

## SECTION 4: ENVIRONMENTAL SETTING

### 4.1 - REGIONAL AND AREAWIDE CONDITIONS - CONTEXT FOR CUMULATIVE IMPACT ANALYSES

Section 15130 of the CEQA Guidelines requires an EIR to include a discussion of the cumulative impacts of a proposed project when the incremental effects of a project are cumulatively considerable. Cumulative impacts are defined as impacts that result from the combination of the proposed project evaluated in the EIR combined with other projects causing related impacts. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Section 15125 (c) of the CEQA Guidelines requires an EIR to include a discussion on the regional setting that the project site is located within.

#### 4.1.1 - Arterials and Freeways

The NMC area is served by an extensive network of arterials roadways and freeways. Major arterial access in the NMC is provided by the following east-west roadways: Riverside Drive, Chino Avenue, Schaefer Avenue, Edison Avenue, Eucalyptus Avenue, and Merrill Avenue. Major arterials providing north-south circulation include the following: Euclid Avenue, Bon View Avenue, Grove Avenue, Baker Avenue, Archibald Avenue, Haven Avenue, and Milliken Avenue. Freeway access is provided by Interstate (I) 15 (Ontario Freeway), providing north-south circulation, and State Route (SR) 60 (Pomona Freeway), providing east-west circulation.

The arterials in the vicinity of the project site are Archibald Avenue, Riverside Drive, Haven Avenue, and Milliken Avenue. These arterials currently operate at level of service C or better for both AM peak hour and PM peak hour.

#### 4.1.2 - Topography

The topography of the NMC is predominantly flat gently sloping to the south. The area is drained by several major watercourses. The West Cucamonga Creek Channel and the Lower Deer Creek Channel both flow into the Cucamonga Creek Flood Control Channel that empties into the Prado Flood Control Basin. The San Antonio Channel and the Cypress Channel both empty into the Prado Flood Control Basin. The Prado Flood Control Basin empties into the Santa Ana River. The Day

Creek Channel and Lower Etiwanda Creek Channel flow into and terminate at the Riverside Basin. The Chino Hills and Anaheim Hills are located to the south and the San Bernardino Mountains are located to the north.

#### **4.1.3 - Air Quality**

The NMC is located within the boundaries of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin (SCAB) is bordered on the west by the Pacific Ocean and on the north and east by the San Gabriel, San Bernardino, and San Jacinto Mountains. The southern limit of the basin is the San Diego County line. SCAB contains all of Orange, Los Angeles, and Riverside Counties and the western portion of San Bernardino County. The region is generally impacted by a semi-permanent high-pressure zone resulting in a mild, relatively dry climate. The summers are very warm and winters are mild. The average rainfall for the region is approximately 15 inches per year, and occurs during the “rainy” season from October to March. The local wind is generally light, and the dominant wind pattern is a daytime on-shore breeze and nighttime offshore breezes. The local dominant wind blows from west to east.

The regional and local air quality is strongly affected by the topography, atmospheric inversions, and dominant onshore flows. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Atmospheric inversions act as barriers to the vertical dispersal of air pollutants. The inversions are created where the temperature follows the normal pattern of decreasing temperature with increasing altitude; however, at some altitude, the trend reverses and temperature increases as the altitude increases. This transition results in a relatively shallow mixing height in the region. Air pollution created in the coastal areas, and around the Los Angeles area, is predominantly transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. In addition, plentiful sunshine provides the energy to convert oxides of nitrogen and hydrocarbons into ozone and other pollutants.

The 1977 Federal Clean Air Act Amendments stated that designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards by December 31, 1987. In the SCAB, the agencies designated to develop regional air quality plans are the SCAQMD and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and revised it in 1982 to project attainment of the standards in 2000. In 1988, because of uncertainty in federal Clean Air Act reauthorization, the California Legislature enacted the California Clean Air Act (CCAA). The CCAA requires that regional emissions be reduced by 5 percent per year, averaged over 3-year periods, until attainment

can be demonstrated. In July 1991, the SCAQMD adopted a revised AQMP that was designed to meet the CCAA requirements. The 1991 AQMP deferred the attainment date to 2010, consistent with the 1990 federal Clean Air Act. The 1990 federal Clean Air Act Amendments required that all states with airsheds with “serious” or worse ozone problems submit a revision to the State Implementation Plan (SIP). The 1991 AQMP was modified/adapted and submitted as the SCAB portion of the SIP. The 1991 SIP submittal estimated that an 85 percent basin wide reduction in VOC emissions and a 59 percent reduction in oxides of nitrogen (NO<sub>x</sub>) between 1990 and 2010 were needed to meet federal clean air standards. A 1997 AQMP was locally adopted. The 1997 AQMP was designed to meet both federal (EPA) and State (CARB) air quality planning guidelines. The 1997 plan was further revised to accelerate the adoption/implementation of 13 control measures. The 1999 SIP Revisions included additional ozone control measures meeting all legal requirements and was approved by EPA in 2000. Further revisions to the AQMP and SIP occurred in 2002 consisting of two PM<sub>10</sub> Attainment Plans for the Coachella Valley and the SCAB. The 2002 revisions were approved by EPA on April 18, 2003 and together with the 1997 plan and 1999 SIP Revisions, constitute the currently adopted SIP for the SCAB.

#### **4.1.4 - Land Use**

Land use within the NMC is currently characterized by agricultural production and dairies. Dispersed throughout the NMC are dwelling units that are generally associated with the farming activities, and industrial and commercial uses.

As a result of the action by the City in 1999 to annex the area now identified as the NMC and identify this land for future urban development, this area is now beginning to transition from the predominantly agricultural land uses to urban uses (Exhibit 3-7). The existing agricultural land uses currently representing approximately 89 percent of the total NMC land area (8,200 acres) will virtually all be converted to urban uses; approximately 200 acres of agricultural land will be retained by the Southern California Agricultural Land Foundation. Residential land uses, now representing approximately 3 percent, will represent 63 percent of the entire NMC. Commercial land uses, now representing less than 1 percent, will represent 6 percent of the entire NMC. Similarly, industrial land uses, now representing less than 1 percent, will represent 4 percent of the entire NMC. Institutional/public land uses, now representing approximately 6 percent, would increase to 11 percent of the entire NMC. In addition, amenity land uses such as the Village Green, lakes, a golf course, and trails, which are currently not represented in the NMC, would represent approximately 14 percent of the entire NMC.

#### **4.1.5 - Water Supply**

The Utilities Department of the City Public Works Agency is the water supplier for the entire City. Water is derived from a combination of imported surface water and City-owned and operated groundwater extraction wells. Surface water imported into the City is from the Metropolitan Water District of Southern California (MWD) and the Inland Empire Utilities Agency. Groundwater is extracted from the Chino Groundwater Basin. Water extracted from groundwater wells accounts for approximately 15 percent of the total supply with the remaining 85 percent comes from imported water sources. Imported water comes from the State Water Project. The Chino Groundwater Basin is an adjudicated basin and water rights are managed by the Chino Basin Watermaster (Watermaster). The Watermaster is the entity charged with administering adjudicated water rights and managing groundwater resources within the Chino Groundwater Basin. The water rights, or production allocations, are divided among three interest groups referred to as “pools.” These pools are the Overlying Agricultural Pool, the Overlying Non-Agricultural Pool, and the Appropriative Pool.

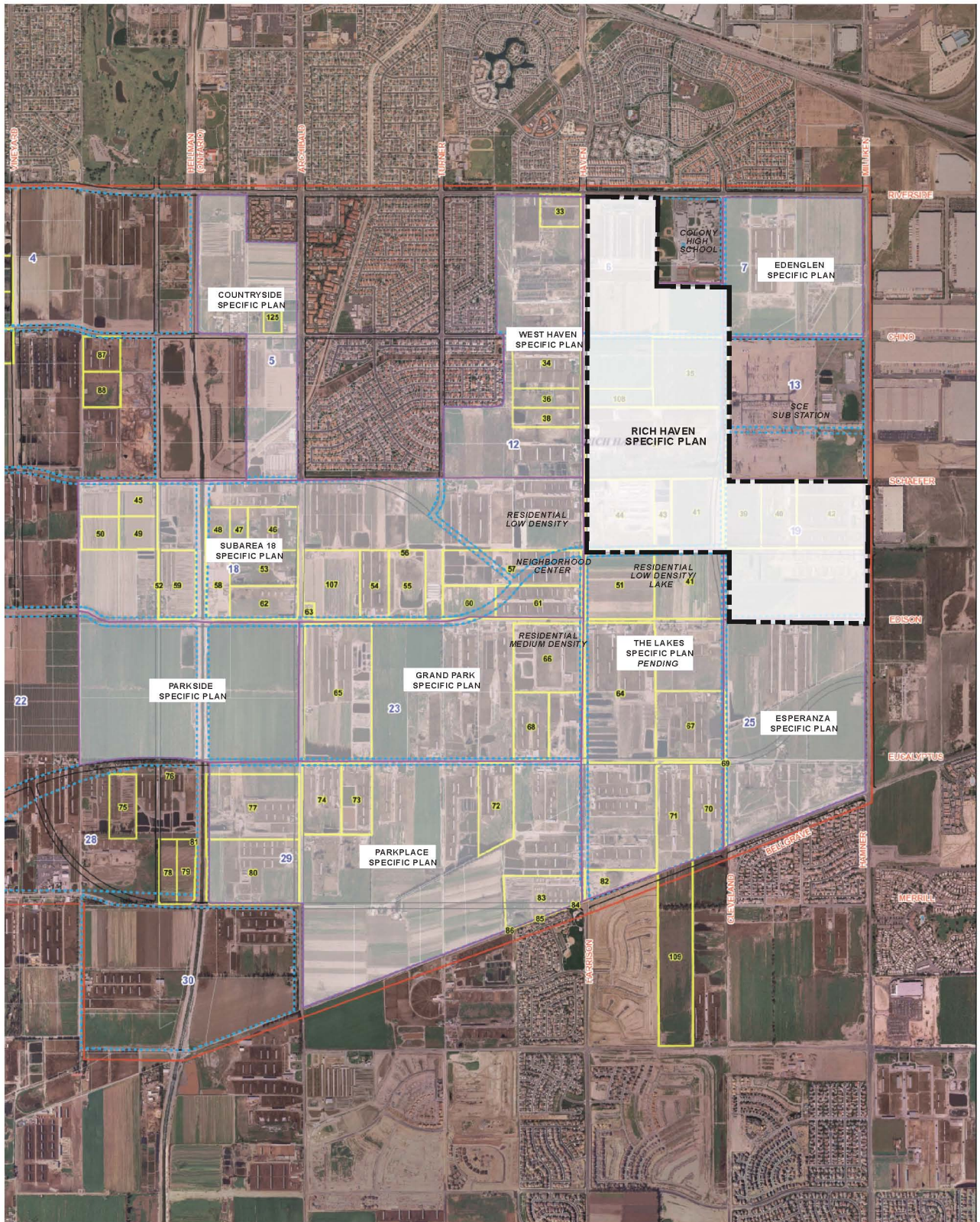
According to the Water Supply Assessment Compliance letter (Appendix j), sufficient water is available to serve the proposed project.

#### **4.1.6 - Related Projects**

Eleven projects were identified by the City within a geographic area determined to have the potential to produce potential cumulative effects when combined with the proposed project (Exhibit 4-1). Information on these related projects is provided in Table 4-1.

### **4.2 - VICINITY AND PROJECT SITE ENVIRONMENTAL SETTING**

The area surrounding the project site, as described in Section 3, Project Description, is in transition from agriculture and dairies, to an urban community. The established Creekside residential neighborhood is located north of the project site across Riverside Drive. Colony High School is located adjacent to the site at the northeast corner. The SR-60 (Pomona Freeway) and I-15 (Ontario Freeway) are located further from the project site to the north and east. A Southern California Edison (SCE) electrical sub-station and the recently approved Edenglen Specific Plan project (currently a dairy and wholesale nursery) are located immediately east of the northern portion of the project site. A distribution warehouse and vacant land are located to the east of the southern portion of the project site across Milliken Avenue. To the west and south are dairies within other New Model Colony (NMC) subareas designated for specific plans. Existing conditions are described in greater detail in the corresponding topics of Section 5, Environmental Impact Analysis.



Source: RBF Consulting, July 2006.



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## Exhibit 4-1 Surrounding Land Uses and Related Projects



Table 4-1: Related Projects

Project	Land Use	Amount	Status
Countryside SP (NMC Subarea 5)	Residential	819 du	Planned.
West Haven SP (NMC Subareas 6 and 12)	Residential Neighborhood Commercial Public Community Facility Educational Parks	2,357 du 87,000 sq ft 15,000 sq ft 1,229 students 12 acres	Planned.
Parkside SP (NMC Subareas 22 and 23)	Residential Town Center Retail Office Business Park Support Retail Business Park Public Community Facility Government Cultural Educational Educational Campus Lake Village Green	4,740 du 631,620 sq ft 442,134 sq ft 35,000 sq ft 550,000 sq ft 30,000 sq ft 75,000 sq ft 4,076 students 80 acres 50 acres 205 acres	Planned.
Hettinga SP (NMC Subarea 29)	Residential Neighborhood Commercial Public Community Facility Educational Parks	1,937 du 87,000 sq ft 30,000 sq ft 2,751 students 24 acres	Planned.
Esperanza SP (NMC Subarea 25)	Residential	1,456 du	Planned.
Edenglen SP (approved)	Residential Community Commercial Business Park Open Space	584 du 217,520 sq ft 550,000 sq ft 12.05 acres	

**Table 4-1 (Cont.): Related Projects**

<b>Project</b>	<b>Land Use</b>	<b>Amount</b>	<b>Status</b>
Chino Preserve (City of Chino)	Residential Commercial Retail Neighborhood Commercial Community Commercial Regional Commercial Office Motel Light Industrial Educational Public Facility Parks	8,757 du 100,000 sq ft 92,900 sq ft 451,000 sq ft 356,000 sq ft 324,500 sq ft 200 rooms 4,608,200 sq ft 500 students 20 acres 245 acres	Planned and under construction.
Eastvale (Riverside County)	Residential Educational Public Facility Parks	17,221 du 5,000 students 20 acres 115 acres	Planned and under construction.
Armstrong Ranch SP (Subarea 4)	Residential Commercial Educational Parks	1,616 du 10 acres Elementary school Neighborhood Park	Early stage of environmental review.
Grand Park SP (Subarea 23).	Residential Commercial Educational  Parks	389 SF and 729 MF du 15,000 sq ft High school and elementary school 150-acre park	Early stage of environmental review.
The Avenue SP (Subarea 18 and Portion of 17)	Residential Commercial Educational	2,442 SF du and 232 MF du 30 acres Middle and High schools	SP submitted, EIR underway.
<p>Notes: sq ft = square feet      SP = Specific Plan      SF = single-family      MF = multi-family Source: City of Ontario.</p>			



Exhibit 4-2 provides an index to the site photographs provided in Exhibits 4-2a through 4-2h. The site photographs depict the existing conditions on the project site.





Source: Farmland Mapping and Monitoring Program 2004.







Photograph 1: Looking southeast from residential yard. Adjacent to the yard is a cow pen. Colony High School and electrical towers are in background.



Photograph 2: Looking north toward Creekside residential subdivision across East Riverside Drive.

Source: Michael Brandman Associates, 2006.



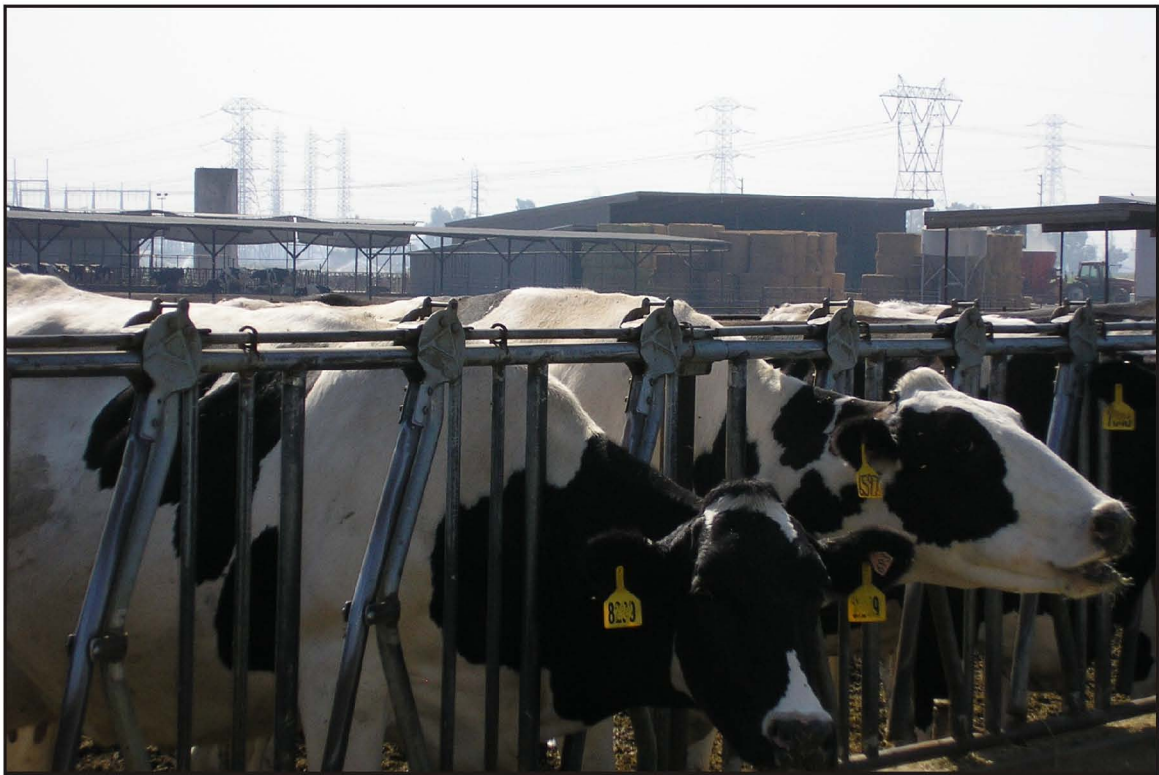
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Exhibit 4-2a  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR





Photograph 3: Looking southeast toward cow pen and electrical towers in the background.



Photograph 4: Looking easterly down dirt road. Electrical towers and telephone poles line the road which extends between agricultural fields.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2b  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR







Photograph 5: Looking west across Haven Avenue. Residential neighborhood in background.



Photograph 6: Looking east toward wind rows and electrical substation.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2c  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR





Photograph 7: Looking easterly at concrete debris in empty field and electrical substation in background.



Photograph 8: Looking east toward abandoned home and electrical substation in the background.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2d  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR





Photograph 9: Looking east toward goat pen. Windrow and electrical towers are in the background.



Photograph 10: Looking west toward a dairy across Haven Avenue.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2e  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR





Photograph 11: Looking northwest from residential yard toward agricultural fields and electrical substation.



Photograph 12: Looking northwest toward residential backyard and agricultural fields.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2f  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR







Photograph 13: Looking east toward abandoned home and business warehouse across Hamner Avenue.



Photograph 14: Looking southwest toward aboveground storage tank, graded fields, and windrow.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2g  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR





Photograph 15: Looking west toward graded fields on the left, a paved road on the right, and electrical substations in the background.



Photograph 16: Looking northwest toward Edison electricity building and electrical substation.

Source: Michael Brandman Associates, 2006.



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Exhibit 4-2h  
Site Photographs

RICH HAVEN SPECIFIC PLAN DRAFT EIR

