SECTION 4:
ENVIRONMENTAL SETTING

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

Section 15130 of the State 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 State CEQA Guidelines requires an EIR to include a discussion on the regional setting that the project site is located within.

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.

Topography

The topography of the NMC is predominantly flat gently sloping to the south. The area is drained by several major water courses. 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.

Air Quality

The NMC is located within the boundaries of the South Coast Air Quality Management District (SCAQMD). The 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_x) 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 (USEPA) 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 USEPA in 2000. Further revisions to the AQMP and SIP occurred in 2002 consisting of two PM_{10} Attainment Plans for the Coachella Valley and the SCAB. The 2002 revisions were approved by USEPA on April 18, 2003 and together with the 1997 plan and 1999 SIP Revisions, constitute the currently adopted SIP for the SCAB.

The 2003 AQMP updates the demonstration of attainment with the federal standards for ozone and PM_{10}, replaces the 1997 attainment demonstration for the federal CO standard and incorporates significant new scientific data, primarily in the form of updated emissions inventories. The 2003 plan is consistent with and builds upon the approaches taken in the 1997 AQMP and the 1999 and 2002 amendments, and adds new PM_{10} and ozone control strategies. The 2003 AQMP was approved by The CARB on August 1, 2003 and is currently being reviewed by USEPA.

Land Use

Land use within the NMC is 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 (see 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.

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.

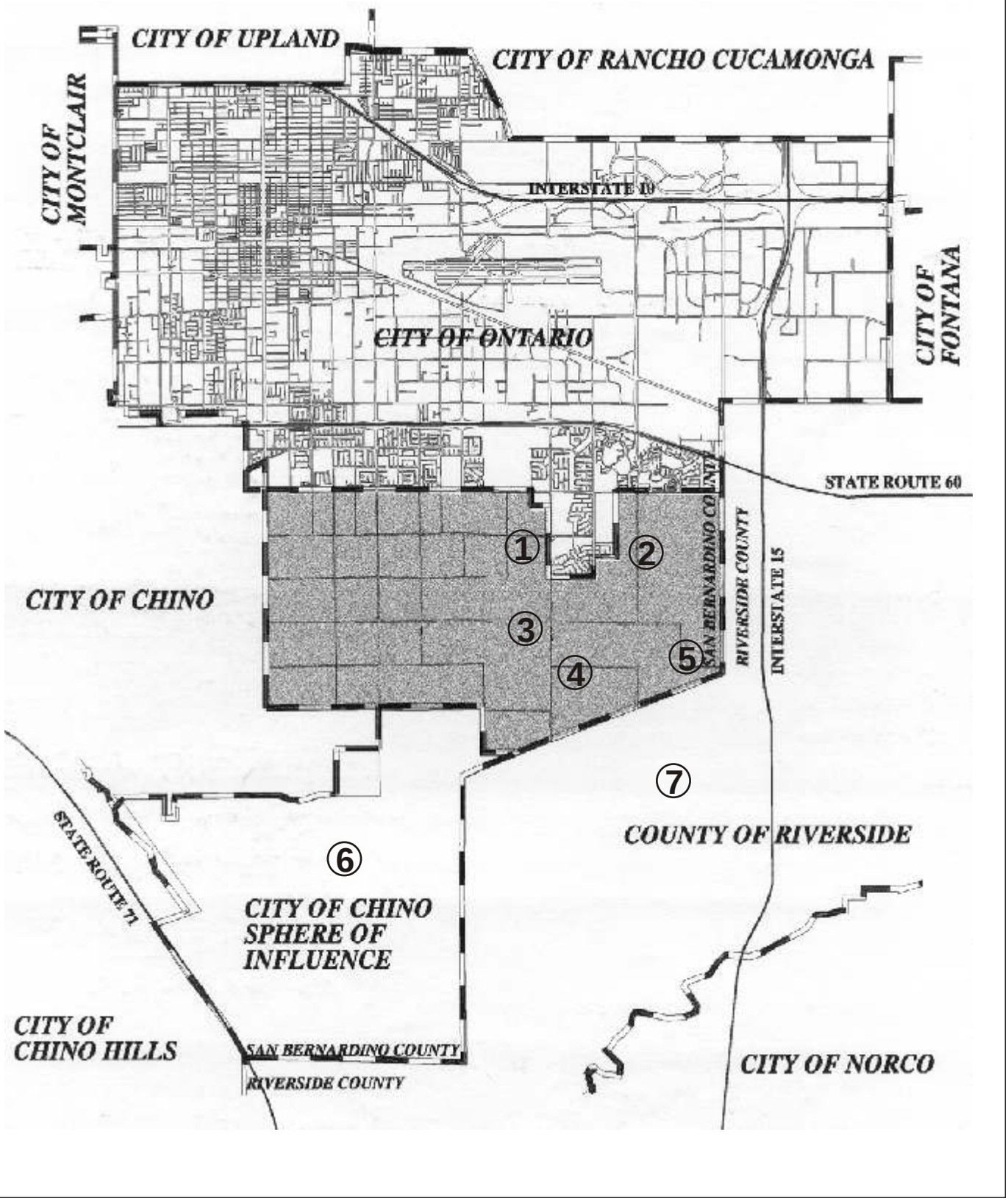
Related Projects

A total of seven 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 (see Exhibit 4-1). Information on these related projects is provided in Table 4-1.

4.2 - VICINITY AND PROJECT SITE ENVIRONMENTAL SETTING

The project site is located in southwestern San Bernardino County within the City of Ontario, southwest of the corner of Riverside Drive and Milliken Avenue. The eastern boundary of the project site, across Milliken Avenue, also forms the boundary between San Bernardino County and Riverside County. The project site contains 160.6 acres and is developed with a commercial dairy and single-family residence, a nursery, agricultural field production, and high-voltage electrical transmission lines.

The area surrounding the project site is predominantly urbanized (see Exhibit 4-2 and Exhibit 4-3). The Creekside residential subdivision, a nursery, and vacant land are located north of the project site across Riverside Drive. Colony High School is located west of the project site across Mill Creek Avenue. A Southern California Edison electrical sub-station is located south of the project site. Various light industrial uses are located east of the project site across Milliken Avenue. Land uses in the general vicinity of the project site include various residential subdivisions, light industrial uses, commercial dairies, agricultural production, and the SR-60 (Pomona Freeway) and I-15 (Ontario Freeway) interchange. Existing conditions are described in greater detail in the corresponding sub-sections of Section 5.



Source: Ontario NMC General Plan, October 1997.

NOT TO SCALE

Michael Brandman Associates

New Model Colony (City of Ontario)

(#) Related Projects
(See Table 4-1)

Exhibit 4-1
Related Projects

Table 4-1: Related Projects

Map ID	Project	Land Use	Amount	Status
1	Countryside Specific Plan (NMC Subarea 5)	Residential	819 dwelling units	Planned
2	West Haven Specific Plan (NMC Subareas 6 and 12)	• Residential • Neighborhood Commercial • Public Community Facility • Educational • Parks	• 2,357 dwelling units • 87,000 sq ft • 15,000 sq ft • 1,229 students • 12 acres	Planned
3	Parkside Specific Plan (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 dwelling units • 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
4	Hetinga Specific Plan (NMC Subarea 29)	• Residential • Neighborhood Commercial • Public Community Facility • Educational • Parks	• 1,937 dwelling units • 87,000 sq ft • 30,000 sq ft • 2,751 students • 24 acres	Planned
5	Legacy Specific Plan (NMC Subarea 25)	Residential	1,456 dwelling units	Planned

Table 4-1 (Cont.): Related Projects

Map ID	Project	Land Use	Amount	Status
6	Chino Preserve (City of Chino)	• Residential • Commercial Retail • Neighborhood Commercial • Community Commercial • Regional Commercial • Office • Motel • Light Industrial • Educational • Public Facility • Parks	• 8,757 dwelling units • 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
7	Eastvale (Riverside County)	• Residential • Educational • Public Facility • Parks	• 17,221 dwelling units • 5,000 students • 20 acres • 115 acres	Planned and under construction
Source: City of Ontario, Planning Department, January 2005.				

Exhibit 4-3 provides a series of site photographs, which depict the existing conditions on the project site.

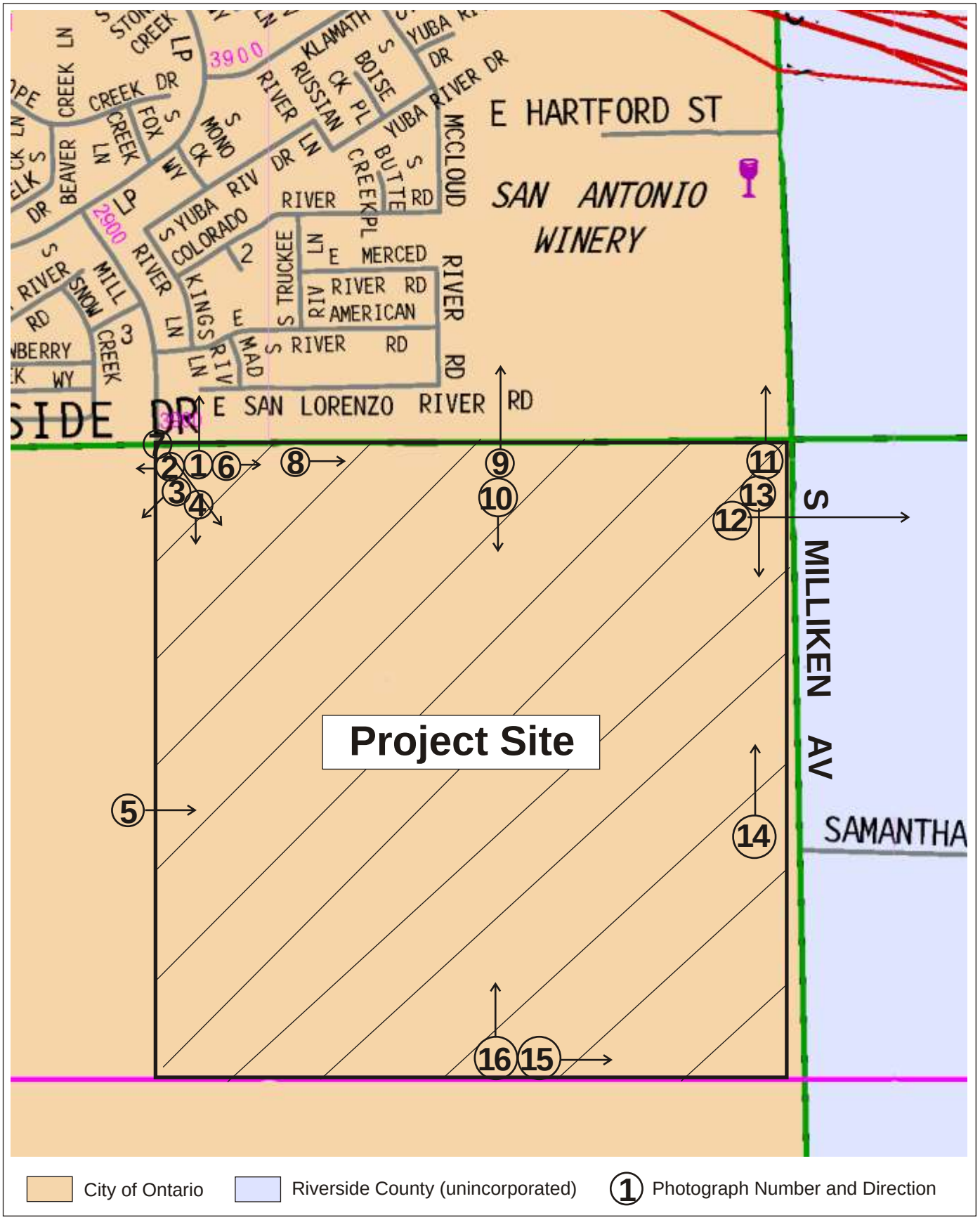
Source: Brookfield Homes

NORTH

NOT TO SCALE

Michael Brandman Associates

Exhibit 4-2
Surrounding Land Uses



Source: Thomas Guide Digital Edition, 2004.

NORTH

752 376 0 752

SCALE IN FEET

Michael Brandman Associates

Exhibit 4-3
Photograph Key Map

Photograph 1: Looking north toward Creekside residential subdivision across Riverside Drive from Mill Creek Avenue.

Photograph 2: Looking west toward Colony High School, from corner of Riverside Drive and Mill Creek Avenue.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3a
Site Photographs

Photograph 3: Looking southwest toward Colony High School from the corner of Riverside Drive and Mill Creek Avenue.

Photograph 4: Looking south along Mill Creek Avenue. Note electrical sub-station in center of photo, south of the project site.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3b
Site Photographs

Photograph 5: Looking east from Mill Creek Avenue toward dairy.

Photograph 6: Looking east along Riverside Drive from Mill Creek Avenue.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3c
Site Photographs

Photograph 7: Looking southeast across project site from corner of Riverside Drive and Mill Creek Avenue.

Photograph 8: Looking east along Riverside Drive.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3d
Site Photographs

Photograph 9: Looking north across Riverside Drive.

Photograph 10: Looking south across project site from Riverside Drive.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3e
Site Photographs

Photograph 11: Looking north across the intersection of Riverside Drive and South Milliken Avenue.

Photograph 12: Looking east across South Milliken Avenue.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3f
Site Photographs

Photograph 13: Looking south along South Milliken Avenue.

Photograph 14: Looking north along South Milliken Avenue. Nursery is on left.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Exhibit 4-3g
Site Photographs

Photograph 15: Looking east toward South Milliken Avenue along southern boundary of the project site. Fence in right portion of photo is the property boundary of the electrical sub-station.

Photograph 16: Looking north across project site from southern boundary of the project site.

Source: Michael Brandman Associates, May 4, 2004.

Michael Brandman Associates

Appendix Exhibit 4-3h
Site Photographs