



Section 2 Existing Conditions

2.1 Site History

The Avenue site has previously been extensively used for agricultural operations, including dairy use. 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 project area have been significantly altered through agricultural uses, leaving little or no native vegetation. The Zoning Classification for the site is (AG) Specific Plan Ag Preserve.

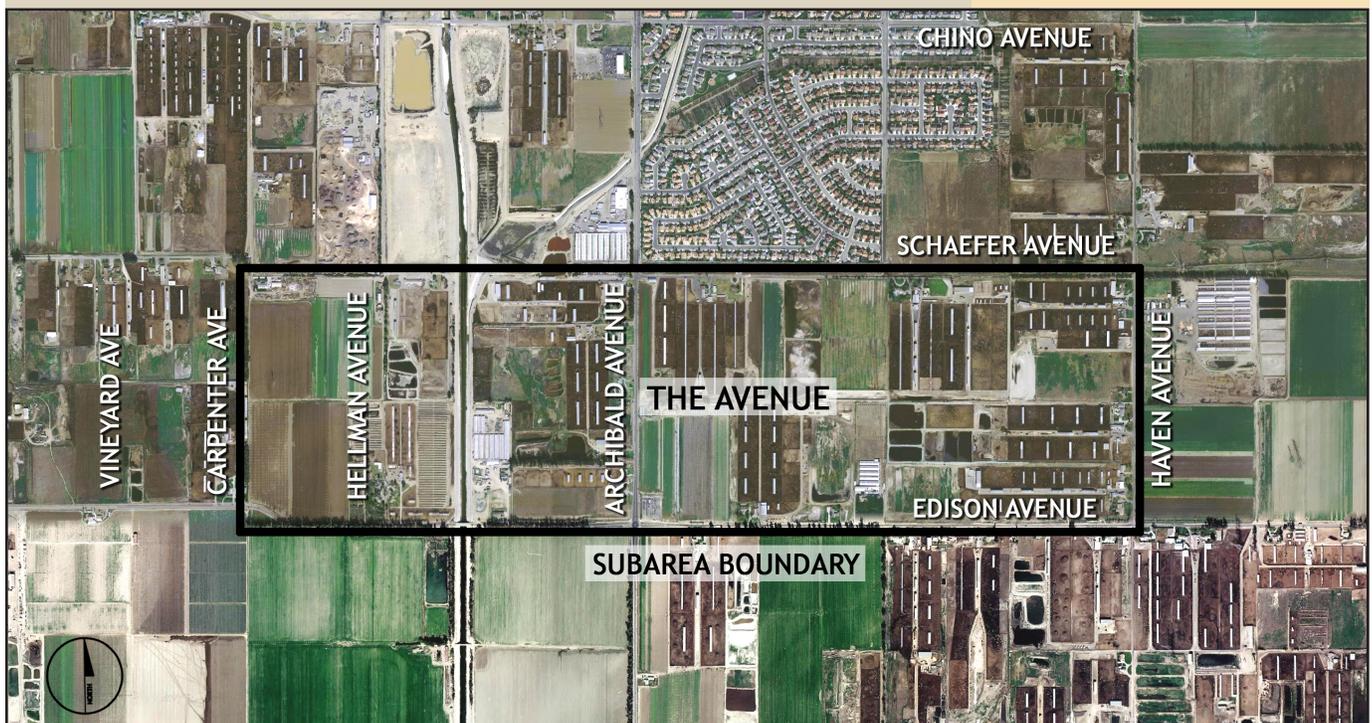
2.2 Existing Site Conditions

The Avenue site is generally undeveloped, with agricultural operations scattered throughout the area. Existing improvements within The Avenue include single-family residences, feed storage areas, and various other farming or cattle raising facilities. Other agricultural-related facilities, such as above ground tanks and modular structures, are scattered throughout, and a commercial nursery is located on the easterly portion of the site.

2.2.1 Site Area

The Avenue Specific Plan is approximately 549 gross acres in size. This includes street right-of-ways and all utility easements.

Exhibit 4 - Site Aerial Photo



The Avenue

SPECIFIC PLAN

The New Model Colony

ONTARIO, CALIFORNIA

2.2.2 Topography

The Project Site is located on gently sloping undeveloped terrain with a relatively uniform slope as illustrated in Exhibit 5, "Existing Topography". The existing ground on the site slopes southerly away from Schaefer Avenue at an approximately 1% grade.

2.2.3 Existing On-site Land Use

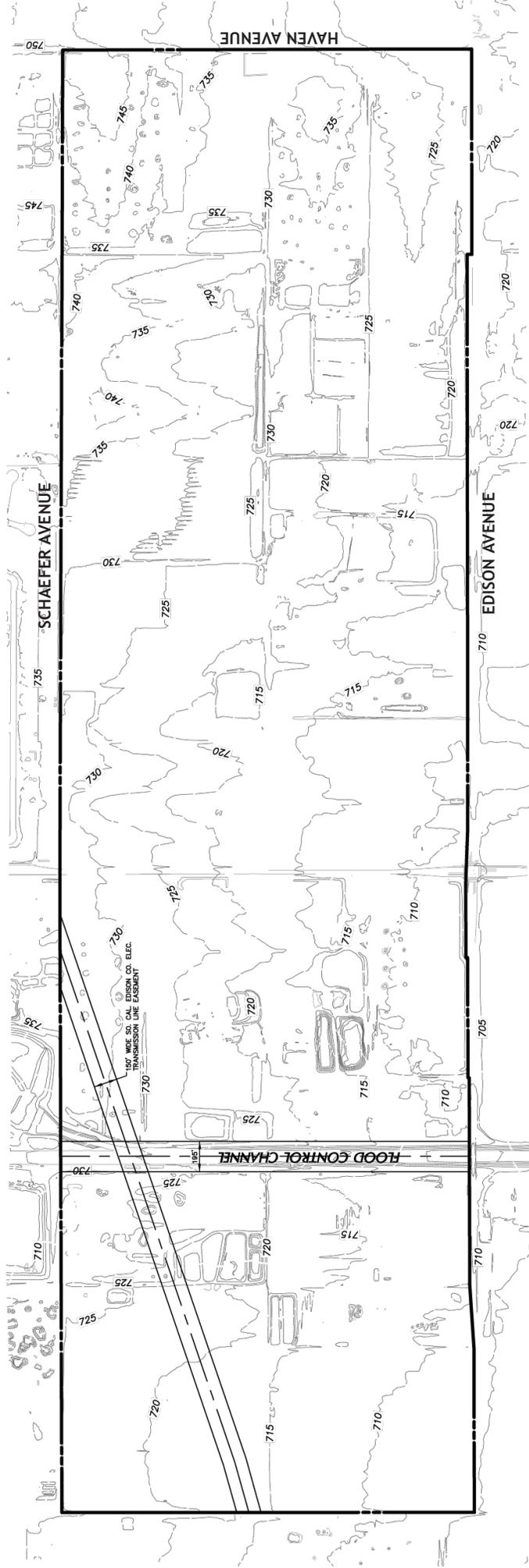
The Avenue Specific Plan currently comprises agricultural, dairy, farming, and other agricultural related land uses. There are utility uses such as the Cucamonga Creek flood control channel and the Edison utility easement traversing the site, as well as a one-acre Edison substation.



Existing dairy farm on the project site



Dairy agricultural uses on project site



Note: The existing site slopes southerly at approximately 2% grade.

2.2.4 Surrounding Land Use

Land uses adjacent to The Avenue Specific Plan area include:

- North: Existing residential community, vacant land and farm land
- East: Farm land and vacant land
- South: Farm land and vacant land
- West: Farm land and vacant land

The New Model Colony General Plan designates the surrounding areas as:

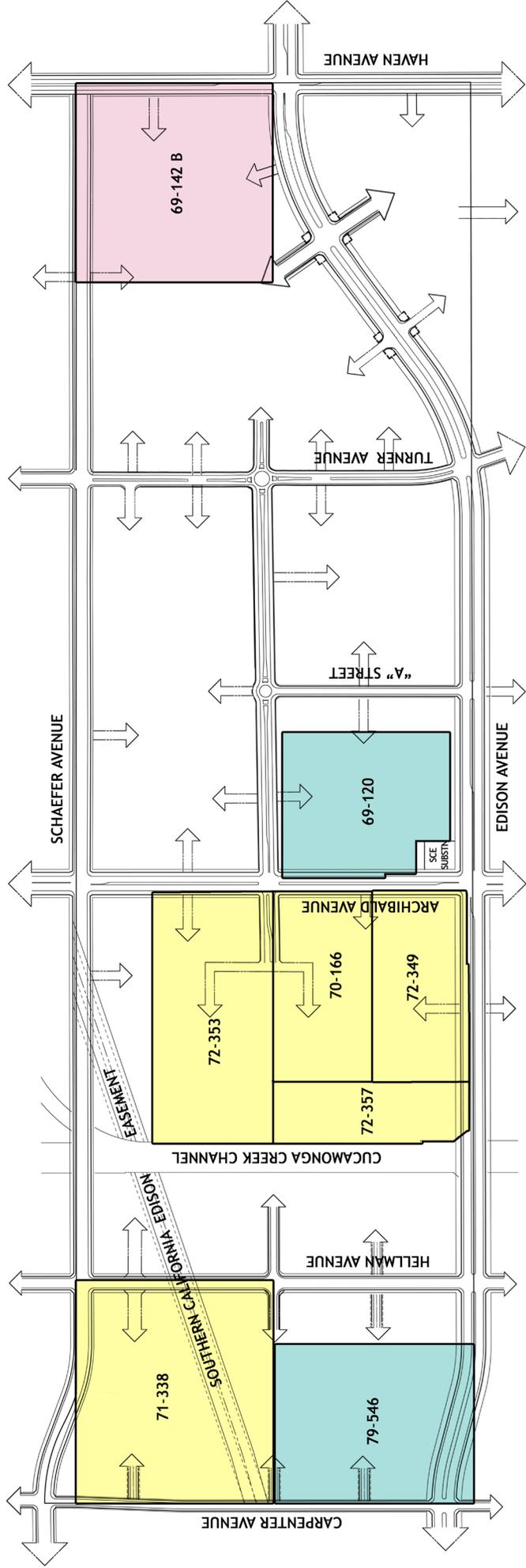
- North: Low Density Residential, Elementary School, Flood Control and Green Belt (Subareas 5 and 12)
- East: Low Density Residential and Green Belt (Subarea 12)
- South: Low, Medium and High Density Residential, Flood Control and Green Belt (Subarea 23)
- West: Medium Density Residential, High Density Residential and Green Belt (Subarea 17)



Northerly site boundary along Schaefer Avenue, looking east

2.2.5 Williamson Act Contracts

There are currently 8 Williamson Act Contracts within the Specific Plan Area as shown in Exhibit 6, “Williamson Act Contracts”.



LEGEND

- ACTIVE CONTRACT
- EXPIRES 2016
- EXPIRES 2010



2.3 Property Ownership

The Avenue Specific Plan has several landowners or interests controlling or sharing control of the identified planning areas. Table 1 below, in conjunction with Exhibit 9, “Planning Areas/Developer Controlled/Ownership”, and Exhibit 7, “Assessors Parcel Numbers” indicates the ownership of parcels within The Avenue Specific Plan area.

Table 1 - Assessors Parcel Numbers

| Planning Area | APN | Current Property Owner |
|---------------|------------|------------------------------------|
| 1C | 218-122-01 | Peter and Henrietta Bosch Trust |
| 1B | 218-181-23 | John and Lorraine Anderson |
| 1B | 218-181-24 | Jimmie Anderson |
| 1B | 218-181-25 | John and Lorraine Anderson |
| 1A | 218-181-26 | Tony and Rickey Anderson |
| 2A | 218-181-17 | Parkside West Holding Company, LLC |
| n/a | 218-181-19 | Unknown |
| 2B | 218-181-20 | Miguel and Graciela Gomez |
| 2A | 218-181-21 | Parkside West Holding Company, LLC |
| 2B | 218-181-22 | Miguel and Graciela Gomez |
| 3A | 218-191-19 | Parente R/E Inv Mgmt Co. |
| 3B | 218-191-24 | GH Dairy |
| 4 | 218-191-20 | Parente R/E Inv Mgmt Co. |
| 5 | 218-191-04 | Koopman and Sons Dairy |
| 5 | 218-191-05 | John and Henrietta Schoneveld |
| 5 | 218-191-14 | Koopman and Sons Dairy |
| 5 | 218-191-15 | Koopman and Sons Dairy |
| 5 | 218-191-16 | Koopman and Sons Dairy |
| 5 | 218-191-22 | Harada Trust |
| 6A | 218-201-15 | Distinguished Homes |
| 6A & 6B | 218-201-44 | Distinguished Homes |
| 7 | 218-201-18 | Lawrence J and Betsy Kaplan |
| 8A | 218-201-26 | John and Dorothy Jongsma |
| 8A | 218-201-27 | John and Dorothy Jongsma |
| 10A | 218-201-05 | Dick Dykstra Dairies |
| 9A & 9B | 218-201-45 | Dick Dykstra Dairies |
| 10A, 10B & 11 | 218-201-42 | Frank and Narcie Ferriera |
| 10A & 11 | 218-201-43 | Jake and Anna DeGroot |

Table 1 - Assessors Parcel Numbers (continued)

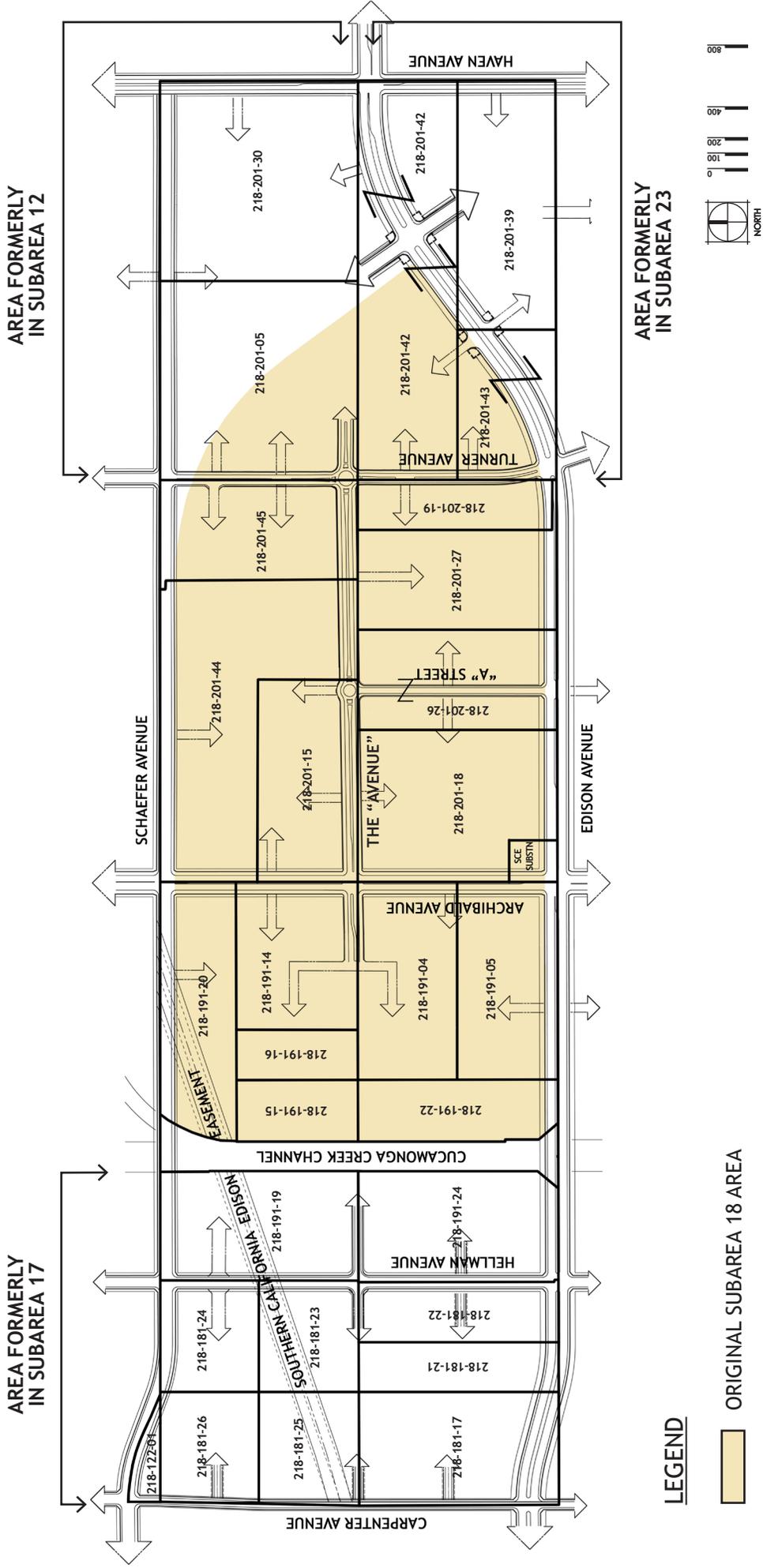
| Planning Area | APN | Current Property Owner |
|---------------|------------|-------------------------------------|
| 10A & 10B | 218-201-30 | Vander EYK/RT 5-24-90 |
| 11 | 218-201-39 | Jake and Anna DeGroot |
| n/a | 218-191-09 | San Bernardino County Flood Control |
| n/a | 218-191-18 | San Bernardino County Flood Control |
| n/a | 218-191-21 | San Bernardino County Flood Control |
| n/a | 218-191-23 | San Bernardino County Flood Control |
| n/a | 218-201-17 | SCE |
| 8B | 218-201-19 | Jong Charng Jen and Ru-Yih Jang |
| n/a | 218-201-20 | Abandoned well site |

2.4 Existing Circulation

Access to The Avenue Specific Plan is currently provided from rural roadways adjacent to The Avenue. Edison Avenue abuts the plan area on the south and is currently improved with two travel lanes extending from Haven Avenue easterly to Vineyard Avenue to the west. Archibald Avenue is currently a two-lane road and bisects the plan area through the center of the project. Schaefer Avenue is partially constructed on the northern boundary.



Existing intersection at Archibald and Edison Avenues



The Avenue

SPECIFIC PLAN

2.5 Existing Infrastructure and Utilities

2.5.1 Water

There is an existing 12-inch main within Archibald. This is a Chino Desalter Authority (CDA) line which extends through The Avenue. The source is well water, the zone is elevation 1010 and the line usage is for dairy lands in this vicinity. The private wells currently in use for this main will eventually be destroyed per DHS standards upon development of this Specific Plan. The location of existing wells are shown in Exhibit 24, "Existing Wells". Per the NMC Water Master Plan, new domestic facilities will be required to serve The Avenue Specific Plan area. Existing water facilities are shown on Exhibit 20, "Domestic Water Master Plan".

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such 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. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. The location of existing wells are shown in Exhibit 24, "Existing Wells". A copy of such permit shall be provided to the Engineering and Public Works Agency prior to issuance of grading and/or building permits. 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 of Ontario and pay any applicable fees as set forth by the agreement.

2.5.2 Recycled Water

There is an existing Chino Basin Municipal Water District 30-inch main within The Avenue. The main is located within the existing and proposed alignment of Carpenter Street extending northerly and southerly of this Specific Plan area. This main will serve The Avenue project along with proposed NMC Master Plan facilities connecting to this 30-inch line as the source of recycled water. Existing recycled water facilities are shown on Exhibit 21, "Recycled Water Master Plan".

2.5.3 Sewer

Existing recently constructed IEUA 33-inch and 36-inch Eastern Trunk Sewer mains are located within Archibald Street. The Archibald trunk reach eventually joins the existing Kimball 54-inch Interceptor Trunk Sewer to the south of The Avenue. The existing Archibald IEUA sewer will serve the easterly side of The Avenue Specific Plan via proposed NMC Master Plan facilities which will connect to it. The Avenue west of the Cucamonga Flood Channel currently has no gravity sewer service. All other existing septic systems will be destroyed per DHS standards with the development of the Specific Plan. Existing sewer facilities are shown on Exhibit 23, "Sewer Master Plan".

2.5.4 Storm Drainage

The Avenue is presently in agricultural use; therefore, only a limited portion of the site is 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 typically associated with urban areas. During periods of heavy rainfall when ground surfaces are saturated, surface runoff is collected in the existing drainage ditches and retention basins located within the site. Off-site flows are then directed into the existing storm drain system surrounding The Avenue which is generally unimproved and consists primarily of open earthen swales along area roadways or curbed roadway surfaces.



Cucamonga Creek Channel

An existing drainage channel bisects the site but does not collect off-site flows from The Avenue. The channel is a major flood control facility that conveys water from much of the urbanized area located to the north of The Avenue through the site and then to the Prado Basin in the south. Existing storm drain facilities are shown on Exhibit 22 "Storm Drain Master Plan".

2.5.5 Solid Waste

Solid Waste service is provided by the City of Ontario.

2.5.6 Gas

No gas is currently available within The Avenue. Individual propane units are currently being used.

2.5.7 Electric

Electricity is available from Southern California Edison.

2.5.8 Telephone

Telephone is currently available from Verizon.

2.5.9 Cable Television

Cable is available in some areas of The Avenue.

The Avenue



Schaefer Avenue looking west between Archibald and Haven



Edison Avenue looking west



Northerly site boundary along Schaefer Avenue