

SECTION 2 EXISTING PROJECT SITE CONDITIONS

2.1 Site History

The Project Site is part of an 8,200 acre area annexed into the City of Ontario on November 30, 1999. The approximate 202 acre West Haven Specific Plan area has historically been used for agricultural purposes. Agricultural activities have included dairy farming, vineyards and row crop production.

2.2 Existing Project Site Conditions

The Project Site is gently sloping approximately 2% to the southwest with approximately 50 feet of fall diagonally from the northeasterly corner to the southwesterly corner. Refer to *Exhibit 2-1, “Existing West Haven Topography,”* which details the terrain.

Detention basins are found throughout the Project Site. These are used to detain dairy rinse wastewater and rain runoff.

2.2.1 Existing Land Use

Dairy farm operations are found throughout the Project Site. Ancillary uses such as feed lots, feed storage, dairy cattle pens, feed crop growing areas and residences associated with dairy operations are found within the area. The portion adjacent to Turner Avenue was utilized for vineyard use but is now vacant. There is an existing horticulture nursery located approximately 1,245 feet south of the intersection of Haven Avenue and Riverside Drive.

Surrounding land uses are as follows:

North:	Single Family Residential and Par 3 Golf Course
South:	Dairy Farming and Residences
East:	Dairy Farming, Crops, Nursery and Residences
West:	Residences, Utility Corridor and Nursery

Existing on-site and surrounding land uses are depicted on *Exhibit 2-2, “Existing On-site and Surrounding Land Uses.”*

2.2.2 Existing Environmental Conditions

2.2.2(a) Geology and Soils

The Program EIR prepared for the City’s GPA for the NMC identifies the approximately 8,200 acre NMC area, including the Project Site, as underlain by Pleisocene 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 NMC area, including the Project Site, and extend westward to an area defined generally by a diagonal line extending from Harrison Avenue, within Riverside County, on the south to Vineyard Avenue 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.

Soils reports were prepared for several properties within the West Haven Specific Plan confirming soils types. These reports are in the Appendix as follows:

Appendix II, under separate cover, “*Engineering Geologic and Soils Foundations Investigation;*” *Appendix III*, under separate cover, “*Due-Diligence Geotechnical Study;*” *Appendix IV*, under separate cover, “*Phase I Environmental Site Assessment;*” and *Appendix V*, under separate cover, “*Due Diligence Review of Geotechnical Data.*”

Please see the Environmental Impact Report, as prepared for the West Haven Specific Plan, for further details.

SECTION 2 • EXISTING PROJECT SITE CONDITIONS

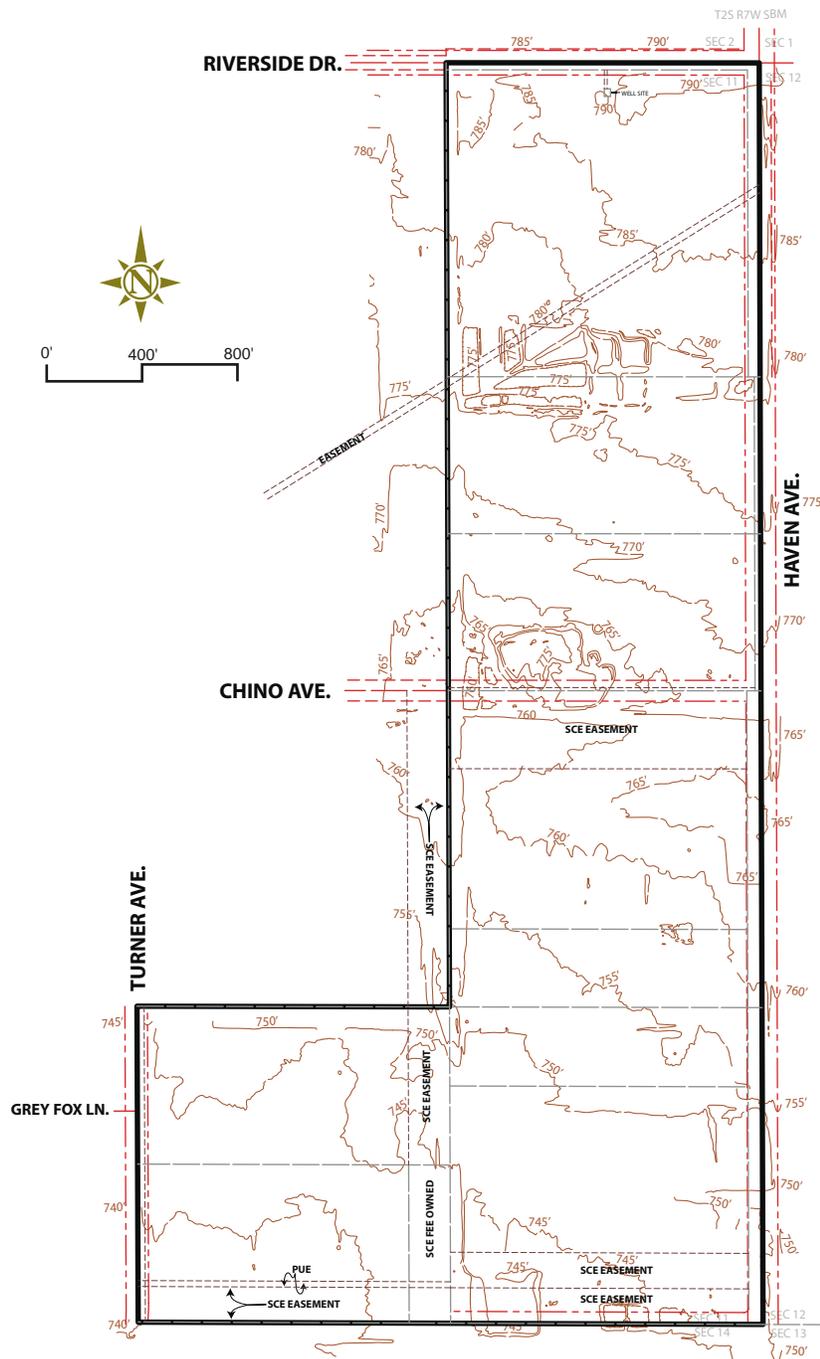


Exhibit 2-1
EXISTING WEST HAVEN TOPOGRAPHY

SECTION 2 • EXISTING PROJECT SITE CONDITIONS



Not To Scale

Exhibit 2-2
EXISTING ON-SITE AND SURROUNDING LAND USES

2.2.2(b) Seismicity

The Program EIR prepared for the City's GPA for the NMC 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-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 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 NMC General Plan 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 a MCE event 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 West Haven 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.

Leighton and Associates, Inc. prepared a "*Due Diligence Geotechnical Study*" for Centex Homes on November 15, 2002 (See *Appendix III*, under separate cover). The study states; "*The principle seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California.*"

Associated Soils Engineering, Inc. prepared a "*Due Diligence Review of Geotechnical Data*" for Centex Homes on April 21, 2004 (See *Appendix V*, under separate cover). The study states; "*the subject project is not located within an Alquist-Priolo Earthquake Fault Zone.*"

Additional seismicity information for the Project Site is identified as part of the West Haven EIR.

2.2.2(c) Hydrology

Since most of the West Haven Specific Plan area has been in agricultural use, only a limited portion of the Project 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 typically associated with urban areas. During periods of heavy rainfall, when ground surfaces are saturated, surface runoff sheet flows in a south to southwesterly direction.

With the exception of major flood control channels such as the Cucamonga Channel, intended primarily to carry urban runoff, the existing storm drain system throughout the NMC area is generally unimproved and consists primarily of open earthen swales along area roadways or curbed roadway surfaces.

Ground waters within the NMC, as a whole, contain 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 ground water quality. Removal of the organic materials that 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.

Leighton and Associates, Inc. prepared a "*Due Diligence Geotechnical Study*" (See *Appendix III*, under separate cover). The study states, regarding groundwater; "*Groundwater was not encountered during our field investigation to a maximum depth of 10 feet below the ground surface.*"

LOR Geotechnical Group, Inc. prepared the "*Engineering Geologic and Soils Foundations*

Investigation” (See *Appendix II*, under separate cover). The study states; “Groundwater was not encountered in any of our exploratory trenches or borings which ranged in depth from 15 feet to 50.”

LOR Geotechnical Group, Inc. prepared the “*Phase I Environmental Site Assessment*” for JMS Properties (See *Appendix IV*, under separate cover) and states that; “The site lies within the Chino Groundwater Basin. Significant portions of the basin have been affected by elevated concentrations of nitrate and total dissolved solids as a result of the long-term agricultural and dairy activities in the area. Pesticides are not a contaminant in the groundwater.”

Please see the Environmental Impact Report, as prepared for the West Haven Specific Plan, for further details.

2.2.2(d) Historic and Archeological

The Program EIR prepared for the City’s GPA for the NMC identifies the approximately 8,200 acre NMC area as associated with the northern extent of the Prado Basin and includes portions of the historic Rancho Santa Ana del Chino. The majority of known resources identified within the NMC area can be associated with the post-rancho period and the development of the area as a late 19th century and early 20th century rural community.

Only a small portion of the overall study area has been systematically investigated for cultural resources. Therefore, virtually nothing is known with respect to the extent of prehistoric remains within the area. No cultural resources have been specifically identified with the study area. Therefore, there are no cumulative impacts identified at this time.

The Program EIR further states that the majority of the study area (90%) has not been formally investigated for the presence/absence of cultural resources. It is known that at least two pending historic archeological sites and another twenty historic structural locations may be located within the study area. Until proven otherwise, it must be presumed that the overall area is moderately sensitive for cultural resources.

Michael Brandman Associates prepared an “*Archeological Resource Evaluation and*

Paleontological Records Search for the West Haven Specific Plan Project, Sub area 6 (West of Haven) and Subarea 12 (West of Haven), City of Ontario, San Bernardino County, California” for the Stratham Group, dated March 29, 2004 (refer to *Appendix VI*, under separate cover). The study states; “Because of the degradation of the topsoil after the dairies had been built, the potential for impacts to cultural resources is considered ‘low’. Cultural mitigation-monitoring is not recommended.”

Please see the Environmental Impact Report, as prepared for the West Haven Specific Plan, for further details.

2.2.2(e) Biological

The Program EIR prepared for the City’s NMC General Plan Amendment states that the Sphere of Influence is currently dominated by agricultural fields, dairy operations, pastures and croplands. 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. Areas of intensive agricultural industry such as feedlots and permanent cattle holding pens are generally devoid of vegetation.

The Program EIR further 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, especially that of birds. This is due, in part, to the relatively level topography that contributes to the accumulation of standing water that attracts numerous migratory birds.

Larry Munsey International was retained by JMS Homes, LLC to conduct a presence/absence survey for the Delhi Sands Flower-Loving Fly (DSF) on Assessor’s Parcel 218-151-11, 19, 20, 21, 23 and 38 (Survey Site), Ontario, California (see *Appendix VII*, under separate cover, “*Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly at West Haven Specific Plan Component 6 Site San Bernardino County, California;*” see *Appendix*

VIII, under separate cover, “*Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly at West Haven Specific Plan Component 1 Site San Bernardino County, California.*” Stratham Properties retained Larry Munsey International to conduct a presence/absence survey for the Delhi Sands Flower-Loving Fly (DSF) on Stratham’s two parcels (the referenced Components 4 and 7 are now reclassified as Planning Areas 4 and 8). The reports have been done every year since 2002. See *Appendix IX*, under separate cover, “*Report of Year 2002 Focused Survey for Delhi Sands Flower-Loving Fly Components 4 and 7*” and see *Appendix X*, under separate cover, “*Report of Year 2003 Focused Survey for Delhi Sands Flower-Loving Fly Components 4 and 7*”). The results and discussion of the four reports 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 years survey (LMI 2002). Based upon the following factors it may be concluded that the Survey Site is not occupied by the DSF in any suitable habitat for the species present. The results of this and the former year’s survey as reported herein satisfy the federal requirement to demonstrate the absence of the DSF on the Survey Site.”

2.2.2(f) Paleontological

The “*Archeological Resource Evaluation and Paleontological Records Search*” prepared for the Stratham Group, dated March 12, 2004, *Appendix VI* states;

“The results of the paleontological review showed that the entire project area rests on surface exposures of Quaternary younger fan deposits (Qyf) dating the late Holocene Epoch. This rock unit has low paleontological sensitivity. It is possible that older Pleistocene sedimentary rock units will be encountered at a depth of 15 feet below the modern ground surface. Paleontological resource monitoring is recommended if and only if excavations take place more than 15 feet below the modern ground surface.”

Please see the Environmental Impact Report, as prepared for the West Haven Specific Plan, for further details.

2.2.3 Property Ownership

The approximate 202 acre Project Site is currently owned by six separate property owners as illustrated on *Exhibit I-3, “Existing Assessor’s Parcels, Developers and Property Ownership”* in *Section I* of the *West Haven Specific Plan*. Armada LLC, The Stratham Group, SC Ontario Development Corporation and Richland Communities, Inc. propose to immediately develop approximately 150 gross residential acres of the Project Site. The remaining approximate 20.1 gross residential acres and the 11.7 acre Neighborhood Center will be developed in the future.

2.2.4 Existing Circulation

State Route 60 (SR-60) is located approximately two-thirds of a mile north of the Project Site. Currently, access to SR-60 is north, via Haven Avenue. In addition, the Project Site is approximately 1.5 miles west of Interstate 15 (I-15). Current, direct access to I-15 is north, via Haven Avenue, then east on SR-60, approximately 1.5 miles. The two freeways provide regional access to the West Haven Specific Plan area.

The Project Site is bordered on the north by Riverside Drive, Master Planned as a “Standard Arterial” street in the City’s NMC General Plan. The north one-half of Riverside Drive has been improved by the development occurring to the north. The Project Site is bordered on the east by partially improved Haven Avenue, designated in the NMC General Plan as a “Divided Arterial Parkway 2-2,” and bordered partially on the west by Turner Avenue, which is designated as a “Collector Street” in the NMC General Plan. Future Chino Avenue, master planned as a “Collector Street,” is proposed to bisect the Project Site, east/west, approximately 0.5 mile south of the Riverside Drive and Haven Avenue intersection.

2.2.5 Existing Infrastructure and Utilities

2.2.5(a) Existing Water

Per the City of Ontario Water Master Plan, the West Haven Specific Plan area is within two pressure zones. That portion of the Specific Plan area, north of Chino Avenue, is within the 1010 Zone and that portion south of Chino Avenue is within the 925 Zone. Per the Water Master Plan, new facilities will be required to service the Specific Plan area.

There is an existing 10-inch water line and a 12-inch water line in Riverside Drive, an existing 12-inch water line in Turner Avenue and an existing 8-inch water line in Chino Avenue which terminates at the westerly boundary line of the Southern California Edison Company (SCE) easement lying on the west side of the West Haven Specific Plan boundary. These waterlines are included in the 1010 Pressure Zone.

On-site residential and agricultural uses within the Specific Plan Area are served by private wells. There are four existing wells on the Specific Plan Area as illustrated on *Exhibit 2-3, “Existing Wells, Electricity, Natural Gas and Communication Systems.”* A well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted for prior to 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. Well destruction requires permitting from County Health Department. 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.

2.2.5(b) Existing Sewer

Wastewater disposal within the Specific Plan Area is currently being provided through septic tanks. When the septic tanks are taken out of commission, they will be destroyed per Department of Health Services (DHS) requirements. There are two existing sewer lines in Riverside Drive. Both sewer lines are at capacity and discharge to the Whispering Lakes pump station which is also at capacity. There is an existing sewer system within the Archibald Ranch development, located westerly of the West Haven Specific Plan. The existing sewer system connects to a lift station on the east side of Archibald Avenue. A force main from the lift station extends northerly along Archibald Avenue to the Whispering Lakes Pump Station. The Archibald Ranch lift station is at capacity and cannot accept any additional sewer flows. Upon completion of the Eastern Trunk Sewer (Archibald Avenue), the lift station will be eliminated and the sewer system will discharge into the Eastern Trunk Sewer. Per the City of Ontario Sewer Master Plan, new facilities will be required to service the Specific Plan area.

2.2.5(c) Existing Storm Drain

There is an existing storm drain system adjacent to the Project Site, serving the Archibald Ranch Projects. This storm drain system outlets into Chris Basin which outlets into the Cucamonga Creek Channel. Approximately 15 acres of the Specific Plan area, adjacent to Turner Avenue, was tabled to drain to the existing Archibald Ranch storm drain. Upon further study of the capacity of the Archibald Ranch storm drain, it was determined that the storm drain is at capacity and cannot accept additional flows. When the Archibald Ranch storm drain was designed, the Rational Method from the old San Bernardino County Hydrology Manual was in use. The Rational Method has since been revised, which when used, results in a higher calculated runoff, (Q). There are no other permanent storm drainage facilities near the project which may be used for on-site storm flows.

The construction of the County Line Channel is a joint project of the City of Ontario and County of Riverside Flood Control District which began construction in May 2004. The channel will begin near

the intersection of I-15 and Bellegrave Avenue, constructed within Bellegrave and will follow the Riverside/San Bernardino County line terminating in the Cucamonga Creek Channel.

The West Haven Specific Plan Project Site is protected from off-site flows from the north by a combination drainage swale and storm drain line constructed on the north side of Riverside Drive.

Per the City of Ontario Storm Drain Master Plan, new facilities will be required to service the Specific Plan area.

2.2.5(d) Existing Electricity

Southern California Edison Company (SCE) provides electricity to the Project Site. SCE has some overhead facilities in the area servicing the farms and dairies. The development of the West Haven Specific Plan area will increase electrical power requirements and SCE will develop the required distribution system. Existing overhead utilities—34.5 kV and lower—will be undergrounded when development occurs in compliance with City ordinance. Existing electrical lines are illustrated on *Exhibit 2-3, “Existing Wells, Electricity, Natural Gas and Communication Systems.”*

2.2.5(e) Existing Natural Gas

The Southern California Gas Company (SCG) provides natural gas service within the Project area. Facilities in the area include existing 3-inch and 6-inch mains in Haven Avenue and a 6-inch line in Riverside Drive. It should be noted that a 30-foot gas easement runs diagonally across the Project Site, approximately 500 linear feet south of the intersection of Riverside Drive and Haven Avenue and exits the Project Site’s westerly boundary, approximately 1,290 linear feet south of Riverside Drive. Existing natural gas lines are illustrated on *Exhibit 2-3, “Existing Wells, Electricity, Natural Gas and Communication Systems.”*

2.2.5(f) Existing Communication Systems

Verizon provides telephone service within the project area. Currently, telephone service is provided to the residences, dairies and farms in the area, as illustrated on *Exhibit 2-3, “Existing Wells, Electricity, Natural Gas and Communication Systems.”*

2.2.5(g) Existing Solid Waste

The City of Ontario Public Works Agency currently, by request, provides solid waste collection and disposal to the NMC.

2.2.6 Existing General Plan Land Use and Zoning

As previously noted, the City of Ontario adopted the New Model Colony GPA on January 7, 1998, which established General Plan Land Use Designations for the West Haven Specific Plan area consisting of Residential-Low Density, Residential-Medium Density, Elementary School, Neighborhood Center, Greenbelts, Parks and Neighborhood Park.

Following the adoption of the City of Ontario GPA for the NMC, the Project Site was pre-zoned as SP/AG (Specific Plan/Agricultural Preserve). The zoning designation of “SP” requires the project area to be developed with a Specific Plan to carry out the objectives of the New Model Colony General Plan land uses.

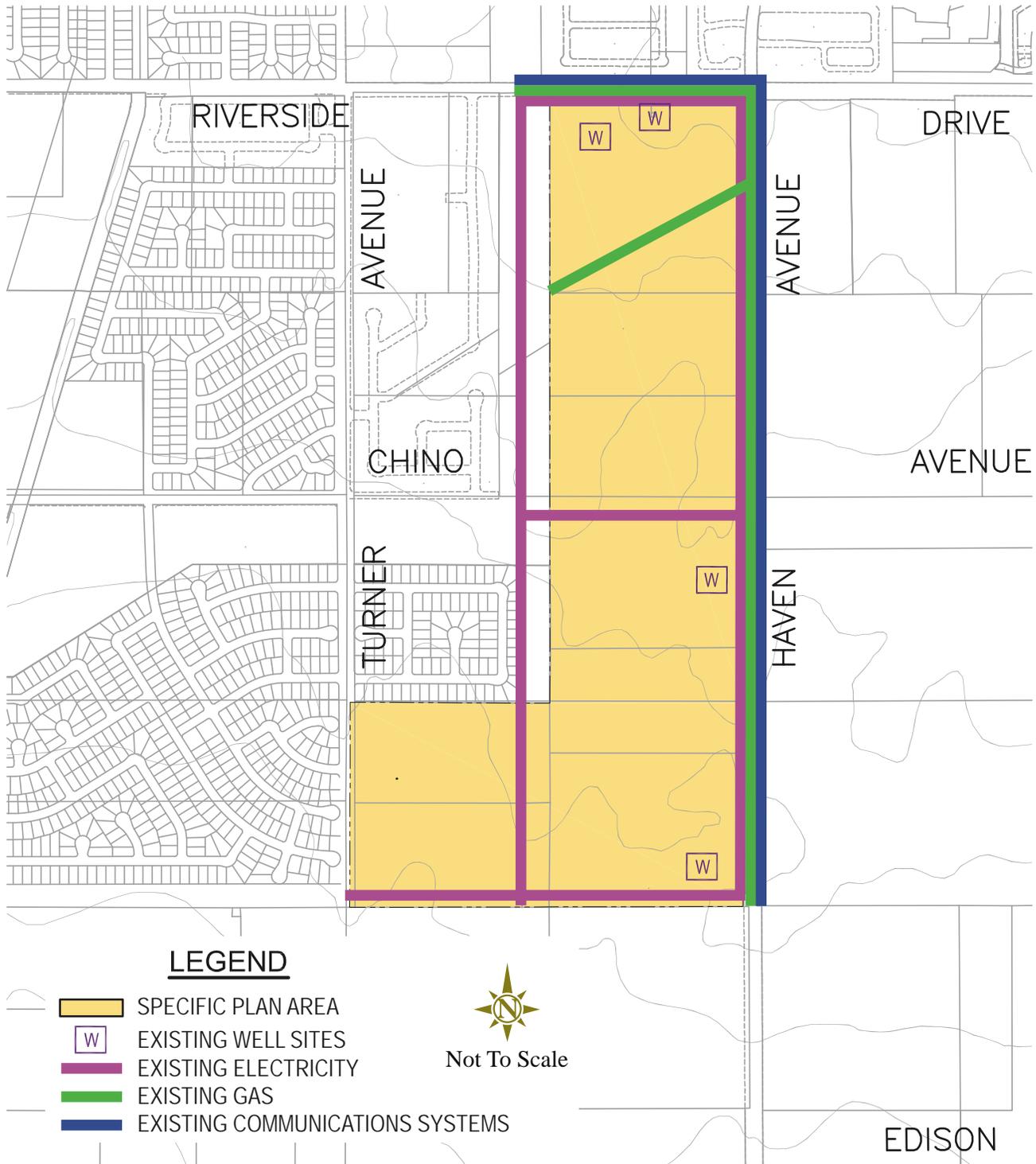


Exhibit 2-3

EXISTING WELLS, ELECTRICITY, NATURAL GAS AND COMMUNICATION SYSTEMS