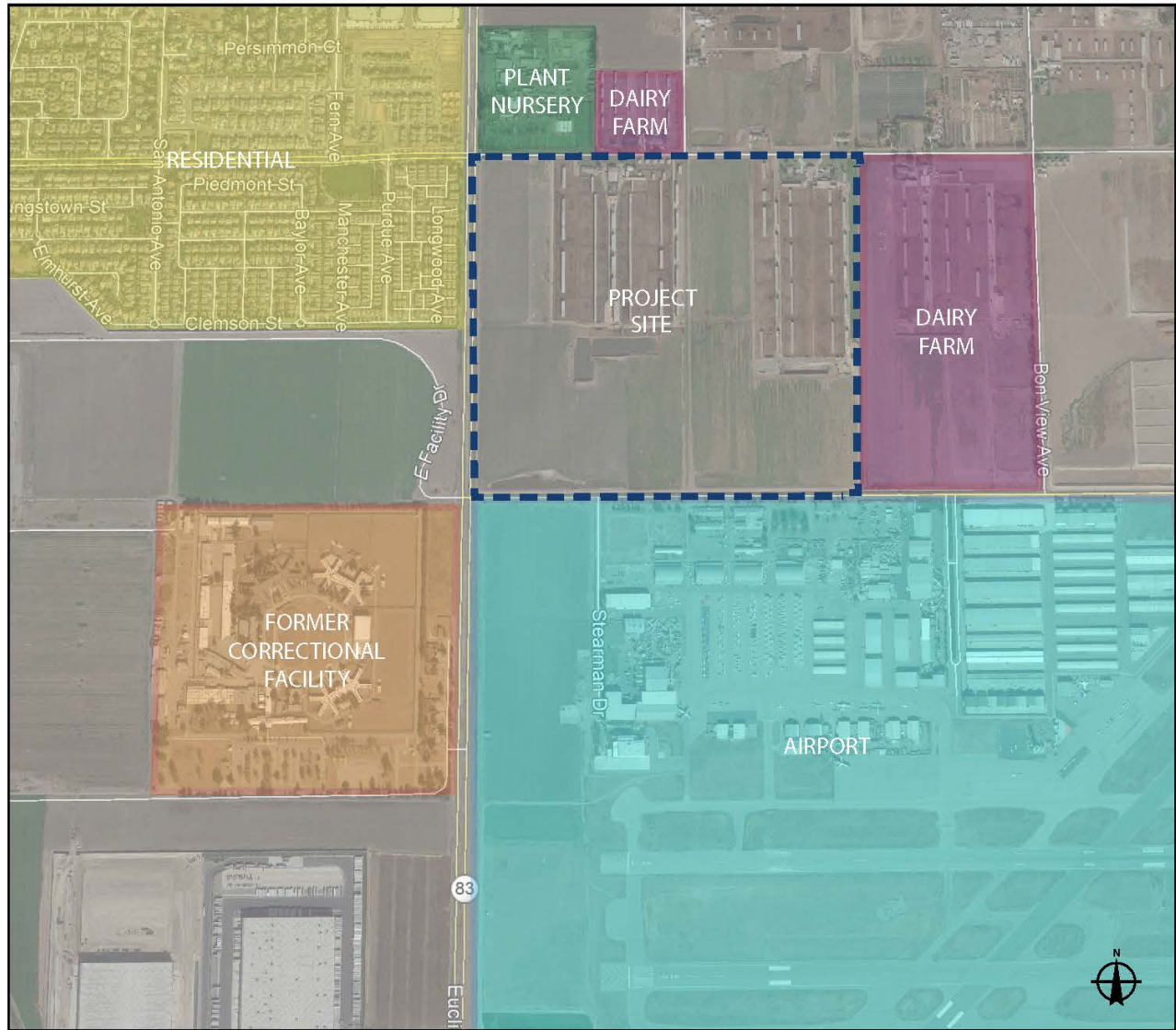
Chino Airport Overlay Zone

The Specific Plan area is within Safety Zone 6 of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook). Zone 6 compatibility criteria prohibit people-intensive uses such as stadiums, large day care centers, hospitals, and nursing homes.


The Specific Plan's land uses are compatible with these guidelines. The Handbook guidelines suggest the provision of approximately 10 percent usable open land in projects within Safety Zone 6. The

Handbook further indicates that ideal emergency landing sites are ones that are long, level, free of obstacles and with minimum dimensions of 300 feet long by 75 feet wide, much like a runway. In the Specific Plan area, surrounding roads (Euclid, Eucalyptus, Sultana, and Merrill Avenues), drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

FIGURE 2.1: SURROUNDING LAND USES



 Specific Plan Boundary

Map data ©2018 Google, INEGI 1,000 Feet 

2.3 Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. There are no active Williamson Act contracts located within the Specific Plan area.

2.4 Existing Ontario Plan and Zoning Designations

The Ontario Plan existing land use designations and existing zoning map designations for the Specific Plan area (prior to adoption of the Ontario Ranch Business Park Specific Plan) are shown in Figure 2.2.

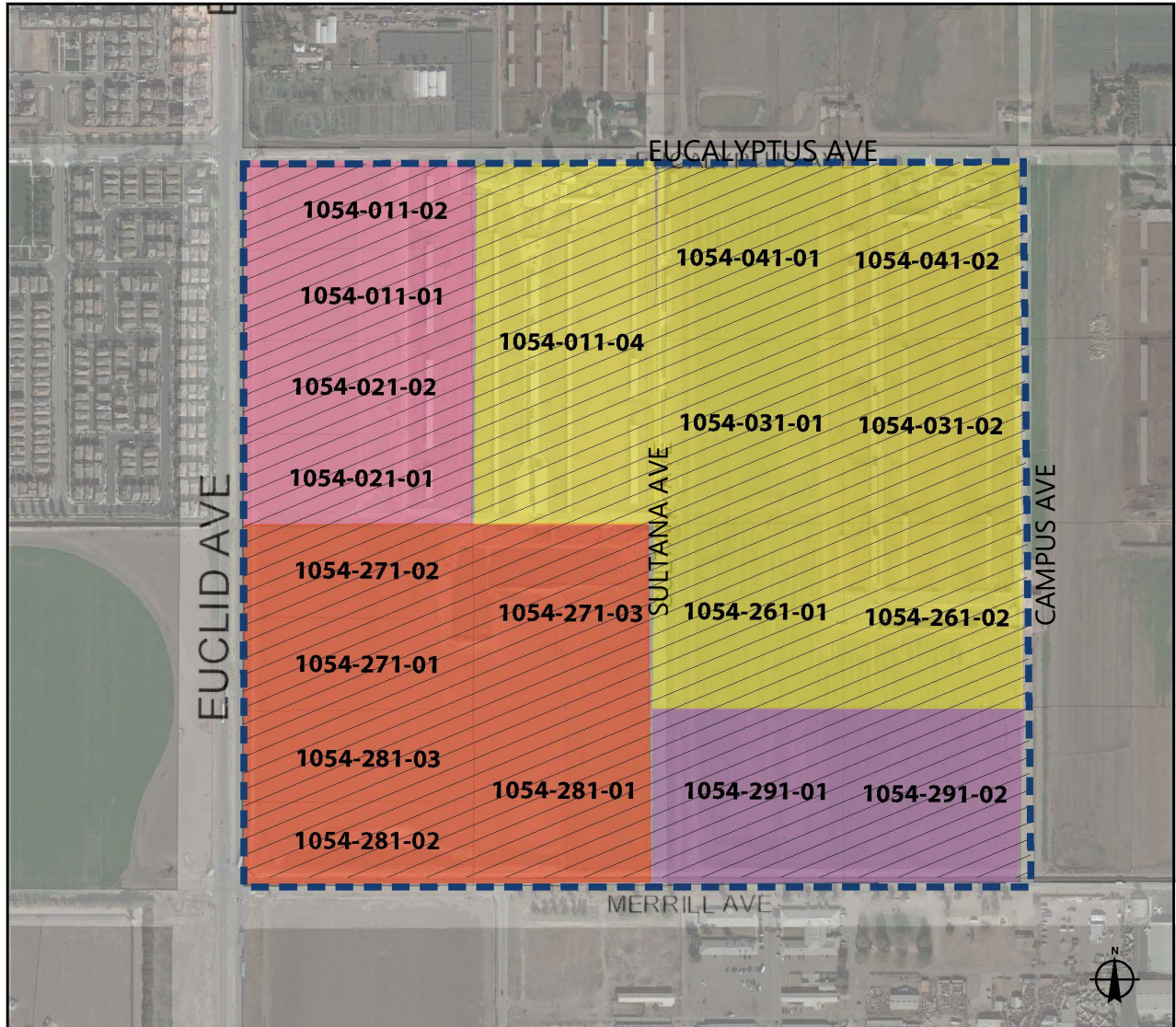
The Ontario Plan existing land use designations are:

- General Commercial (0.4 Floor Area Ratio (FAR))
Assessor Parcel Number (APN): 1054-271-01, 1054-271-02, 1054-271-03, 1054-281-01, 1054-281-02 and 1054-281-03
- Office Commercial (0.75 FAR)
APN: 1054-011-01, 1054-011-02, 1054-021-01 and 1054-021-02
- Low-Medium Density Residential (5.1 – 11 dwelling units per acre)
APN: 1054-011-04, 1054-041-02, 1054-031-02, 1054-261-02, 1054-261-01, 1054-031-01, 1054-041-01
- Light Industrial (0.55 FAR)
APN: 1054-291-01, 1054-291-02

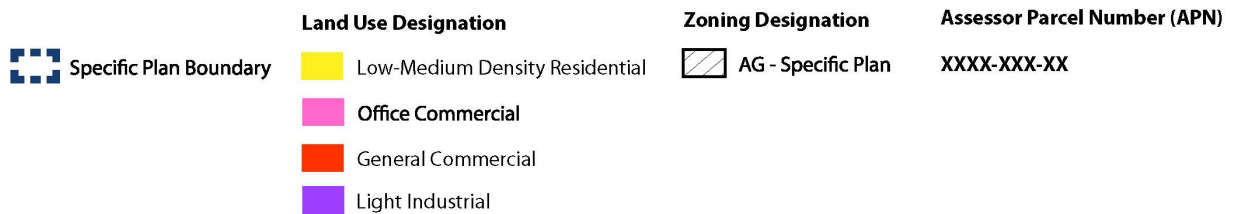
The project includes an application for a General Plan Amendment to change the land use designations to Industrial and Business Park, as discussed in Chapter 3, Development Plan.

The existing zoning designation is SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. The AG Overlay indicates that the land can continue to be used for agricultural uses, but the SP District designation requires approval of a specific plan by the City for urban development of the project site.

FIGURE 2.2: EXISTING LAND USE AND ZONING



Map data ©2018 Google, INEGI 0.25 mi



2.5 Existing Circulation

The Specific Plan area is located approximately three miles south of State Route 60 via State Route 83 (Euclid Avenue), which is located on the western boundary of the Specific Plan area, as shown in Figure 2.3.

Vehicular circulation in the Specific Plan area is provided by Eucalyptus Avenue on the north, Merrill Avenue on the south, Euclid Avenue on the west, and Campus Avenue on the east.

Existing improvements for Euclid Avenue include interim pavement and an unimproved dirt center median. Euclid Avenue has a fully dedicated right-of-way as specified in The Ontario Plan.

Eucalyptus and Merrill Avenues are substandard, requiring right-of-way dedication and major street and parkway improvements.

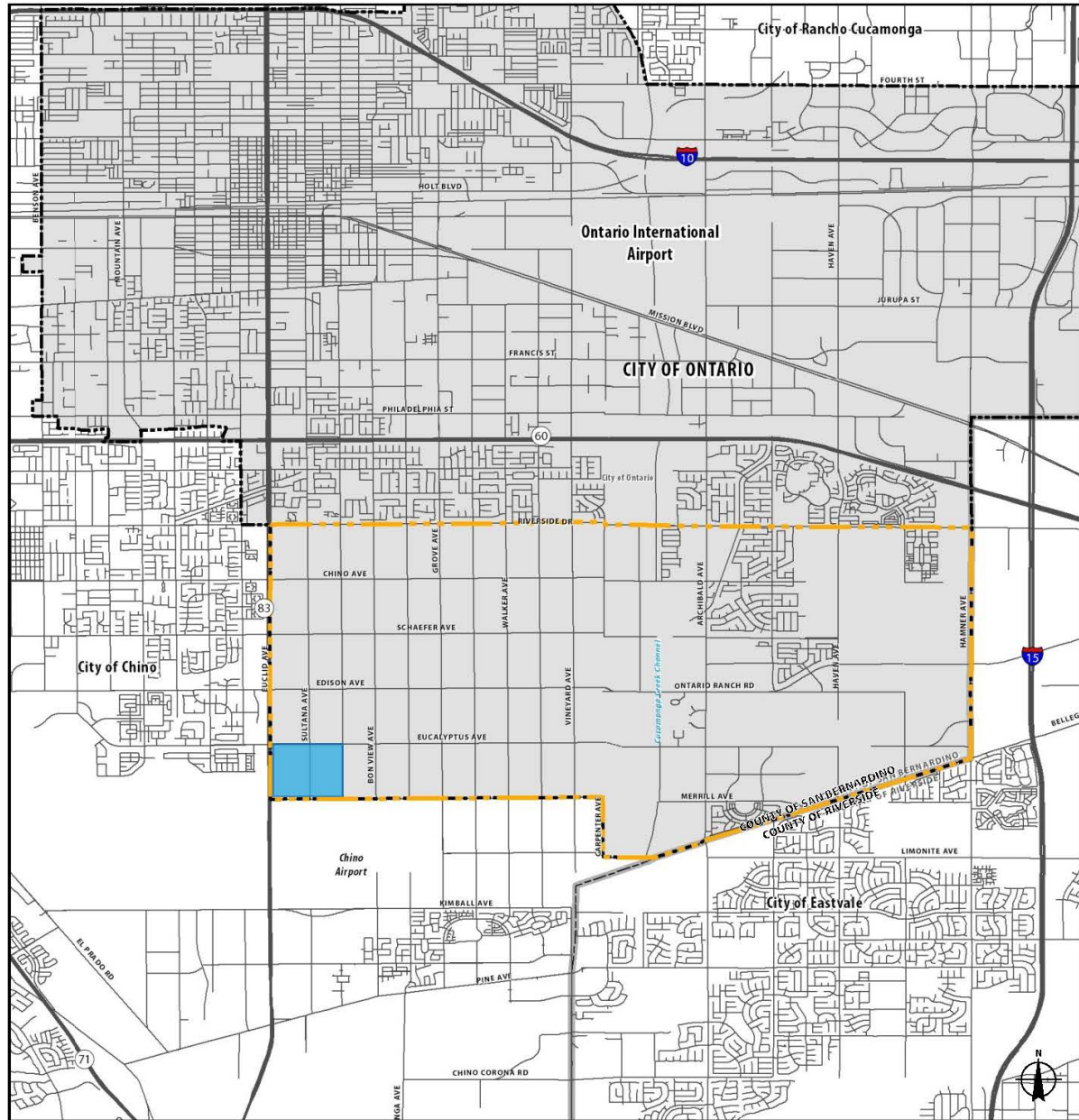
Campus Avenue is a partially dedicated yet unimproved street that exists only on paper.

Sultana Avenue is a fully dedicated yet unimproved street that exists only on paper.

Along Euclid Avenue traffic signals are located at the Eucalyptus Avenue and Merrill Avenue intersections.

Access to the site is currently provided via five driveway entrances located on Eucalyptus Avenue.

FIGURE 2.3: REGIONAL CIRCULATION



-  Ontario Ranch
-  Specific Plan Area
-  City of Ontario
-  Freeways/Highways
-  Roads

2.6 Existing Environmental Conditions

Topography

The overall project site is moderately flat, sloping from north to south with approximately a 30-foot drop in elevation.

Geology, Soils, and Seismicity

The Phase I environmental site assessment (ESA) included boring to depths of 10 to 30± feet and trenching to depths of 4 to 12± feet. Soils encountered through boring and trenching consist of highly organic soils to depths of 1 to 1½± feet. The near-surface soils possess low to medium expansion potentials. Groundwater was not encountered in any of the soil borings conducted as part of the assessment

The near-surface soils are considered corrosive to ferrous metals, including ductile iron pipe. Additionally, the near surface soils encountered at a boring located in the cattle pen area possessed chloride concentrations that can be deleterious to steel in reinforced concrete. A methane gas survey determined on-site levels are below the threshold.

A geotechnical feasibility study on the Specific Plan site indicated that the proposed development is considered feasible from a geotechnical standpoint. The subject site is located in an area that is subject to strong ground motions due to earthquakes. Research of available maps indicates that the Specific Plan area is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, a geotechnical feasibility study did not identify any evidence of faulting during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low. Research of the San Bernardino County Land Use Services website indicates that the subject site is not located within a zone of liquefaction susceptibility. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations, liquefaction is not considered to be a design concern for development within the Specific Plan area.

Hydrology

Storm runoff from the project site generally drains from north to south. There are two detention areas onsite, one located in the center of the site and the other at the southerly portion of the site adjacent to Merrill Avenue.

The southeast portion of the Specific Plan area surface drains southerly to a dirt swale located adjacent to Merrill Avenue, then westerly to a set of four corrugated steel pipes, then southerly to an earthen channel adjacent to Euclid Avenue.

The remainder of the Specific Plan area surface drains southerly to an onsite detention basin, then southerly via a concrete spillway to the dirt swale adjacent to Merrill Avenue, the corrugated steel pipes, and finally the earthen channel adjacent to Euclid Avenue.

Areas north of the project site drain southerly towards Eucalyptus Avenue and then westerly towards Euclid Avenue. Eucalyptus Avenue is not fully improved, so it is possible that offsite flows from the north enter the project site.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project site is not located within a flood hazard zone.

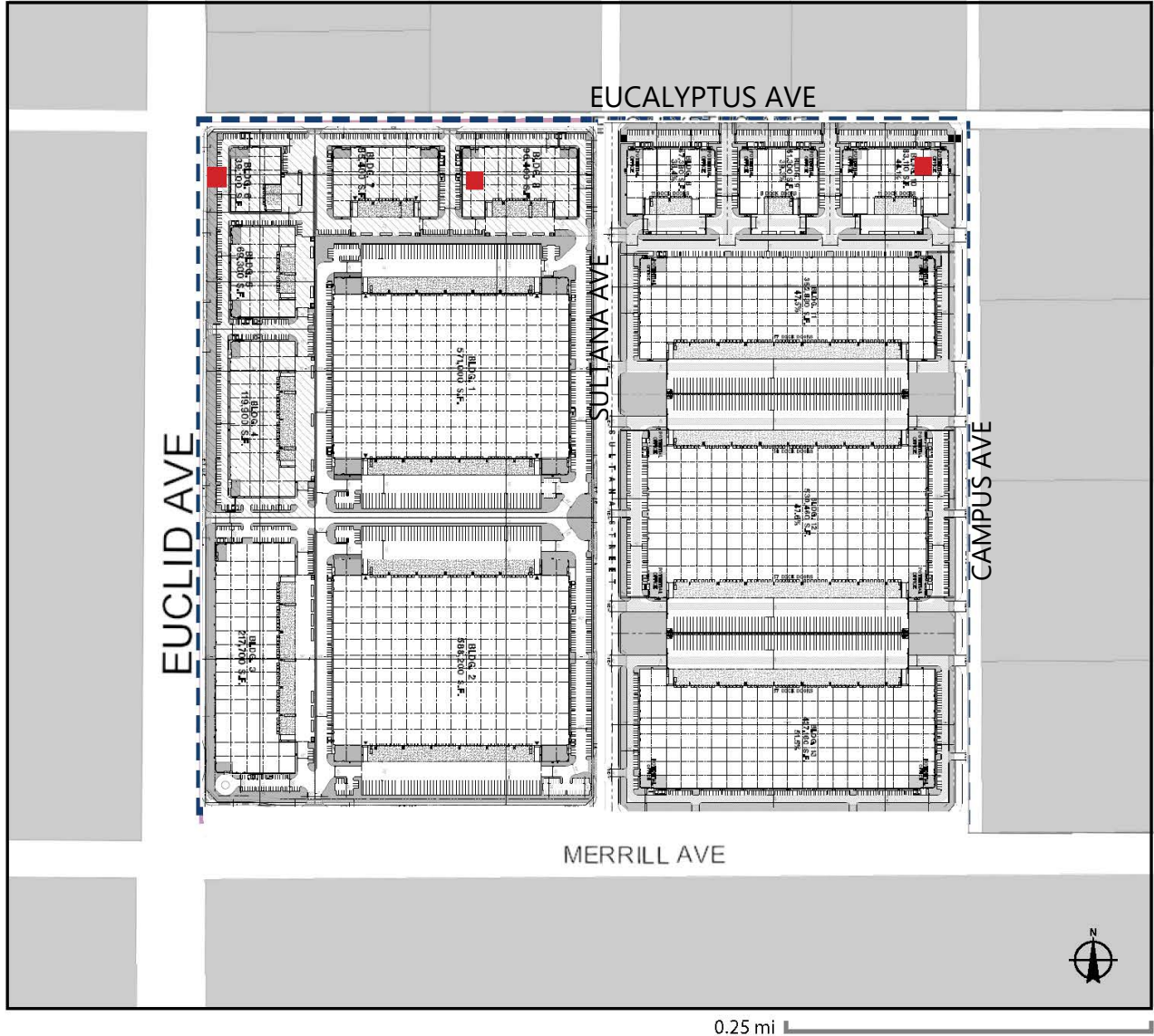
Biological Resources

The Specific Plan area generally represents low biological resource value due to highly disturbed site conditions and historic dairy/agricultural use, resulting in low biological diversity. There is limited vegetation on the majority of the site; the vegetation that exists is generally non-native grasses and weeds.

2.7 Existing Ground Water Wells

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. The locations of existing wells are shown in Figure 2.4, Existing Wells. A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading and dust control, the Developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

FIGURE 2.4: EXISTING WATER WELLS



 Specific Plan Boundary  Existing Water Wells