

Section 3 Existing Features

3.1 Project Setting

3.1.1 Existing Land Use

The project site has historically been used for agricultural purposes, primarily for dairy and field crop farming. The project site is generally undeveloped with existing agricultural operations scattered throughout the area. Rural residential housing, farm buildings, and other ancillary facilities occupy those areas not in active agricultural production. Existing land use adjacent to the project site includes:

North:	Dairies and Field Crops
South:	Dairies and Rural Residences
West:	Field Crops
East:	Dairies

Existing land use characteristics within the project site are illustrated in *Exhibit 3-1, “Existing Land Use.”*

3.1.2 Future Land Use

Three specific plans have been approved adjacent to the project site on the north, south, and west. Approved land uses adjacent to the project site include:

North: The Avenue Specific Plan for development of a planned community including residential uses, parks, a middle school, an elementary school, and a neighborhood commercial center.

South: Subarea 29 Specific Plan for development of a planned community including residential land uses, parks, an elementary school, and a neighborhood commercial center.

West: Parkside Specific Plan for development of residential land uses, a portion of the General Plan designated a neighborhood commercial center, and a site for development of a fire station.

The City’s Policy Plan designates the area adjacent to the project site on the east as “Residential – Low Density,” “Residential – Medium Density,” “Open Space – Non Recreation,” and “Open Space – Water” uses.

Exhibit 3-2, “Surrounding Planned Land Use,” illustrates the approved specific plans and the General Plan land use designations adjacent to the project site.

3.2 Williamson Act Status

The Williamson Act program is a mechanism for the preservation of agricultural and open space lands in the State of California. The project site contains eight separate ownerships, portions of which are either in active Williamson Act status or have Williamson Act contracts due to expire in 2013 and 2017. The Lee properties (APN: 0218-241-15 and APN: 0218241-16) totaling approximately 76.9 acres (per Assessor’s Map 0218-24) are currently under “Active Contract” status. The Schoneveld property (APN: 0218-241-22) and Morris properties (APN: 0218-241-20 and APN: 0218-241-23) totaling approximately 39 acres (per Assessor’s Map 0218-24) are under contracts scheduled to expire January 1, 2013. An application for Williamson Act cancellation has been submitted for the Schoneveld property which will be processed concurrently with the Grand Park Specific Plan. The Oakville Reserve, LTD property (APN: 0218-241-06), totaling approximately 76.46 acres (per Assessor’s Map 0218-24), is under contract scheduled to expire January 1, 2017. *Exhibit 3-3, “Existing Property Ownerships and Williamson Act Contract Status,”* illustrates the status of the Williamson Act Contracts within the Great Park Specific Plan area.

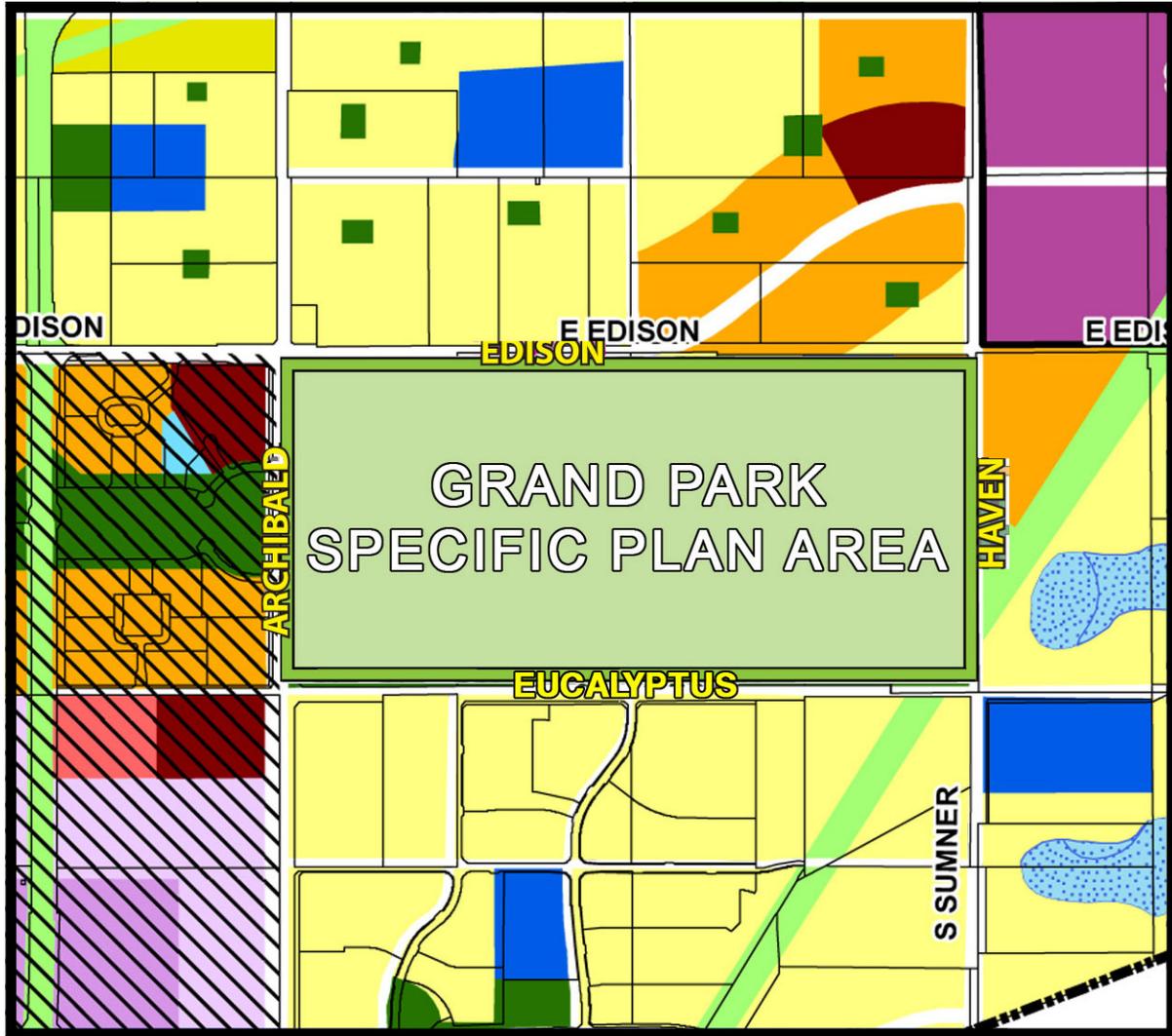


● EXISTING WELL SITE
(Based on GIS information provided by the City of Ontario)

Not
To
Scale



Exhibit 3-1
EXISTING LAND USE



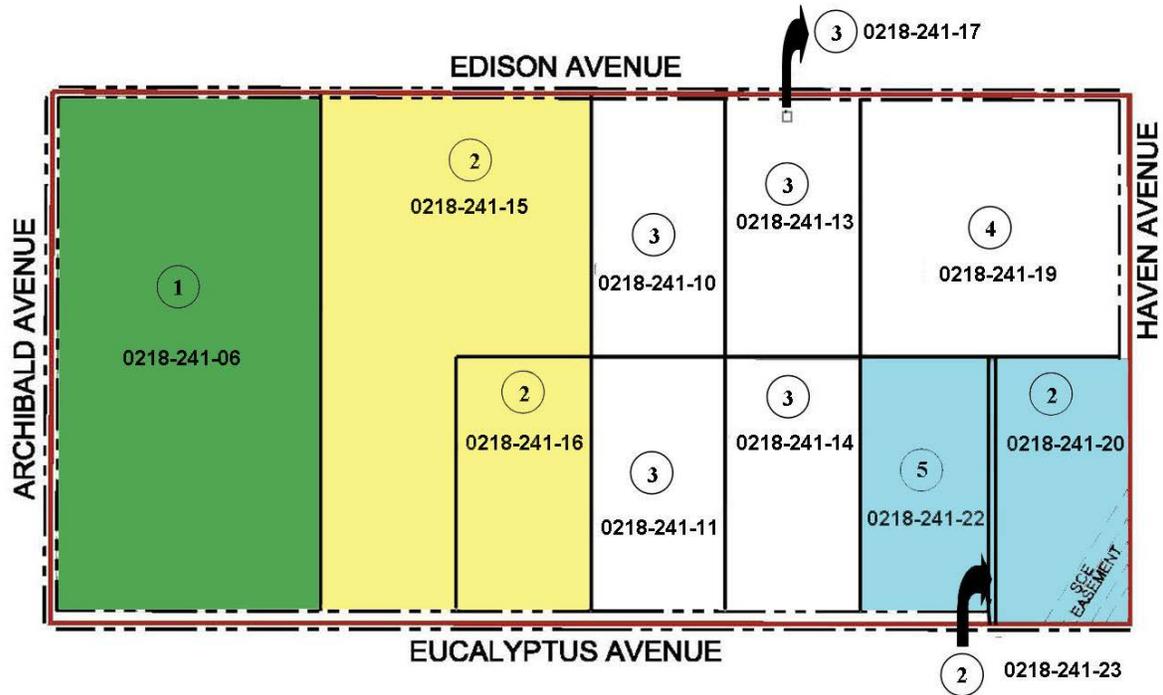
Policy Plan Land Use Plan Legend

- Residential-Low Density (2.1-5du/ac)
- Residential-Medium Density (11.1-25du/ac)
- Open Space - Parkland
- Public School



Exhibit 3-2
SURROUNDING PLANNED LAND USE

Grand Park Specific Plan



PROPERTY OWNERSHIPS

- | | |
|--|---------------------------|
| ① PIETERSMA FAMILY & LOYOLA PROPERTIES | ④ BOSMA DAIRY |
| ② CITY OF ONTARIO | ⑤ SCHONEVELD JOHN & HENRY |
| ③ ONTARIO EDISON HOLDINGS | |



WILLIAMSON ACT CONTRACT STATUS

- ACTIVE CONTRACT
- CONTRACT EXPIRES 2013
- CONTRACT EXPIRES 2017

Exhibit 3-3
EXISTING PROPERTY OWNERSHIP AND
WILLIAMSON ACT CONTRACT STATUS

3.3 Policy Plan and Zoning

The City's General Plan designates the project site for the following land uses:

- Residential – Approximately 106 gross acres are designated for residential land use. Residential land use designations include approximately 44 acres of Residential Low Density (2.1-5.0 dwelling units per gross acre), and approximately 62 acres of Residential Medium Density (11.1-25.0 dwelling units per gross acre).
- Open Space Parkland – Approximately 146.7 gross acres are designated as Open Space – Parkland and comprise a portion of the City's Great Park community park.
- Elementary School – Approximately 11.1 gross acres are designated for an elementary school.
- High School – Approximately 55.7 gross acres are designated for a high school.

The project site is zoned AG-Specific Plan. A specific plan is required in order to comprehensively plan for development of residential, park and school uses within the project site.

3.4 Airport Land Use Compatibility Plan Consistency

- The Project Site is located within the Airport Influence Areas of Chino Airport and Ontario International Airport (ONT) as depicted in *Exhibit 3-4, Airport Influence Areas*.
- The ALUCP for ONT was adopted in April of 2011 and the project site is located outside noise and safety impact zones but is located within the Real Estate Transaction Disclosure zone due to overflight and does not place development restrictions on the property but does require disclosure to new property owners. The Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4 and 1353 require that, as part of many residential real estate transactions, information be disclosed regarding whether the property is situated within an AIA. The Business and Professions Code applies the

disclosure requirement to the sale or lease of newly subdivided lands and condominium conversions and to the sale of certain existing residential property. The Civil Code applies the disclosure requirement to existing residential property transfers only when certain natural conditions (earthquake, fire, or flood hazards) warrant disclosure. State Law provides the following disclosure language:

- **NOTICE OF AIRPORT IN VICINITY:**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for examples: noise, vibration, or odors.) Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

- The most recent ALUCP for Chino Airport was completed by the County of Riverside Airport Land Use Commission in 2008 and is being used by the City as a guide for development around Chino Airport. The project site is partially located within Zone E and does not place land use restrictions on the property, but due to flight patterns, the height of any structure cannot exceed 100 feet without FAA approval. If a structure exceeds 100 feet in height or has the potential to be a hazard to flight due to visual glare or electronic interference, the project applicant is required to notify the FAA by electronically filing a 7460-1 Form.

3.5 Topography

The project site is relatively flat and generally falls to the southwest at an average slope of approximately 1.0% to 2.0%. The existing topographic conditions for the Specific Plan area are illustrated on *Exhibit 3-5, "Existing Site Topography."*

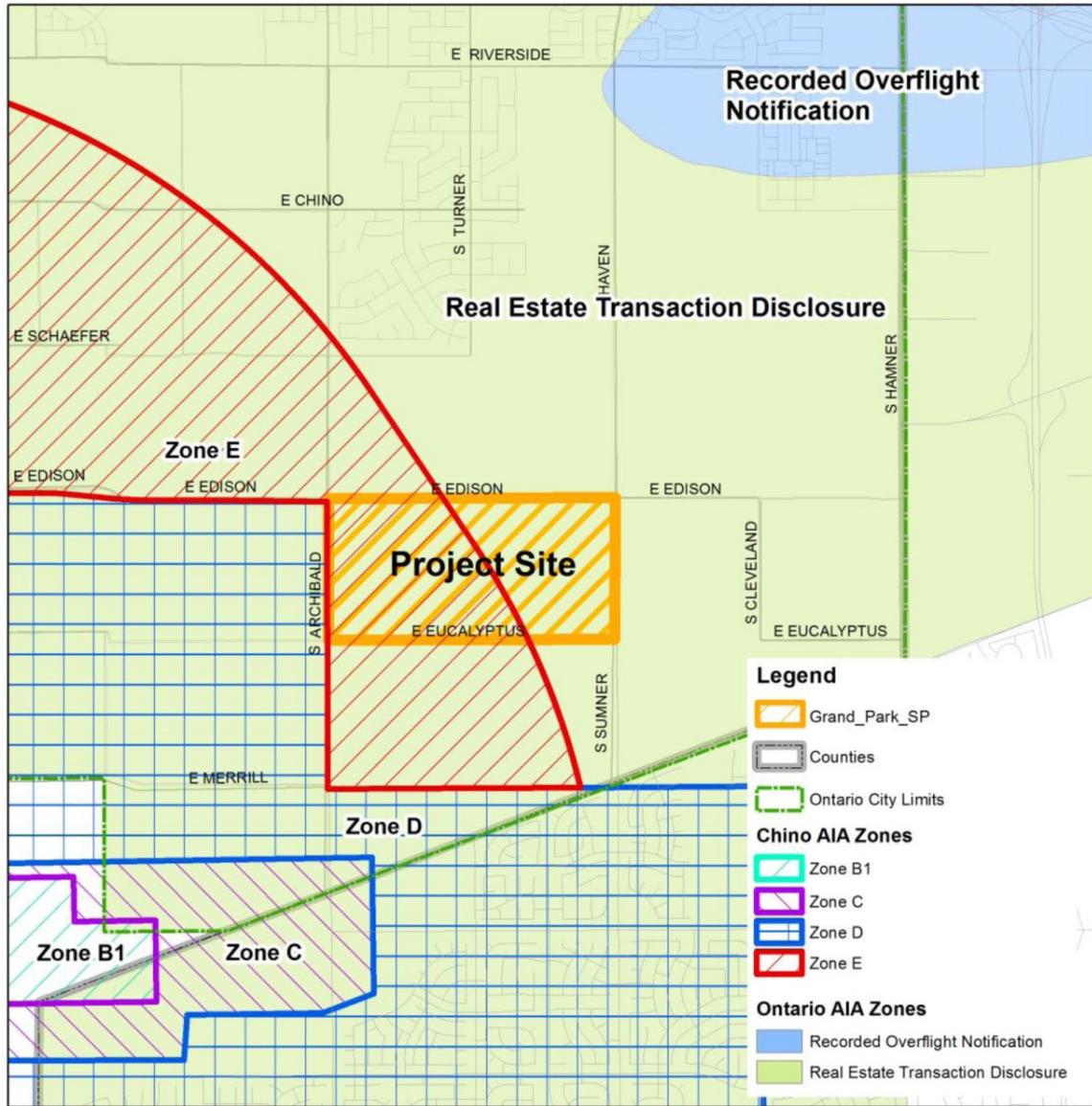
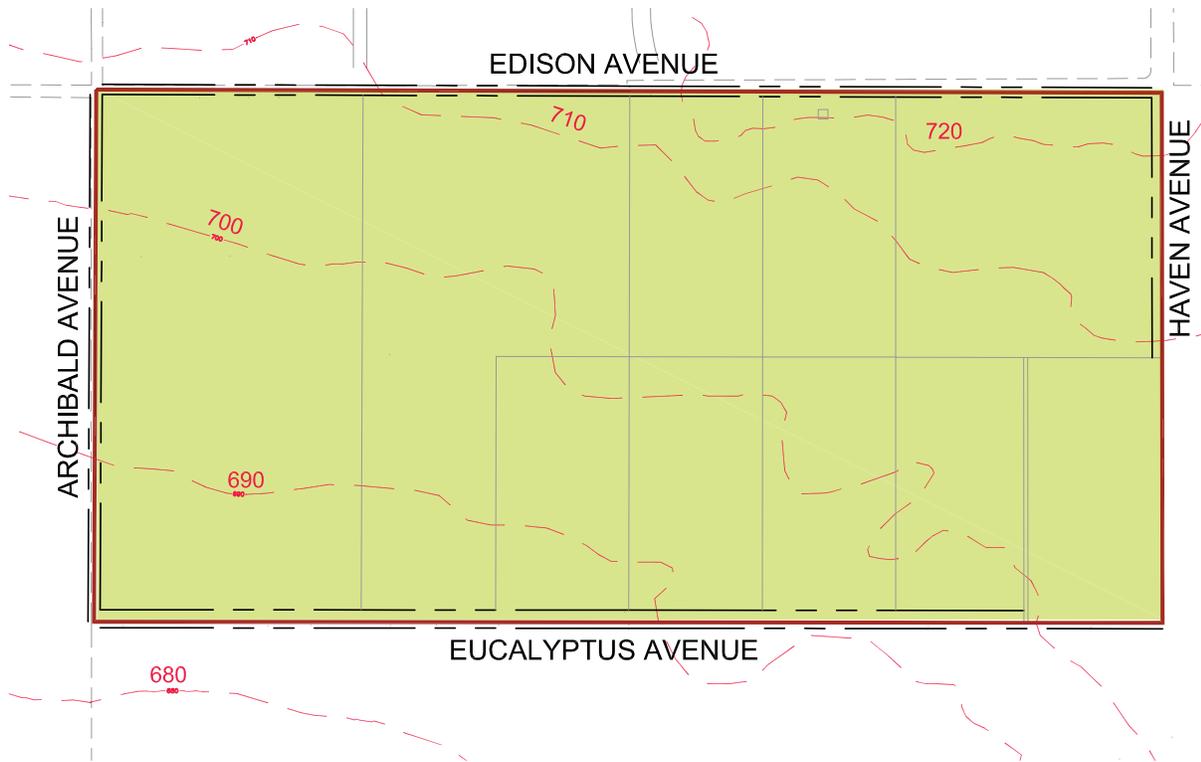


Exhibit 3-4
AIRPORT INFLUENCE AREAS

Grand Park Specific Plan



LEGEND

— 680 — EXISTING CONTOURS



Exhibit 3-5
EXISTING SITE TOPOGRAPHY

3.6 Hydrology

Since most of the project site 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, as is typically associated with urban use. 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 project site.

The existing storm drain system throughout the project site is generally unimproved and consists primarily of open earthen swales along area roadways or curbed roadway surfaces. The EIR prepared for the Grand Park Specific Plan includes additional hydrology information for the project site.

3.7 Vegetation

The project site 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 the project site as a whole have been significantly altered through agricultural use, leaving little or no native vegetation. The EIR prepared for the Grand Park Specific Plan includes additional analysis of vegetation and biological resources.

3.8 Existing Circulation And Access

3.8.1 Regional Circulation

Interstate 15 (I-15) is located approximately 1.5 miles east of the project site. Access from the project site to the I-15 exists at Limonite Avenue within Riverside County. State Route 60 (SR 60) is located approximately 2.25 miles north of the project site. Access to the project site from SR 60 exists from Archibald Avenue, abutting the project

site on the west. State Route 83 (SR 83, Euclid Avenue) is located approximately 3.25 miles west of the project site. Access from the project site to SR 83 exists from Edison Avenue which abuts the project site on the north.

3.8.2 Local Circulation

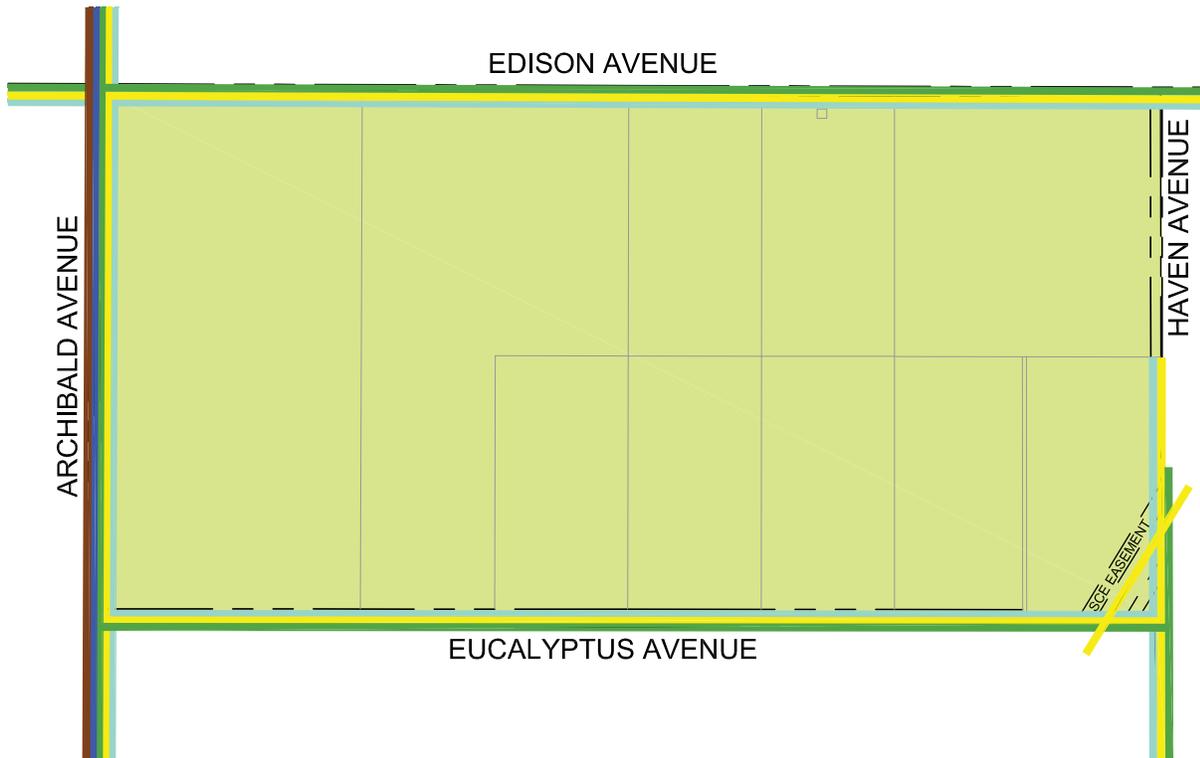
Local access to the project site is provided from Archibald Avenue, Edison Avenue, and Eucalyptus Avenue. Archibald Avenue abuts the project site on the west and is currently improved with two paved travel lanes. Edison Avenue abuts the project site on the north and is currently improved with two paved travel lanes. Eucalyptus Avenue abuts the project site on the south and is currently improved with two paved travel lanes. The General Plan designates an extension of Haven Avenue for future to improvement adjacent to the project site on the east.

3.9 Existing Infrastructure / Utilities / Public Services

3.9.1 Domestic Water

The City of Ontario Water Master Plan indicates that the project site is located within the 925' Zone. In accordance with the requirements of the Water Master Plan, new facilities will be required to service the project site as described in **Section 5, "Infrastructure and Services,"** of the Specific Plan.

A 12-inch domestic water main exists within Archibald Avenue along the western boundary of the project site, as depicted on **Exhibit 3-6, "Existing Infrastructure, Utilities, and Public Services."** Currently on-site residential and agricultural uses are served by private wells, as illustrated on **Exhibit 3-1, "Existing Land Use."** A well use/destruction plan and schedule for all existing private or agricultural wells will be submitted to the City prior to issuance of permits for any construction activity. If a private well is actively used for water supply, the developer will be required to



LEGEND

-  EXISTING NATURAL GAS
-  EXISTING 12" DOMESTIC WATER (925' ZONE)
-  EXISTING SEWER (33" NORTH OF EDISON AVE., 36" SOUTH OF EDISON AVE.)
-  EXISTING OVERHEAD ELECTRICITY
-  EXISTING TELEPHONE



Exhibit 3-6
 EXISTING INFRASTRUCTURE, UTILITIES, AND PUBLIC SERVICES
 Grand Park Specific Plan

submit a plan to abandon the well and to connect residential users to the City's domestic water system and agricultural users to the recycled water system, when available. Well destruction requires permitting from the County Health Department. Copies of required County Health Department permits are required to be provided to the City of Ontario Engineering Department and Public Works Agency prior to the issuance of grading and building permits. If the developer proposes temporary use of an existing agricultural well for purposes other than agricultural use, such as grading or dust control, the developer will be required to 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 and the City of Ontario will enter into an agreement and the developer will pay any applicable fees as established in the agreement.

3.9.2 Recycled Water

The City of Ontario Recycled Water Master Plan indicates that the project site is located within the 930 Zone. Currently, the City of Ontario does not have recycled water facilities within or proximate to the project site. The developer(s) will be required to construct new recycled water facilities, as described in **Section 5, "Infrastructure and Services."** These recycled water facilities will be consistent with the City approved Recycled Water Master Plan.

3.9.3 Sewer

A 36-inch sewer main exists within Archibald Avenue along the western boundary of the project site, as depicted on **Exhibit 3-5, "Existing Infrastructure, Utilities, and Public Services."** On-site wastewater disposal is currently provided through septic tanks and subsurface disposal fields. Prior to grading operations, existing septic tanks and subsurface disposal fields will be abandoned in accordance with the Department of Health Services requirements. The City's Sewer Master Plan identifies new facilities to serve the project site as described in **Section 5, "Infrastructure and Services,"** of the Specific Plan.

3.9.4 Drainage

The City of Ontario does not have storm drain facilities in the vicinity of the project site. The existing storm drain system throughout the project site is generally unimproved and consists primarily of open earthen swales along area roadways. The City's Master Plan of Drainage has identified new facilities to serve the project site as described in **Section 5, "Infrastructure and Services,"** of the Specific Plan.

3.9.5 Electricity

The project site is located within the service territory of Southern California Edison Company (SCE). Existing overhead electrical line locations are illustrated on **Exhibit 3-5, "Existing Infrastructure, Utilities, and Public Services."**

3.9.6 Natural Gas

The Southern California Gas Company provides natural gas service within the vicinity of the project site. Existing natural gas line locations are illustrated on **Exhibit 3-5 "Existing Infrastructure, Utilities, and Public Services."**

3.9.7 Communication Systems

Verizon provides telephone service within the project site. Existing telephone line locations are illustrated on **Exhibit 3-5, "Existing Infrastructure, Utilities, and Public Services."**

3.9.8 Solid Waste

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

3.9.9 Schools

The project site is located within the Mountain View School District and the Chaffey Joint Union High School District. The Mountain View School District serves the school age needs of grades K – 8, and the Chaffey Joint Union High School District serves the school age needs of grades 9 – 12. The Mountain View School District operates the Ranch View Elementary School, located at 3300 Old Archibald Road serving grades K – 5, and the Grace Yokley Middle School, located at 3850 East Riverside Drive, serving grades 6 – 8. Both of these school facilities are within the vicinity of the project site. Chaffey Joint Union High School District operates Colony High School located at 3850 Riverside Drive, within the vicinity of the project site, which serves grades 9 – 12.