

SECTION 3. EXISTING CONDITIONS

This section describes the existing physical conditions within and surrounding the Esperanza Specific Plan area.

3.1 PROPERTY OWNERSHIPS

The Specific Plan area is comprised of approximately 223 gross acres. Armada, LLC, owns approximately 74 gross acres, Amberhill Development, LTD owns approximately 64 gross acres, and the Pietersma Family Trust/ Bidart Family Trust own the remaining 85 gross acres of the Specific Plan area. Exhibit 4, “Existing Property Ownerships and Williamson Act Contract Status” illustrates the property ownerships within the Esperanza Specific Plan boundary.

3.2 WILLIAMSON ACT CONTRACTS

The Ronald and Kristine Pietersma Family Trust and Bidart Family Trust properties are currently under a Williamson Act Contract that expires in 2011. A portion of the property owned by Amberhill Development, LTD (APN: 0218-252-03) is currently under cancellation of this Williamson Act contract. Amberhill Development, LTD, has filed application for cancellation of a Williamson Act Contract that expires on January 1, 2015. Exhibit 4, “Existing Property Ownerships and Williamson Act Contract Status” illustrates the status of Williamson Act Contracts within the Esperanza Specific Plan boundary.

3.3 EXISTING IMPROVEMENTS

The Specific Plan area historically has been used for agricultural purposes, primarily dairy and crop farming, and is generally undeveloped with existing agricultural operations scattered throughout the northern and eastern portions of

the Specific Plan area as illustrated on Exhibit 5, “Existing and Surrounding Land Uses.” Existing improvements within that portion of the Specific Plan area controlled by Armada, LLC and Amberhill Development, LTD, include single-family residences and row crops. All dairy related structures in this area have been demolished and removed. Existing agricultural related facilities such as modular structures and feedlots are located within the properties owned by the Pietersma Family Trust / Bidart Family Trust.

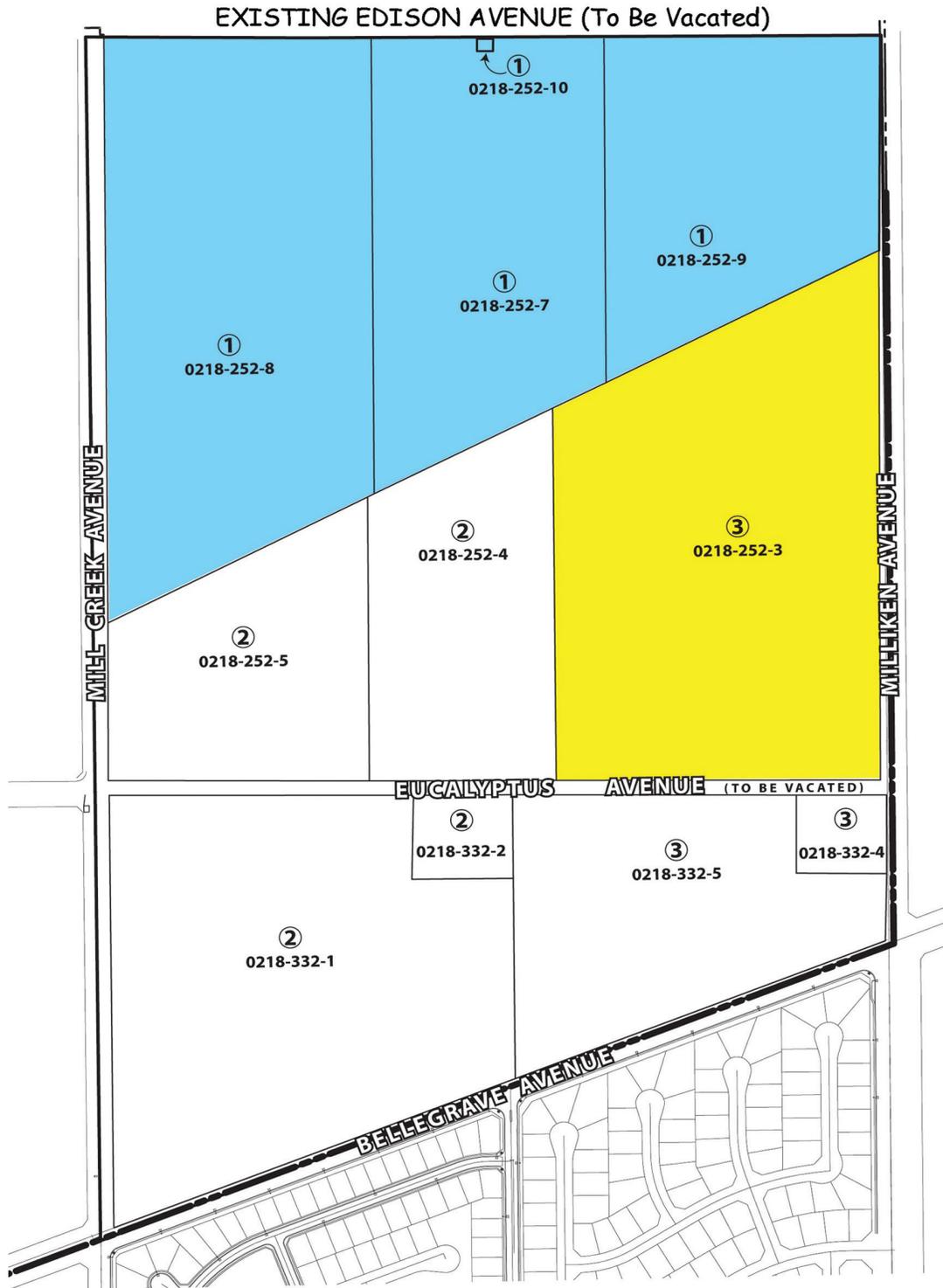
3.4 SURROUNDING LAND USE CHARACTERISTICS

Land uses adjacent to the Specific Plan area include:

North	Rural Residential and Agricultural Operations
West	Rural Residential and Dairy Operations
South	Planned Residential Communities
East	Vacant Land

The City of Ontario NMC General Plan designates the undeveloped areas located to the west of the Specific Plan area as “Residential – Low Density” and “Golf Course” and the undeveloped areas located to the north of the Specific Plan as “Major Center” and “Residential High-Density.” Land adjacent to the Specific Plan area to the east is located within Riverside County and is zoned “Very High Density Residential” / “Community Center.” This area will be developed by Lewis Operating Corp. as the “Resort at Eastvale.” The 200 acre project includes development of 1,700 homes, a school, a park and 10 acres of commercial land. Land south of the Specific Plan area is also located in Riverside County and developed with single-family and low density residential land uses. Exhibit 6, “Land Use Designations” illustrates the proposed land uses adjacent to the Specific Plan area within the NMC and the County of Riverside.

Section 3. EXISTING CONDITIONS



- ① PIETERSMA FAMILY TRUST / BIDART FAMILY TRUST
- ② ARMADA, LLC
- ③ AMBERHILL DEVELOPMENT, LTD

STATUS OF WILLIAMSON ACT CONTRACTS

EXPIRES 2015

EXPIRES 2011

Properties not highlighted are not under a Williamson Act Contract

Exhibit 4

Existing Property Ownerships and Williamson Act Contract Status

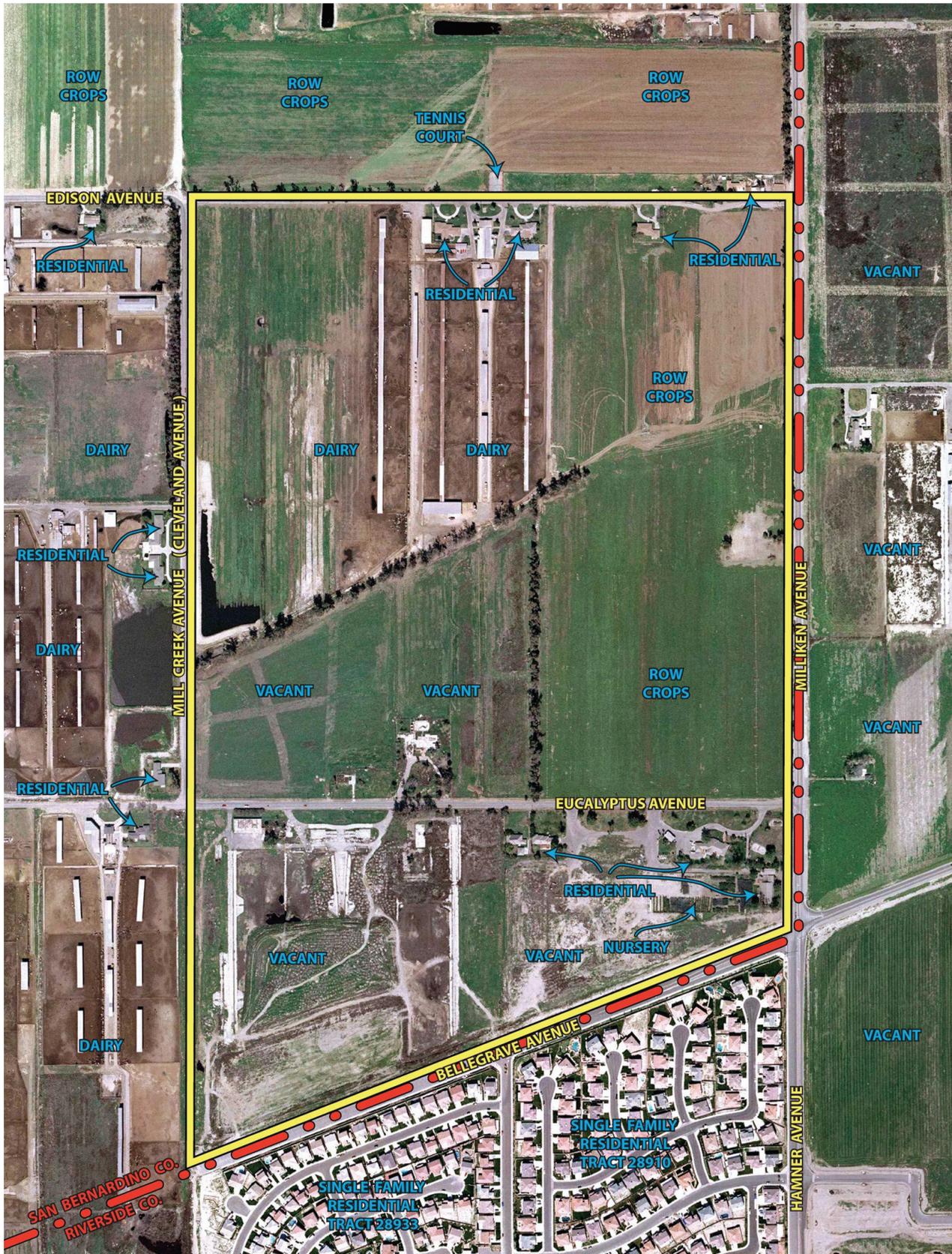
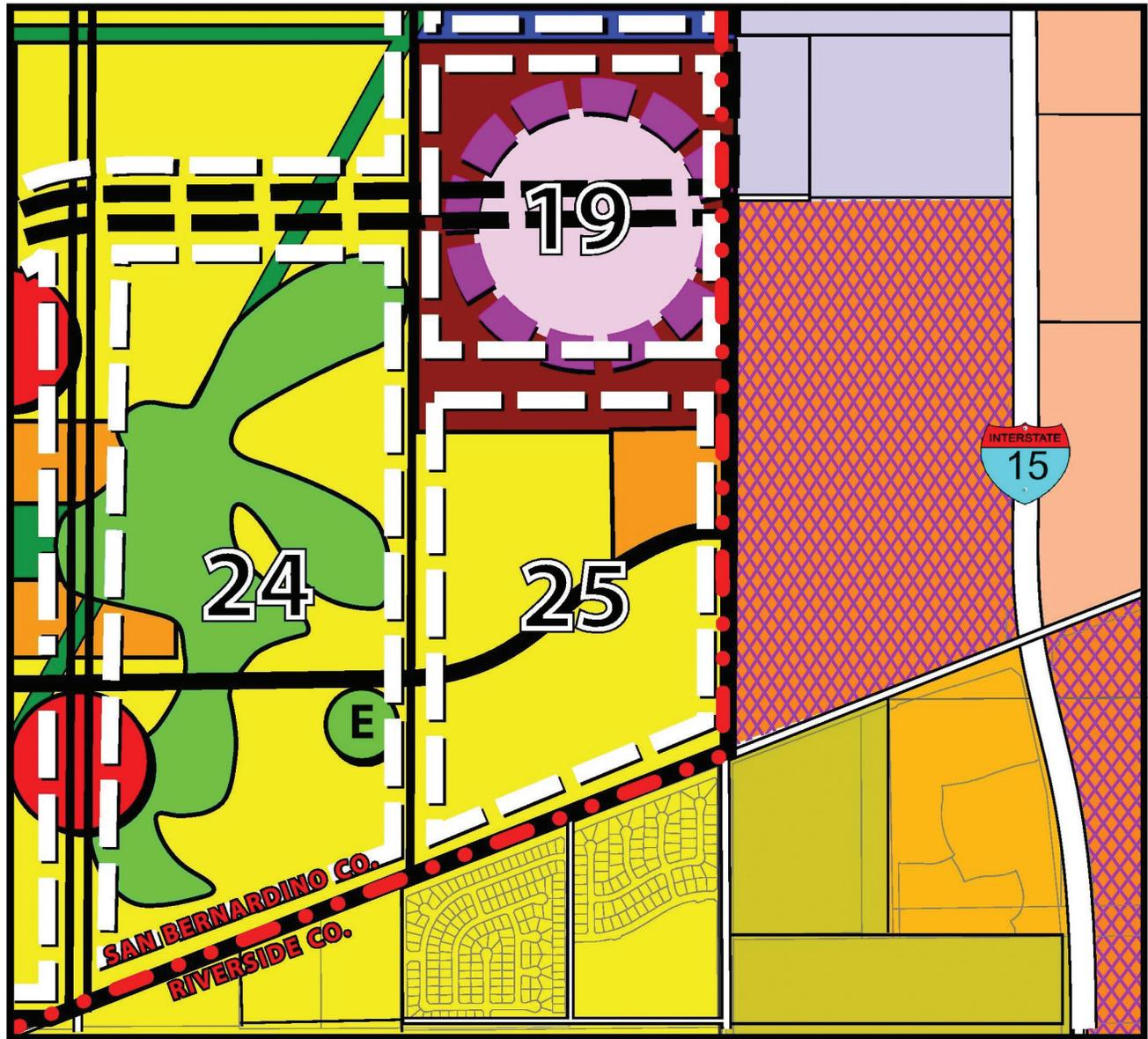


Exhibit 5
Existing and Surrounding Land Uses



Section 3. EXISTING CONDITIONS



CITY OF ONTARIO NEW MODEL COLONY LAND USE PLAN

- | | | |
|----------------------------|---------------------|--|
| Residential-Low Density | Golf Course | Greenbelts, Parks |
| Residential-Medium Density | Neighborhood Center | Elementary School, Park Community Facilities |
| Residential-High Density | Major Center | Sub Area Boundaries |
| Industrial Business Park | | |

RIVERSIDE COUNTY LAND USE PLAN

- | | |
|--|--|
| Low Density Residential (One-half acre minimum lot size) | Very High Density Residential With Community Center Overlays |
| Medium High Density Residential | Light Industrial |
| High Density Residential | |



Exhibit 6
Land Use Designations

3.5 TOPOGRAPHY

The Specific Plan area is relatively flat and generally slopes from the northeast to southwest as illustrated on Exhibit 7, “Existing Site Topography and Well Locations.” The site falls at an average slope of approximately two percent (2%). There is an existing earthen drainage interceptor ditch paralleling the southerly boundary of the site and an existing drainage basin located in the southwest corner of the Specific Plan area.

3.6 EXISTING CIRCULATION AND ACCESS

Interstate 15 (I-15) is located one-half mile east of the Specific Plan area. Access to I-15 is located approximately 1.5 miles southeast of the Specific Plan area, via Hamner and Limonite Avenues. The Specific Plan area is approximately 1.8 miles south of State Route 60.

Bellegrave Avenue, designated as a “Standard Arterial” in the City of Ontario’s NMC General Plan, borders the Specific Plan on the south. The south half of Bellegrave Avenue within Riverside County has been improved with 55 feet of paving and a 21-foot parkway as part of the residential development to the south. Milliken Avenue, designated as a “Divided Arterial Parkway 1-1” borders the Specific Plan area on the east. Milliken Avenue is partially improved with two lanes for traffic and 38 feet of paving. Mill Creek Avenue, designated as a “Collector” street, borders the Specific Plan area to the west. Mill Creek Avenue is partially improved, north of Eucalyptus Avenue with two lanes for traffic and 20 feet of paving. Existing Edison Avenue borders the Specific Plan to the north and is partially improved with two lanes for traffic and 20 feet of paving. Existing Eucalyptus Avenue bisects the Specific Plan area and is partially improved with two lanes for traffic and 20 feet of paving.

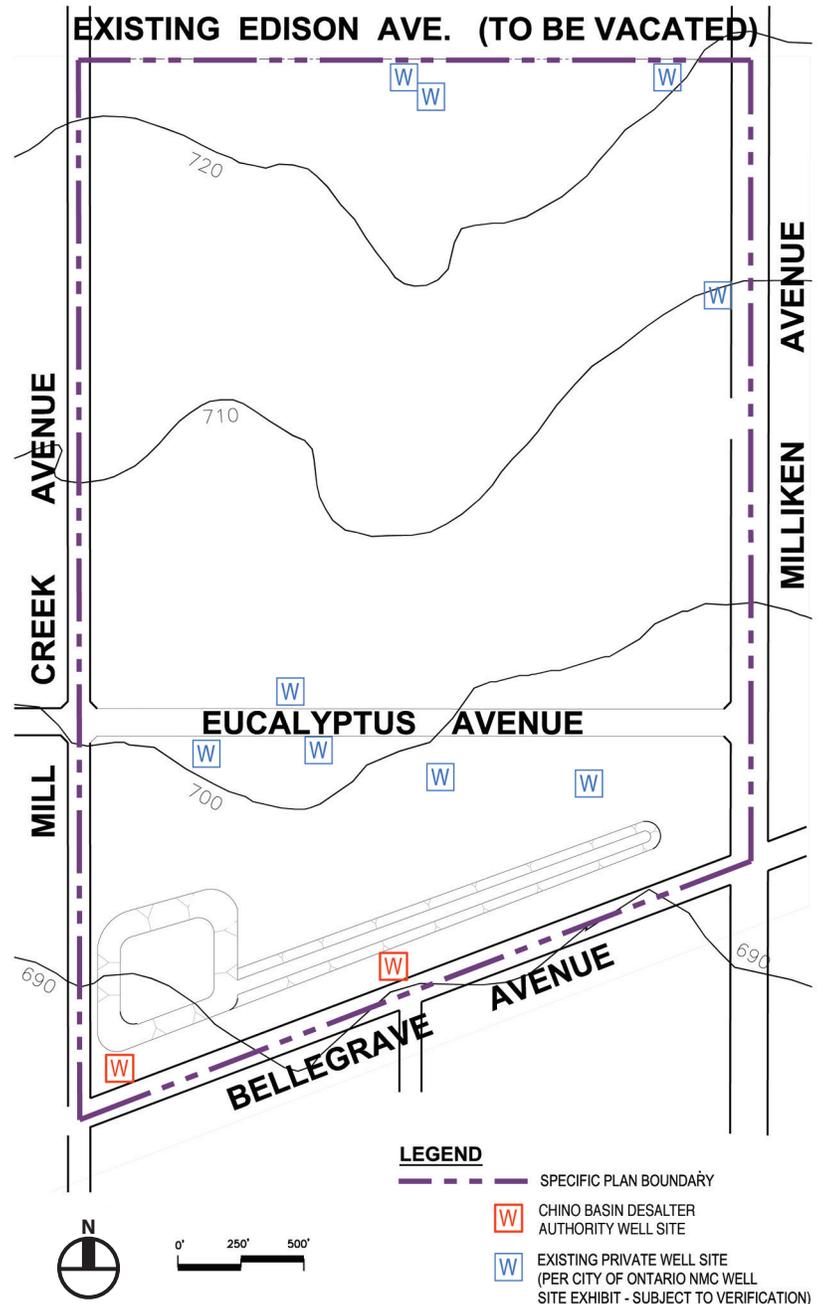


Exhibit 7
Existing Site Topography and Well Locations

3.7 EXISTING INFRASTRUCTURE / UTILITIES / PUBLIC SERVICES

3.7.1 Water

The Specific Plan area is located within the 925' Zone. The City of Ontario does not have water facilities in the vicinity of the project. The nearest City of Ontario water mains are in Riverside Drive, approximately 1.5 miles north of the Specific Plan area. These existing water mains have not been sized to serve development in the 925' Zone. On site residential use on the site are served by private wells. Existing well locations within the Specific Plan area are illustrated on Exhibit 7, "Existing Site Topography and Well Locations." A well use/destruction plan and schedule for all existing private or agricultural wells shall be submitted 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 the well and connect residential users to the City's domestic water system and agricultural users to the City's recycled water system when available. Well destruction requires permitting from the County Health Department. A copy of the permit shall be provided to the City's Engineering and Public Works Agency prior to issuance of grading or building permits. If the developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading or dust control during project construction, the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for the 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.

An existing 16" high-pressure water main is located along the east side of Milliken Avenue, adjacent to the Specific Plan area, in the County of Riverside, and is owned by Jurupa Community Services District, (JCSD). JCSD also owns

a 30" water main in Bellegrave Avenue east of Milliken Avenue and a 30" water main in Hamner Avenue south of Bellegrave Avenue which provides water to the existing residential areas on the south side of Bellegrave Avenue.

3.7.2 Sewer

The City of Ontario does not have sewer facilities in the vicinity of the Specific Plan area. Existing on site residences utilize private septic systems. Prior to grading operations, existing septic tanks and subsurface disposal fields will need to be abandoned in accordance with Department of Health Services requirements. An existing 42" Santa Ana Regional Interceptor (SARI) sewer main extends southerly in Hamner Avenue south of Bellegrave Avenue. The SARI line is primarily available for industrial wastewater, which is conveyed to Orange County for treatment and disposal. JCSD is currently utilizing the SARI line for the disposal of residential wastewater, and has excess capacity for this purpose.

3.7.3 Drainage

The County Line Channel is located within Bellegrave Avenue. The channel is a City of Ontario Master Plan facility intended to carry urban runoff from those properties tributary to the north, to the Cucamonga Creek Channel. With the exception of the County Line Channel, the existing storm drain system throughout the Specific Plan area, is generally unimproved and consists primarily of open earthen swales along area roadways and the earthen drainage interceptor ditch paralleling the southerly boundary of the Specific Plan area which outlets into the existing drainage basin located at the southwest corner of the site. The drainage basin outlets into an existing Riverside County storm drain line in Mill Creek Avenue, formerly known as Cleveland Avenue. The on site basin and the connection to the Riverside

County storm drain line are interim improvements. Upon development of the Specific Plan area the basin will be eliminated and the storm flows from the Specific Plan area will be tributary to the County Line Channel.

3.7.4 Recycled Water

The Specific Plan area is located within the 930 Zone. The City of Ontario does not have recycled water facilities in the vicinity of the project. As a part of the development of the Specific Plan area, the construction of new recycled water system facilities will be required by the developer consistent with the City's approved Recycled Water Master Plan.

3.7.5 Electricity

The Esperanza Specific Plan is located within the service territory of Southern California Edison Company.

3.7.6 Natural Gas

The Southern California Gas Company provides natural gas service within the Specific Plan area. Facilities in this area include an existing 6-inch main on Milliken Avenue; an existing 2-inch main on Eucalyptus Avenue; and an existing 2-inch main on Cleveland Avenue (future Mill Creek Avenue).

3.7.7 Communication Systems

Verizon provides telephone service within the Specific Plan area.

3.7.8 Solid Waste

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

3.8 HYDROLOGY

Since most of the Specific Plan area has been in agricultural use, only a limited portion of the Specific Plan area 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 Specific Plan area.

With the exception of major regional flood control channels such as the Cucamonga Creek Channel, intended primarily to carry urban runoff, the existing storm drain system throughout the Specific Plan 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 groundwater quality. Removal of the organic materials, which 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.

3.9 GEOLOGY AND SOILS

The City of Ontario NMC General Plan EIR identifies the Specific Plan area as underlain by Pleistocene 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 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 back-fill suitability should be satisfactory with proper over-excavation, mixing with a finer-grained binder material, and compaction.

The Specific Plan area contains delhi series soils, as mapped by the United States Department of Agriculture, Soil Conservation Service in 1971 and 1980. Delhi series soils have been used for agriculture, primarily for grapes and citrus, since the 1800's. As part of the EIR prepared for the Esperanza Specific Plan additional geologic and soils information for the Specific Plan area will be provided.

3.10 SEISMICITY

The City of Ontario NMC General Plan EIR identified numerous earthquake faults within a 50-mile radius of the Specific Plan area. Major mapped faults include, but are not limited to, the Chino, Whittier and 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 Sphere of Influence area. It is expected that the MPE for this fault structure could produce horizontal accelerations in the range of 0.3 to 0.5g. 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 the NMC.

In accordance with the “Uniform Building Code” (UBC), the Esperanza 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. As part of the EIR prepared for the Esperanza Specific Plan, additional seismicity analysis will be prepared.

3.11 VEGETATION

The Specific Plan area has been extensively used for agricultural operations including dairy use. Those areas not in active agricultural production are occupied by rural residential housing. The natural vegetation and soils conditions that once occurred throughout the Specific Plan area have been significantly altered through agricultural uses, leaving little or no native vegetation. As part of the EIR prepared for the Esperanza Specific Plan, additional vegetation analysis will be prepared.