

Section 3 • Existing Conditions

This section describes the existing physical conditions within and surrounding the Armstrong Ranch Specific Plan.

3.1 Property Ownerships

The Armstrong Ranch Specific Plan area is comprised of approximately 189.8 TOP adjusted gross acres. The Specific Plan area consists of six parcels under one ownership, as illustrated on Exhibit 3-1, “Existing Property Ownerships.”

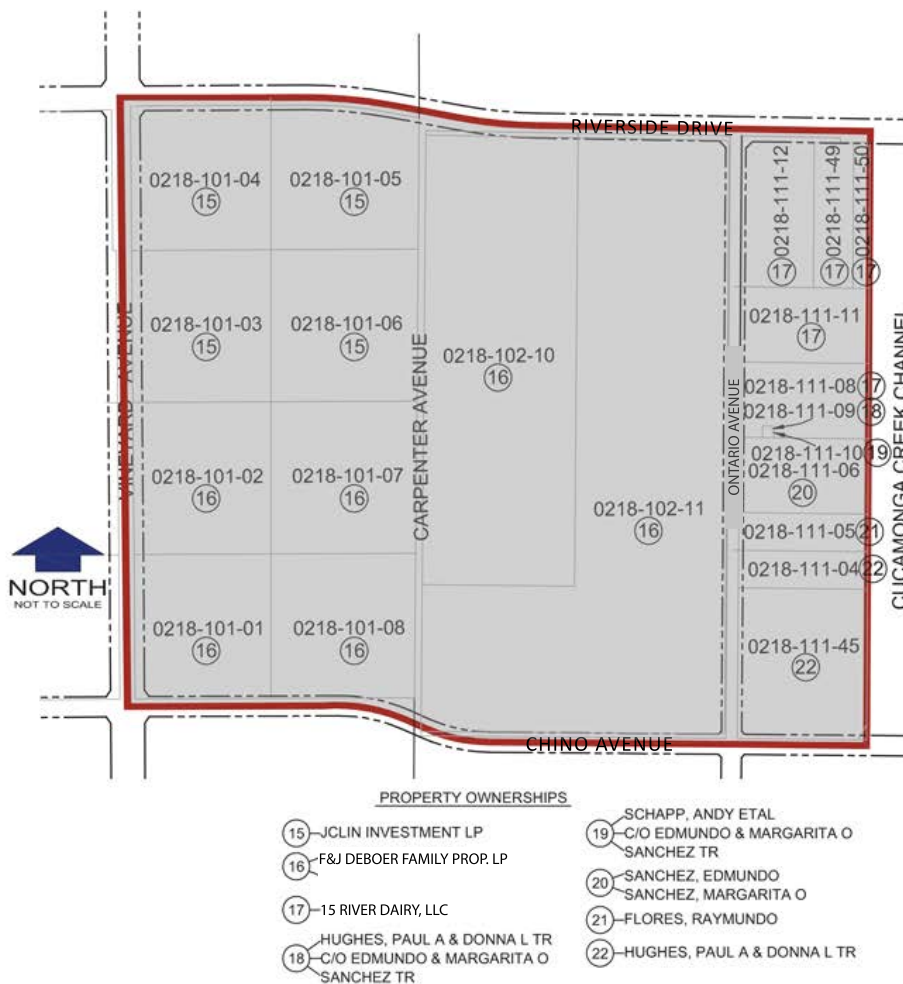


EXHIBIT 3-1: Existing Property Ownerships

EXISTING CONDITIONS

3.2 Williamson Act Contracts

The Williamson Act program is designed as a mechanism for the preservation of agricultural and open space lands in the State of California. The 189.8 acres of the Specific Plan area do not have active Williamson Act Contracts. The properties within the Specific Plan area proposed for development by CV Communities properties are not currently under Williamson Act Contracts.

3.3 Existing On Site Improvements

The Armstrong Ranch Specific Plan area has historically been used for agricultural purposes, primarily for dairy and field crop farming. The Specific Plan area is generally undeveloped with existing agricultural operations and rural residences scattered throughout the area, as illustrated on **Exhibit 3-2, “Existing and Surrounding Land Uses.”** Rural residential housing, farm buildings and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soil conditions that once occurred throughout the project area have been significantly altered through agricultural uses, leaving little or no native vegetation.



EXHIBIT 3-2: Existing and Surrounding Land Uses

EXISTING CONDITIONS



1 . Vineyard looking south.



2. Existing dairy farm looking southeast.



3. Cucamonga looking south.



4. Ancillary facilities looking west.

Photo Key



3.4 Surrounding Land Use Characteristics

Land uses adjacent to the Specific Plan area include:

- North: Single Family Residential, Mobile Home Park, Shopping Center, Preschool, Whispering Lakes Public Golf Course, and Westwind Park.
- South: Dairies and Field Crops
- West: Field Crops and General Agricultural Storage
- East and Southeast: Cucamonga Creek Flood Control Channel and Flood Control Basin, Dairies, and the Countryside Specific Plan for a residential planned community.

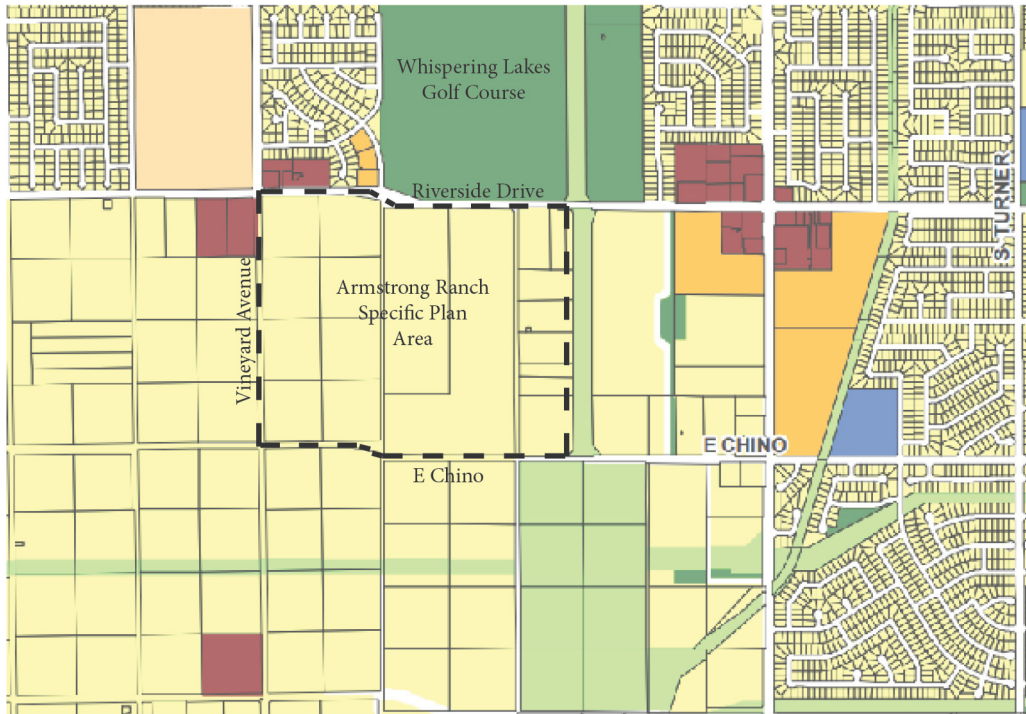
The Ontario Plan designates the undeveloped areas located west and south of the Specific Plan area as “Low Density - Residential” and “Neighborhood Commercial.” Exhibit 3-3, “Land Use Designations,” illustrates The Ontario Plan land use designations and planned land uses adjacent to Armstrong Ranch as well as the surrounding existing land uses.



Whispering Lakes Public Golf Course located north of the project site.



Cucamonga Creek Flood Control Channel and Flood Control Basin located east of the project site.



LEGEND

Residential

- Rural (0 - 2 du/ac)
- Low Density (2.1 - 5 du / ac)
- Low-Medium Density (5.1 - 11 du / ac)
- Medium Density (11.1 - 25 du / ac)
- High Density (25.1 - 45 du / ac)

Mixed Use

- Mixed Use
- 1. Downtown
- 2. East Holt
- 3. Meredith
- 4. Multimodal Mixed Use
- 5. Inland Empire Corridor
- 6. Guasti
- 7. Ontario Center
- 8. Ontario Mills
- 9. NMC East
- 10. NMC West
- 11. Euclid/Francis
- 12. 60/Hammer

Retail/Service

- Neighborhood Commercial (0.4 FAR)
- General Commercial (0.4 FAR)
- Office Commercial (0.75 FAR)
- Hospitality (1.0 FAR)

Employment

- Business Park (0.6 FAR)
- Industrial (0.55 FAR)

Other

- Open Space - Non Recreation
- Open Space - Parkland
- Open Space - Water
- Public Facility
- Public School
- Airport
- Rail
- Landfill

Overlays

- Business Park
- Industrial
- Commercial
- I-10/Grove Interchange Area
- Landfill Impact Area
- Chino Airport Overlay
- So Calf Preserve

EXHIBIT 3-3: Land Use Designations

3.5 Topography

The Specific Plan area is relatively flat and generally slopes to the south as illustrated on **Exhibit 3-4, “Existing Site Topography and Storm Drain Easement.”** The site falls at an average slope of approximately 0.8% to 2.0%. The specific plan area generally drains to the south towards Chino Avenue, and into the Lower Cucamonga Spreading Grounds.

3.6 Existing Circulation and Access

- State Route 60 (SR 60) is located three quarters of a mile north of the Armstrong Ranch Specific Plan. Currently the Specific Plan area connects to SR 60 through three major streets. These are Archibald Avenue, located east of the Specific Plan area, Vineyard Avenue which extends north from the Specific Plan area to SR 60, and Grove Avenue, which is located west of the Specific Plan area. Proposed on-site circulation improvements are discussed in greater detail in **Section 4, “Development Plan.”**
- Riverside Drive is designated as a “6 Lane Minor Arterial” (108’ ROW) in the Functional Roadway Classification Plan, which is part of The Ontario Plan and borders the Specific Plan to the north. The existing right-of-way of Riverside Drive varies from 60 feet to 100 feet. Riverside Drive has been improved with two westbound lanes, generally consisting of 38 feet of paving, with a 12-foot parkway, and one eastbound lane, consisting of 22 feet of paving.
- Chino Avenue is designated as a “4 Lane Collector” (88’ ROW) and borders the Specific Plan area to the south. The existing right-of-way of Chino Avenue varies from 55 feet to 110 feet. Chino Avenue is partially improved with two lanes for east and west bound traffic and 22 feet of paving.
- Vineyard Avenue is a designated “6 Lane Principal Arterial” (148’ ROW) and bisects the Specific Plan in a north/south direction. The existing right-of-way of Vineyard Avenue varies from 66 feet to 83 feet. Vineyard Avenue is currently unimproved.
- Carpenter Avenue (60’ ROW) is not designated in the City of Ontario’s The Ontario Plan (TOP) Transportation Master Plan. The existing right-of-way of Carpenter Avenue is 30 feet. Carpenter Avenue is currently unimproved.
- Hellman Avenue (88’ ROW) is designated as a “2 Lane Collector” and crosses the Specific Plan to the west of the Cucamonga Creek Channel. The existing right-of-way of Hellman Avenue is 55 feet. Hellman Avenue is partially improved with two lanes for north and south bound traffic of 20 feet of paving.



EXHIBIT 3-4: Existing Site Topography

3.7 Existing Infrastructure /Utilities / Public Services

3.7.1 Water

The Specific Plan area lies within the 1010' Zone New Phillips Pressure Zone. An existing 12-inch water main, which reduces to 10-inches, located in Riverside Drive adjacent to the Specific Plan area, provides water to the existing development to the north of the Armstrong Ranch Specific Plan. On-site residential uses within the Specific Plan area are currently served by private wells, as illustrated on **Exhibit 3-3 “Existing and Surrounding Land Uses.”**

Upon development of the private well site areas, these private wells, or any other wells found within the Specific Plan area, will be abandoned per California Department of Water Resources Health Guidelines and the City of Ontario Guidelines. In addition, a well use/destruction plan, as approved by the City of Ontario and scheduled for all existing wells, will be required.

3.7.2 Sewer

Existing on-site residences utilize septic tanks and subsurface disposal fields. Prior to grading operations, existing septic tanks and subsurface disposal fields will need to be abandoned in accordance with Department of Health Services requirements.

3.7.3 Drainage

The City of Ontario storm drain system is generally unimproved throughout the Specific Plan area and consists primarily of open earthen swales along area roadways.

Cucamonga Creek Channel, a major flood control channel, provides regional protection for conveying urban stormwaters to the Prado Dam Basin. Two other storm drain facilities provide regional storm drain water conveyance systems: the Riverside Drive Storm Drain No. 2 and the Lower Cucamonga Spreading Grounds. Storm Drain No. 2 consists of a 72-inch storm drain pipe in Riverside Drive easterly of Vineyard Avenue, a 108-inch storm drain line in Vineyard Avenue, and a 144-inch storm drain line in Chino Avenue that outlets into the Lower Cucamonga Spreading Basin at Hellman Avenue.

3.7.4 Electricity

The Armstrong Ranch Specific Plan area is located within the service territory of Southern California Edison Company (SCE). Electrical facilities will be underground per Municipal Code.

3.7.5 Natural Gas

The Southern California Gas Company (SCG) provides natural gas service within the area near the Specific Plan.

3.7.6 Communication Systems

Frontier Communications provides telephone service within the Armstrong Ranch Specific Plan area.

3.7.7 Solid Waste

The City of Ontario Public Works Agency provides solid waste collection and disposal to newly developed areas by request.

3.8 Schools

The Armstrong Ranch Specific Plan is within the school districts of the Chino Valley Unified School District, the Mountain View School District, and the Chaffey Joint Union High School District. The line of demarcation between the districts is Carpenter Avenue with Chino Valley Unified School District to the west and Mountain View School District and Chaffey Joint Union High School District to the east.

Chino Valley Unified School District will serve the school age needs of grades K–12, for that portion of the Specific Plan area west of Carpenter Avenue. The nearest Chino Valley Unified School District elementary school location, within the vicinity of the Armstrong Ranch Specific Plan, is Dickey Elementary School, located at 2840 Parco Avenue. The nearest Chino Valley Unified School District middle school location is Woodcrest Junior High School, located at 2725 South Campus Drive. The nearest Chino Valley Unified School District high school location is Chino High School, located at 5472 Park Place, in the city of Chino.

Mountain View School District will serve the school age needs of grades K–8 and the Chaffey Joint Union High School District will serve the school age needs of grades 9–12 for that portion of the Specific Plan area east of Carpenter Avenue. Mountain View School District has two elementary schools in the vicinity of the Specific Plan area serving grades K–5. One of these elementary schools is Mountain View School located at 2825 Walnut Street and the other is Ranch View School located at 3300 Old Archibald Road. Mountain View School District has one middle school serving grades 6–8, the Grace Yokely School, located at 3850 East Riverside Drive.

Chaffey Joint Union High School District has one high school, Colony High School, within the vicinity of the Armstrong Ranch Specific Plan located at 3850 East Riverside Drive.

3.9 Hydrology

Since most of the Armstrong Ranch Specific Plan area has been in agricultural use, only a limited portion of the site is now covered with impervious surfaces. Normal rainfall to the area is able to percolate through on-site soils and does not result in high volumes of surface runoff, typically associated with urban use.

Ground waters within the area, as a whole, contain high concentrations of salt, attributable to historic agricultural activities such as dairy farming. The high organic content of on-site soils has contributed incrementally to the degradation of surface and groundwater quality. Removal of the organic materials, which constitute by-products of those dairy operations, and compliance with National Pollution Discharge Elimination System (NPDES) and other storm water permit requirements, will beneficially impact regional water quality. Additional hydrology information for the Specific Plan area is contained in the Armstrong Ranch Specific Plan Environmental Impact Report.

3.10 Geology and Soils

The TOP Final EIR identifies two deposits, eolian sands (Qhs) and Holocene alluvium (Qhm), as being present within the boundary of the Armstrong Ranch Specific Plan. The youngest surficial deposit, eolian sands (Qhs), is comprised of wind-blown sands having fine to medium-sized grains. These loose sands form sheets and low-dune deposits that have been stabilized by vegetation. These deposits are exposed in the eastern portion of the Ontario Ranch area and extend westward to an area defined generally by a diagonal line extending from Harrison Avenue within Riverside County on the south to Vineyard Avenue on the north. The second youngest surficial unit, a mediumgrained Holocene alluvium (Qhm), is present west of the eolian sand. These are unconsolidated deposits of fine-to-course-grained sand with interbeds of gravel and silt.

The Specific Plan area contains delhi and hillmar loamy fine sands, as mapped by the United States Department of Agriculture, Soil Conservation Service in 1971 and 1980. Delhi series soils have been used for agriculture, primarily for grapes and citrus, since the 1800's. Additional detailed geologic and soils information for the Specific Plan area is contained in the Armstrong Ranch Specific Plan Environmental Impact Report.

3.11 Seismicity

In accordance with the California Building Code the development within the Armstrong Ranch Specific Plan area will follow procedures and regulations designed to ensure that all development

occurs in a safe manner relative to those known hazards. The Armstrong Ranch Specific Plan Environmental Impact Report contains detailed seismic information including a seismicity analysis of the Specific Plan area.

3.12 Vegetation

The Specific Plan area has been extensively used for agricultural operations including dairy and field crop uses. Those areas not in active agricultural production are occupied by rural residential housing or are vacant. The natural vegetation and soil conditions that once occurred throughout the Specific Plan area have been significantly altered through the agricultural uses, leaving little or no native vegetation. The Armstrong Ranch Specific Plan Environmental Impact Report contains additional analysis of the vegetation conditions within the Specific Plan area.

EXISTING CONDITIONS

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