Section 2. Existing Conditions

This section describes the existing land uses and physical site conditions on and around the Specific Plan Area.

2.1 Existing Land Use

The Specific Plan Area has historically been used for agricultural and dairy farming purposes and still contains structures and facilities associated with these activities. Notices of non-renewal of Williamson Act contracts have been filed on all properties currently under the Williamson Act within Countryside with the exception of property located within Neighborhood 2, as illustrated on Exhibit 6, "Williamson Act Status."

The Specific Plan Area is bounded by existing residential and recreational land uses to the north, existing single and multifamily residential, vacant land and commercial land uses to the east, the Cucamonga Creek Channel and Basin to the west and vacant agricultural land to the south. Existing land uses within the Specific Plan Area and surrounding the Specific Plan are illustrated on Exhibit 7, "Existing and Surrounding Land Uses."

The majority of the Specific Plan Area is in active agricultural use, including active dairy farms, horse training ranches, calf rearing operations, row crops, and packing houses. A limited number of single-family residential units and outbuildings, associated with those activities, exist along Riverside Drive, Archibald Avenue, and Chino Avenue. Several hundred feet of eucalyptus tree windrows, approximately 50-feet tall, are located in the east-central portion of the Specific Plan Area.

2.2 Topography

The Specific Plan Area is located on gently sloping undeveloped terrain with a relatively uniform slope as illustrated on Exhibit 8, "Existing Site Topography." The existing ground on the northerly half of the Specific Plan Area slopes southerly away from Riverside Drive at an approximate 2% grade. The southerly half of the Specific Plan Area slopes southerly from Chino Avenue at approximately 1%.

2.3 Surrounding Land Uses

Land uses adjacent to the Countryside Specific Plan area include:

North:
Existing Single Family Homes and Westwind Park

Northwest:
Whispering Lakes Golf Course

West:
Cucamonga Creek and Cucamonga Basin Flood Control Facilities

South:
Vacant Land and Agricultural Operations

East:
Multifamily and Single Family Residential Homes and Commercial Uses

The City of Ontario General Plan designates the undeveloped areas located to the south and west of the Countryside Specific Plan area as "Residential – Low Density." Surrounding land use characteristics are illustrated on Exhibit 7, "Existing and Surrounding Land Uses."