



Section 2. Existing Conditions

This section describes the existing land uses and physical site conditions on and around the Specific Plan Area.

2.1 Existing Land Use

The Specific Plan Area has historically been used for agricultural and dairy farming purposes and still contains structures and facilities associated with these activities. Notices of non-renewal of Williamson Act contracts have been filed on all properties currently under the Williamson Act within Countryside with the exception of property located within Neighborhood 2, as illustrated on Exhibit 6, “Williamson Act Status.”

The Specific Plan Area is bounded by existing residential and recreational land uses to the north, existing single and multifamily residential, vacant land and commercial land uses to the east, the Cucamonga Creek Channel and Basin to the west and vacant agricultural land to the south. Existing land uses within the Specific Plan Area and surrounding the Specific Plan are illustrated on Exhibit 7, “Existing and Surrounding Land Uses.”

The majority of the Specific Plan Area is in active agricultural use, including active dairy farms, horse training ranches, calf rearing operations, row crops, and packing houses. A limited number of single-family residential units and outbuildings, associated with those activities, exist along Riverside Drive, Archibald Avenue, and Chino Avenue. Several hundred feet of eucalyptus tree windrows, approximately 50-feet tall, are located in the east-central portion of the Specific Plan Area.

2.2 Topography

The Specific Plan Area is located on gently sloping undeveloped terrain with a relatively uniform slope as illustrated on Exhibit 8, “Existing Site Topography.” The existing ground on the northerly half of the Specific Plan Area slopes southerly away from Riverside Drive at an approximate 2% grade. The southerly half of the Specific Plan Area slopes southerly from Chino Avenue at approximately 1%.

2.3 Surrounding Land Uses

Land uses adjacent to the Countryside Specific Plan area include:

North:

Existing Single Family Homes and Westwind Park

Northwest:

Whispering Lakes Golf Course

West:

Cucamonga Creek and Cucamonga Basin Flood Control Facilities

South:

Vacant Land and Agricultural Operations

East:

Multifamily and Single Family Residential Homes and Commercial Uses

The City of Ontario General Plan designates the undeveloped areas located to the south and west of the Countryside Specific Plan area as “Residential – Low Density.” Surrounding land use characteristics are illustrated on Exhibit 7, “Existing and Surrounding Land Uses.”



2.4 General Plan Land Use and Zoning

The City of Ontario General Plan designates Planning Subarea 5, the Countryside Specific Plan Area, as “Residential-Low Density” with a maximum development capacity of 819 single family residential units at a maximum density of 4.6 dwelling units per gross acre.

The Specific Plan Area is pre-zoned as “SP” (Specific Plan Ag Preserve). The General Plan includes policies requiring that a specific plan be approved for the Specific Plan Area in order to implement the SP zone.

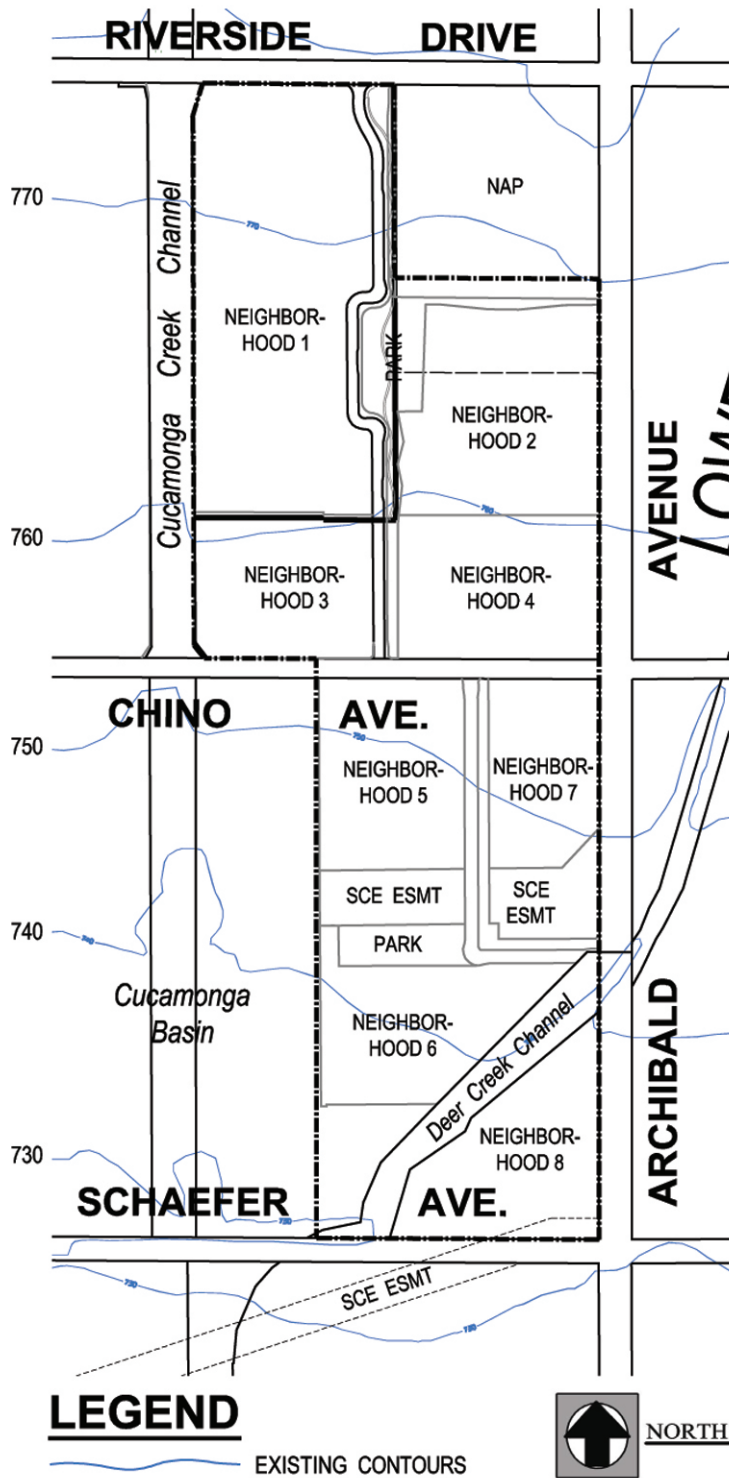
2.5 Existing Access and Circulation

Regional access to the Specific Plan Area is provided from State Route 60, the Pomona Freeway, located one mile north of the Specific Plan Area and from Interstate 15 located approximately one and one-half miles east of the Specific Plan Area. Access to the Specific Plan Area is provided from arterial streets adjacent to the Countryside Specific Plan area. Riverside Drive abuts the Specific Plan Area on the north and is currently improved with four travel lanes extending from Archibald Avenue westerly to, and beyond, Cucamonga Creek Channel. Archibald Avenue abuts the Specific Plan Area on the east and is currently improved with two southbound and three northbound travel lanes extending from Riverside Drive to Schaefer Avenue. Chino Avenue bisects the Countryside Specific Plan area and is currently improved with two travel lanes between Archibald Avenue to the Cucamonga Creek Channel. Schaefer Avenue abuts the Specific Plan Area on the south and is not improved adjacent to the Specific Plan Area.

Exhibit 6
Williamson Act Status



Exhibit 7
Existing and Surrounding Land Uses



2.6 Existing Infrastructure and Utilities

Existing infrastructure and utility lines within and surrounding the Specific Plan Area are described below and are illustrated on Exhibit 9, “Existing Infrastructure.”

2.6.1 Water

Planning Area 1 of the Specific Plan Area is within the Phillips Pressure Zone of the City of Ontario water distribution system. Existing storage facilities for the Phillips Pressure Zone are located near State Street and Campus Avenue and near the intersection of Milliken Avenue and Interstate 10. There are two existing water distribution mains located adjacent to the Specific Plan Area; a 10-inch main is located in Riverside Drive and a 12-inch main is located in Archibald Avenue. Planning Area 2 of the Specific Plan Area is within the City’s Francis Pressure Zone.

The existing water main located in Riverside Drive adjacent to the Specific Plan Area provides water to the existing residential development at the southwest corner of Riverside Drive and Archibald Avenue, adjacent to the Specific Plan Area. The water main in Archibald Avenue serves the existing residential and commercial sites to the east of Archibald Avenue. On-site residential uses within the Specific Plan Area are served by private wells. There are two existing wells on the Specific Plan Area. One is located in the northeast corner of the project within Neighborhood 1 and the second is located west of Archibald Avenue within Neighborhood 6. The City’s Water Master Plan identifies new water facilities necessary to serve the Specific Plan Area.

Exhibit 8
Existing Site Topography



Countryside

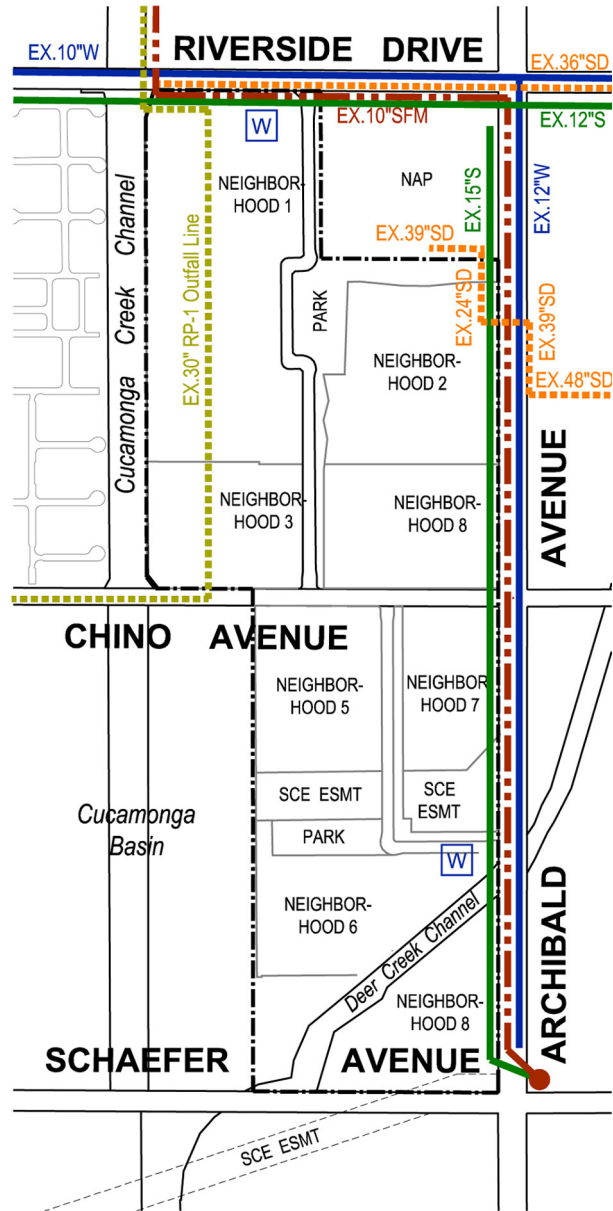
2.6.2 Sewer

Wastewater disposal within the Specific Plan Area is currently provided through 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. A 15-inch sewer main currently exists in Archibald Avenue which carries wastewater flows from the existing development, located south of Riverside Drive and adjacent to Archibald Avenue, to a sewer lift station located at the northeast corner of Schaefer Avenue and Archibald Avenue. The existing lift station pumps the wastewater from existing residential development, located easterly of the Specific Plan Area. The lift station pumps the waste water via an existing 10-inch force main northerly in Archibald Avenue, westerly in Riverside Drive and northerly adjacent to the Cucamonga Creek Channel to Regional Plant 1 (RP1). RP1 treats the wastewater from the entire City of Ontario located outside of the New Model Colony and portions of the surrounding cities of Montclair, Upland, Rancho Cucamonga and Fontana.

An existing 12-inch sewer line is also located in Riverside Drive. The existing sewer mains located in Riverside Drive adjacent to the Specific Plan Area provide sanitary sewer service to the existing residential development at the southwest corner of Riverside Drive and Archibald Avenue, adjacent to the Specific Plan Area. The City's Sewer Master Plan identifies new facilities necessary to serve the Specific Plan Area.

2.6.3 Storm Drainage

The Specific Plan Area is bordered on the west by the Cucamonga Creek Channel, a major rectangular concrete lined channel and the Cucamonga



LEGEND

- EXISTING WATER
- - - EXISTING STORM DRAIN
- - - EXISTING SEWER
- - - EXISTING SEWER FORCE MAIN
- - - EXISTING RP-1 OUTFALL LINE

- SEWER LIFT STATION
- W EXISTING WELL



Exhibit 9
Existing Infrastructure

Basin, a regional flood control facility serving Ontario. The Deer Creek Channel is a concrete lined flood control channel, which crosses the southerly portion of the Specific Plan Area.

Riverside Drive intercepts storm flows from the developed property to the north of the Specific Plan Area. An existing 36-inch storm drain in Riverside Drive discharges this flow into the Cucamonga Creek Channel. An existing 24-inch storm drain located in Archibald Avenue collects the storm water run-off from the adjacent developed parcels of land near the southwest corner of Archibald Avenue and Riverside Drive and discharges it easterly into the Deer Creek Channel.

Storm water run-off from the Specific Plan Area is generally by sheet flow to the south where it is intercepted by Chino Avenue for Planning Area 1 and by the Cucamonga Creek Channel for Planning Area 2. Chino Avenue slopes gently to the west, and storm water is carried along the north side of the street to the Cucamonga Creek Channel where it is intercepted. During storms which create larger amounts of run-off, storm water may sheet flow over Chino Avenue into one of the Lower Cucamonga Basins, which were designed for storm water detention and ground water recharge.

2.6.4 Utilities

2.6.4.1 Electricity

Electricity is provided to the Specific Plan Area by Southern California Edison (SCE). SCE has some overhead facilities in the area servicing the farms and dairies. The development of the Countryside Specific Plan will increase electrical power requirements, and SCE will develop the required distribution system.

2.6.4.2 Natural Gas

The Southern California Gas Company (SCG) provides natural gas service to the Specific Plan Area. Existing gas lines are located in Riverside Drive and Archibald Avenue.

2.6.4.3 Communication Systems

Telephone service is provided by Verizon. Currently, telephone service is provided to the existing adjacent developments and to the dairies and farms currently occupying the Specific Plan Area.

2.6.5 Wells

There are two known existing wells within the Specific Plan Area. Upon development of the well site areas, these wells, or any other wells found on the property, 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, and schedule for all existing wells will be required. If a private well is actively used for water supply, the Developer shall submit a plan, for City approval, to abandon the 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. If a water connection is not available an alternated source will be proposed by the developer and approved by the City.

2.6.6 Recycled Water

A portion of the RP-1 Outfall line owned by the Inland Empire Utilities Agency, IEUA, lies within the Specific Plan area. The RP-1 Outfall line extends from Riverside Drive to Chino Avenue approximately 430 feet east of the Cucamonga Creek Channel. Any issues regarding the protection of, or proposed relocation of the RP-1 Outfall line within the Specific Plan area will be coordinated through IEUA. The relocation of the RP-1 Outfall



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will require the approval of IEUA. The City's Recycled Water Master Plan identifies new facilities necessary to serve the Specific Plan Area.

2.7 Physical Site Conditions

This section describes the existing physical site conditions identified in the EIR prepared for the New Model Colony General Plan Amendment. As part of the preparation of the Countryside EIR, more detailed information will be provided regarding these site conditions.

2.7.1 Geology and Soils

The City of Ontario General Plan EIR identifies the Specific Plan Area as underlain by Pleistocene age (older than 12,000 years) and Holocene age (less than 12,000 years old) alluvial deposits. The youngest surficial deposit is eolian sands (Qhs), comprising 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 New Model Colony area and extend westward to an area defined generally by a diagonal line extending from Harrison Avenue in Riverside County on the south to Vineyard Avenue on the north.

It is expected that most of these materials will be uncemented and subject to consolidation when saturated under structural loads. Erosion potential is considered high. Foundation and backfill suitability should be satisfactory with proper over-excavation, mixing with a finer-grained binder material, and compaction.

In August 2003, Petra Geotechnical prepared a report of potential methane issues associated with previous onsite calf ranch operations within Neighborhood 1. In March 2004, a similar report

on potential methane issues was prepared for Neighborhoods 5 and 6. The reports will be evaluated in the project EIR regarding any potential significant concentrations of methane due to the historic ranch operations on the Specific Plan Area.

Petra Geotechnical recommended that these areas be tested for methane concentrations following completion of grading operations for the proposed residential development. Remaining areas formerly used for pasture croplands were not considered as potential methane generation areas and did not require additional testing.

The Specific Plan Area contains delhi series soils, 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.

2.7.2 Seismicity

The General Plan EIR identified numerous earthquake faults within a 50-mile radius of the Specific Plan Area. Major mapped faults include, but are not limited to, the Chino, Whittier-North Elsinore, and Cucamonga Faults. For the "maximum probable earthquake" (MPE), defined as the 100-year event, normally considered in the design of non-critical structures, the values range from about 0.13 to 0.20 g (i.e., the unit force of gravity). In the design of certain critical or important facilities such as hospitals and dams, the "maximum credible earthquake" (MCE) event is considered. For the three faults, the MCE should yield an estimated peak horizontal acceleration in the range of 0.33 to 0.52 g.

A zone of concentrated, relatively low-magnitude seismicity extends to the southwest from the San

Jacinto fault zone (Rialto-Colton branch) along what is referred to as an “inferred fault near Fontana.” Where the “inferred fault” (Fontana trend) stops, this zone of micro-seismicity continues in a southwesterly to westerly direction terminating in the Sphere of Influence area. It is expected that the MPE for this fault structure could produce horizontal accelerations in the range of 0.3 to 0.5 g. More distant faults are capable of larger earthquakes with a higher probability of occurrence. The San Andreas fault is expected to generate a MCE events every 150 to 200 years, yielding a peak horizontal ground acceleration of approximately 0.21 to 0.26 g.

2.7.3 Hydrology

Since most of the Specific Plan Area is presently in agricultural use, only a limited portion of the Specific Plan Area is now covered with impervious surfaces. Normal rainfall to the area is, therefore, able to percolate through on-site soils and does not result in high volumes of surface runoff, as typically associated with urban areas. During periods of heavy rainfall, when ground surfaces are saturated, surface runoff is collected in the existing storm drains, culverts, and retention basins located within the Specific Plan Area.

With the exception of major flood control channels such as the Cucamonga Creek Channel and Deer Creek Channel, intended primarily to carry urban runoff originating from those developed areas located to the north of the Specific Plan Area, the existing storm drain system surrounding the Specific Plan Area is generally unimproved and consists primarily of open earthen swales along area roadways or curbed roadway surfaces.

Ground waters within and surrounding the Specific Plan 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 ground water 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.

2.7.4 Vegetation

The Specific Plan Area has been extensively used for agricultural operations, including both dairy use and the cultivation of row crops. Those areas not in active agricultural production are occupied by rural residential housing, farm buildings, and other ancillary facilities. The natural vegetation and soils conditions that once occurred throughout the Specific Plan Area have been significantly altered through human uses.