



Parkside

3.0 Existing Conditions

3.1 PROPERTY OWNERSHIP

The Specific Plan area is comprised of approximately 250.89 gross acres. SC Ontario owns approximately 237.89 gross acres of the project site. San Bernardino County Flood Control District owns the right-of-way for the Cucamonga Creek Channel that comprises approximately 13.00 gross acres, and effectively divides the eastern half of the project site from the western half, crossing the site from north to south approximately 1,650 feet west of Archibald Ave. **Exhibit 7, Existing Property Ownership**, depicts the property ownership within the Parkside Specific Plan area.

3.2 EXISTING SITE CONDITIONS AND IMPROVEMENTS

The Parkside Specific Plan area is generally undeveloped and general agricultural operations are scattered throughout the area, including an irrigation pond located within the northwestern portion of the project site. The approximate 250.89-gross acre project site has historically been used for general crop-related agricultural purposes (alfalfa, corn, milo, sorghum, etc.) and flood control.

3.3 SURROUNDING LAND USES

Uses surrounding the Parkside Specific Plan area include rural residential, dairy farming, agricultural, nursery, Southern California Edison (SCE) Substation, and roadways. The surrounding land uses are as follows:

North: Dairy farming, poultry farming, nursery, crops, rural residential, and SCE Substation

South: Dairy farming and rural residential

East: Dairy farming, crops, and rural residential

West: Dairy farming, crops, and rural residential

Refer to **Exhibit 8, Aerial Photo**, for further detail relative to existing and surrounding land uses.

3.4 TOPOGRAPHY

The existing ground within the project site generally slopes to the southwest at approximately 0.8% to 2.0%. **Exhibit 17, Conceptual Grading Plan**, illustrates the topographic features of the Parkside Specific Plan area.

3.5 HYDROLOGY

The Parkside Specific Plan area is presently in agricultural use; therefore, only a limited portion of the project site is now covered with impervious surfaces. Normal rainfall for the area is, therefore, able to percolate through on-site soils and does not result in high volumes of surface runoff, typically associated with urban areas. The entire project site drains generally to the south and southeast towards the Cucamonga Creek. The project site is located approximately one-half mile south of the Cucamonga Basin. The Cucamonga Basin provides regional storm water runoff and drainage capacity to portions of south Ontario. The Cucamonga Creek Channel, which bisects the Parkside Specific Plan, is an improved concrete trapezoidal channel.

Ground waters within the New Model Colony, as a whole, contain certain 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.

The project level EIR, to be prepared for the Parkside Specific Plan, will provide additional drainage information.

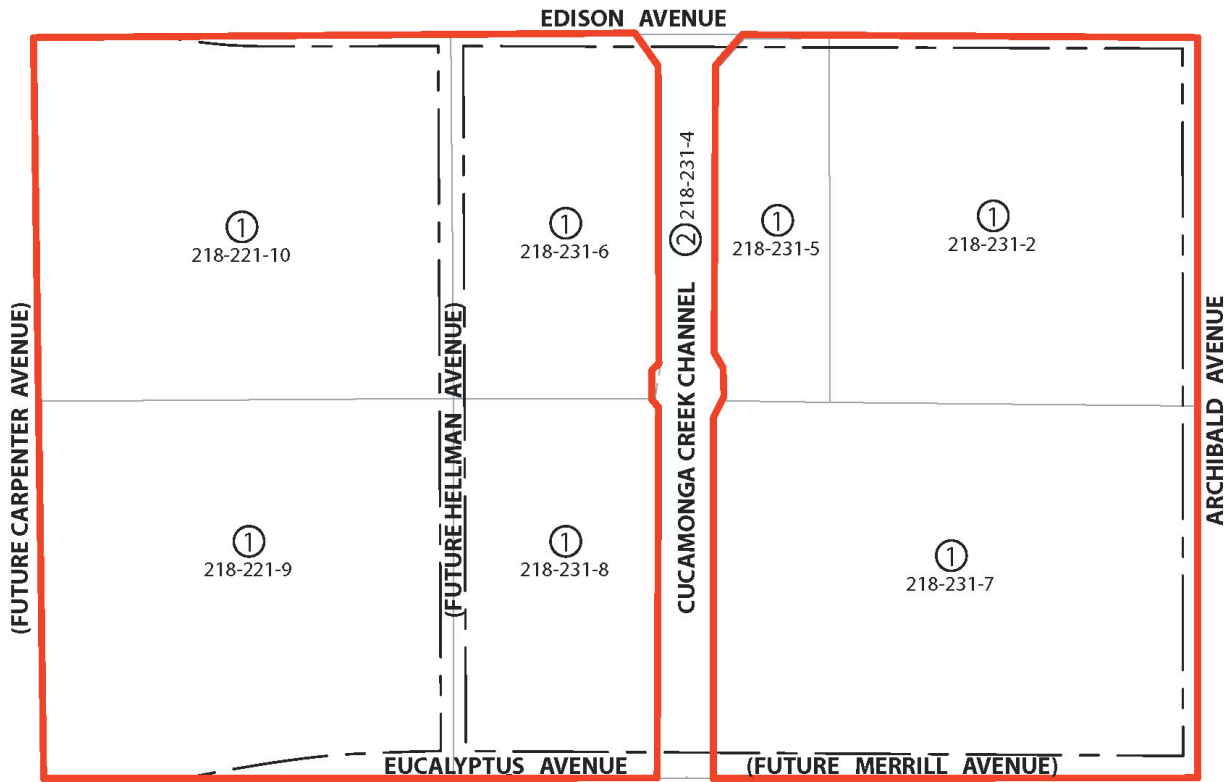
3.6 EXISTING CIRCULATION/ACCESS

3.6.1 Regional Circulation

The Pomona Freeway, State Route (SR-60), is located 2.25 miles north of the project site. Currently, access to SR-60 is to the north, via Archibald Ave. In this region, SR-60 has full diamond-type interchanges with Euclid Ave., Grove Ave., Vineyard Ave., Archibald Ave., Haven Ave., and Milliken Ave.



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LEGEND	
①	SC Ontario
②	San Bernardino County Flood Control



Exhibit 7—Existing Property Ownership



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Interstate 15 (I-15) is located 2.4 miles east of the project site. The nearest existing interchange to the Parkside Specific Plan area is located at Limonite Ave. in Riverside County, which is 3.8 miles to the east, via Archibald Ave. to Cloverdale Road (Cloverdale Road turns into Limonite Ave. east of Hamner Ave). The Cantu-Galleano Ranch Road is master-planned and will provide the Parkside Specific Plan access to I-15. The Cantu-Galleano Ranch Road location is 2.5 miles to the east, via Edison Ave., from the project site.

State Highway SR-83 (Euclid Ave.) extends along the western boundary of the New Model Colony and is 2.5 miles west of the project site via Edison Ave. Another major State Highway in the area is SR-71 (Corona Expressway). This highway is a major commuter route in southwestern San Bernardino County, connecting the SR-91 freeway with SR-60 and I-10 freeways. SR-71 is located 6.5 miles west of the Parkside Specific Plan area via Edison Ave.

3.6.2 Local Circulation

Access to the project site is provided from streets adjacent to the Parkside Specific Plan area. Edison Ave. abuts the project site on the north and is currently improved with two travel lanes extending from Archibald Ave., easterly to and beyond the western property boundary. Archibald Ave. abuts the project site on the east and is currently improved with two travel lanes. Eucalyptus Ave. (future Merrill Ave.) abuts the project site on the southwestern half of the Parkside Specific Plan area and is currently unimproved.

Exhibit 1, Regional Location Map, illustrates the existing regional and local circulation surrounding the Parkside Specific Plan area.

3.7. EXISTING INFRASTRUCTURE/ UTILITIES

3.7.1 Water

Currently, there are no water mains located in either Edison Ave. or Archibald Ave. adjacent to the Parkside Specific Plan area. On-site residential and agricultural uses within the project site are served by three private wells, as illustrated on Exhibit 8, Aerial Photo. 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 prior to issuance of permits for any construction activity, 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 alternate source may still be proposed by the Developer and approved by the City. City of Ontario's Water Master Plan provides significant new water facilities to serve the project site. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., 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 and pay any applicable fees as set forth by the agreement.

3.7.2 Sewer

The City of Ontario does not have sewer facilities within the vicinity of the project site. 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. The City of Ontario's Sewer Master Plan provides significant new facilities to serve the project site.

3.7.3 Drainage Facilities

The Cucamonga Creek Channel bisects the Parkside Specific Plan area. The Cucamonga Creek Channel is an improved concrete lined trapezoidal channel. During periods of heavy rainfall, when ground surfaces are saturated, surface runoff is collected in the existing drainage ditches located within the Specific Plan area. The project site is located approximately one-half mile south of the Cucamonga Basin. The Cucamonga Basin acts as a regional flood control facility for portions of south Ontario. The City's Master Plan of Drainage includes storm drain lines in Merrill Ave., with connections to the Cucamonga Creek Channel, to drain on-site flows from the Specific Plan area.

3.7.4 Solid Waste Disposal

The City of Ontario Public Works Agency currently provides solid waste collection and disposal to the New Model Colony.



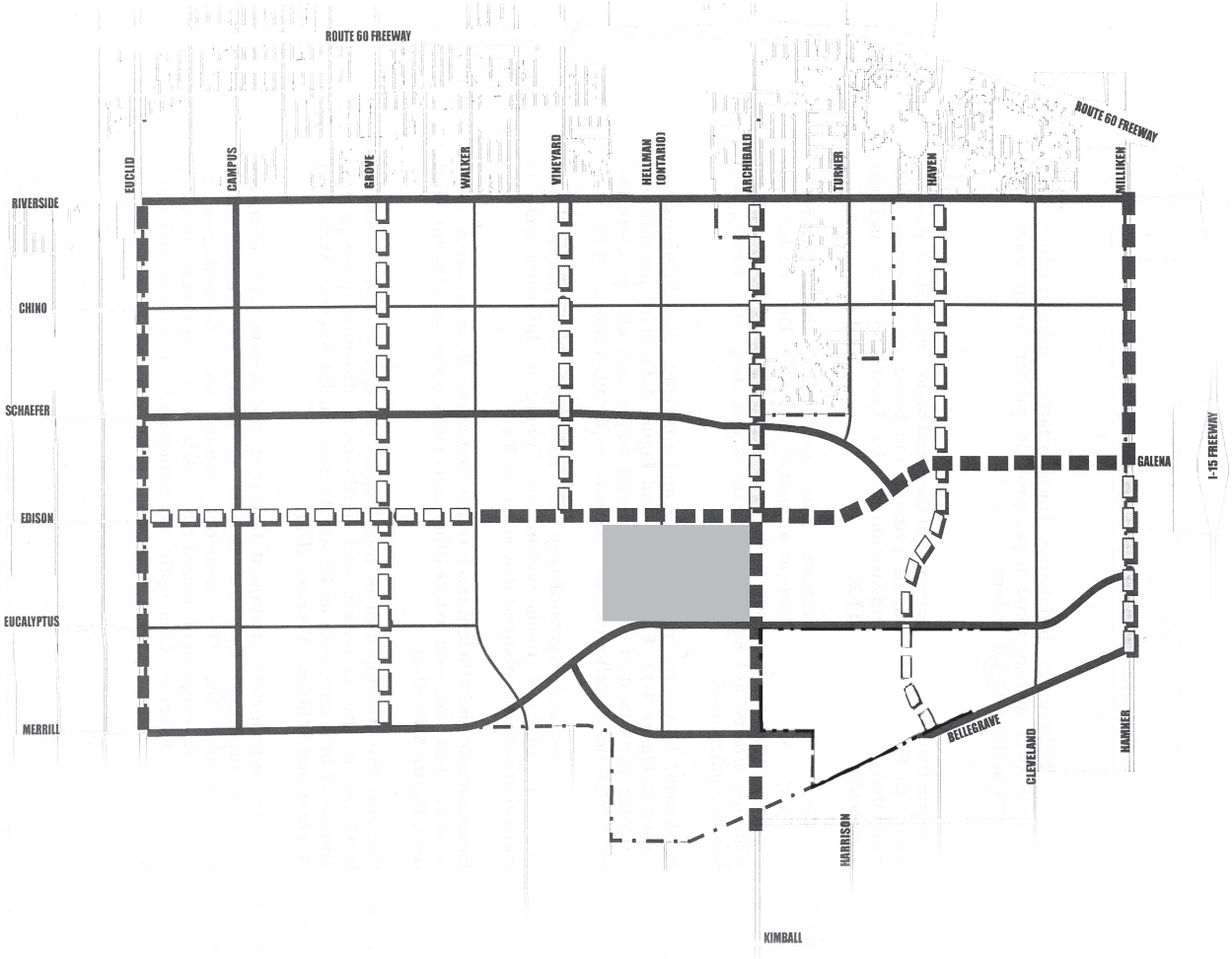
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Exhibit 8—Aerial Photo



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LEGEND

- Parkway 1A (8 Lanes)
- Parkway 1 (6 Lanes)
- Parkway 2 (4 Lanes)
- Standard Arterial
- Collector
- Specific Plan area



Exhibit 9—General Plan Circulation



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3.7.5 Natural Gas

The Southern California Gas Company (SCG) provides natural gas service within the project site. Facilities within the area include an existing eight (8) inch line, reducing to six (6) inches, along Archibald Ave., a six (6) inch line and a 36-inch transmission line along Edison Ave. (the 36-inch transmission line is located along the south side of Edison Ave.).

3.7.6 Electrical Facilities

Southern California Edison Company (SCE) provides electricity to the project site. SCE has overhead facilities in the area servicing the existing farms and dairies. Existing facilities surrounding the Specific Plan area, outside of the Specific Plan boundary, include 66 KV and 12 KV lines extending along the north side of Edison Ave. and 66 KV and 12 KV lines extending along the east side of Archibald Ave. Existing facilities within the project site include a 12 KV line and a 120 V line located west of the Cucamonga Creek Channel. The development of the Specific Plan area will increase electrical power requirements and SCE will develop the required distribution system. All existing lines, less than 34.2 KV, within the Specific Plan area shall be removed or undergrounded.

3.7.7 Communication Systems

Verizon provides telephone service within the project site. Currently, telephone service is provided to the residences, dairies, and farms in the area.

3.8 GEOLOGY AND SOILS

The City of Ontario General Plan EIR identifies the project site 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 (Turner) Ave. on the south to Vineyard Ave. 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.

The project site 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.

As part of the EIR prepared for the Parkside Specific Plan, additional geologic and soils information for the project site will be provided.

3.9 SEISMICITY

The City of Ontario Sphere of Influence General Plan EIR identified numerous earthquake faults within a 50-mile radius of the project site. Major mapped faults include, but are not limited to, the Chino, Whittier and 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 (3) 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 MCE events every 150 to 200 years, yielding a peak horizontal ground acceleration of approximately 0.21 to 0.26 g.

In accordance with the "Uniform Building Code" (UBC), the Specific Plan area is located within Seismic Zone No. 4. UBC procedures have been designed to ensure that all subsequent development occurs in a safe manner relative to those known hazards.

As part of the EIR prepared for the Parkside Specific Plan, additional seismicity analysis will be prepared.



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3.10 VEGETATION

The project site has historically been used for general crop-related agricultural purposes (alfalfa, corn, milo, sorghum, etc.) and is currently utilized for row-crops. Rural residential housing, farm buildings, and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soils conditions that once occurred throughout the project site have been significantly altered through agricultural uses.

The Program EIR prepared for the City's New Model Colony General Plan Amendment states that agricultural fields, dairy operations, pasture, and croplands currently dominate the Sphere of Influence area. Remnants of native vegetation are virtually absent. According to Kuchler's (1977) map of the potential natural vegetation of California, the Sphere of Influence area was historically dominated by coastal sage scrub vegetation. Windrows are prevalent along the internal roadways.

Further information regarding vegetative significance will be presented in the Parkside Specific Plan's EIR.

3.11 BIOLOGICAL RESOURCES

The Program EIR prepared for the City's New Model Colony General Plan Amendment states that the Ontario Sphere of Influence area has been greatly altered from natural conditions, under the influence of intensive agriculture and dairy industry. Despite these continuing land use practices, the Sphere of Influence area supports a diversity of wildlife.

Further information regarding biological significance will be presented in the Parkside Specific Plan's project EIR as well as within the following section.

3.12 STUDIES AND ASSESSMENTS PERFORMED

The following are the conclusions and recommendations of the varying studies/assessments performed on the project site:

- Blasland, Bouck & Lee, Inc was retained by Lewis Homes Enterprises to conduct a Phase I Environmental Site Assessment for the project site (see Appendix B1, under separate cover, "Phase I Environmental Site Assessment Sunkist Property, Chino, California"). The report states; "Based on the findings of this investigation, the subject properties appear environmentally suitable for their intended uses as residential developments."

- LOR Geotechnical Group, Inc was retained by Lewis Investment Company, LLC to conduct a Phase I Environmental Site Assessment Update for the project site (see Appendix B2, under separate cover, "Phase I Environmental Site Assessment Update Sunkist Property 9343 Edison Ave. Ontario California"). The report states; "Based on the findings of the site investigation and with consideration given of recognized environmental conditions herein, (1) the subject property exhibits no evidence of recognized environmental conditions that would prohibit its intended use as residential/mixed use development, and (2) no further tests or investigations are recommended except as expressly stated in this report for such intended use."

- Glenn Lukos Associates was retained by Lewis Operating Corp. to perform a Biological Constraints Analysis for the project site (see Appendix B3, under separate cover, "Results of Biological Constraints Analysis for 230-acre property located Southwest of the Archibald Ave. and Edison Ave. intersection, San Bernardino County, California"). The report states:

- "No sensitive habitats were identified on the site."
- "Although Delhi sands have been identified for a majority of the property, habitat for the federally-endangered Delhi sands giant flower-loving fly is not present on site due to severe degradation of habitat associated with raising cattle and lack of the preferred DSFL host plants on site. Therefore, the site does not represent suitable habitat for this species and no further action regarding this species is required."

- Larry Munsey International was retained by Lewis Investment Company LLC to perform a Focused Survey for Delhi Sands Flower-Loving Fly for the years 2002, 2003 and 2005 (see Appendix B4, under separate cover, "Report of the Year 2002 Focused Survey For Delhi Sands Flower-Loving Fly at Sunkist project site San Bernardino County, California" and Appendix B5, under separate cover, "Report of the Year 2003 Focused Survey For Delhi Sands Flower-Loving Fly at Sunkist project site San Bernardino County, California").

The 2002 survey states:

- "No DSF or DSF sign (i.e., discarded pupal cases) were observed on the Survey Site during the survey."



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The 2003 survey states:

- "No DSF or DSF sign (i.e., discarded pupal cases) were observed on the Survey Site during the current survey, nor was the DSF detected on the site during the prior year's survey (LMI 2002)."
- "Based upon the following factors it may be concluded that the Survey Site is not occupied by the DSF nor is any suitable habitat for the species present:
 - ◇ highly disturbed condition of entire site;
 - ◇ disturbed condition of Delhi Sands soils;
 - ◇ absence of California buckwheat, California croton, and telegraph weed;
 - ◇ low diversity of plants;
 - ◇ high proportion of non-native invasives in the site's plant composition; and
 - ◇ type and condition of the habitat surrounding the site."
 - ◇ Petra Environmental Division was retained by Lewis Homes to perform a Preliminary Methane Investigation and Soil Testing on seven sites, one being the project site (i.e. Sunkist), (see Appendix C6, under separate cover, "Report of Preliminary Methane Investigation and Soil Testing"). The report states: "Methane was not identified in the probes located in the field portion of the Idsinga site nor was methane identified in any of the probes located at the Van Vliet, Durrington, Rohrs, Stueve, Vernola, and Sunkist sites."