

HAVEN GATEWAY CENTRE

Ontario, California

**II. SUMMARY OF
EXISTING CONDITIONS**

**Specific Plan
Haven Gateway Centre**

II. EXISTING CONDITIONS

A. PROJECT LOCATION

1. Regional Context

Haven Gateway Centre encompasses approximately 162 acres of land in Southern California, and is located in the southeast corner of San Bernardino County within the City of Ontario (see Exhibit 1, State of California and Southern California Regional Map). This area is part of the Chino Basin, which is formed by the San Bernardino Mountains, the Jurupa Hills, and the Santa Ana Mountains, separated on the west from the Los Angeles Basin by the San Jose Hills.

The project is centrally located, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino and 30 miles from Orange County. Neighboring cities include Rancho Cucamonga, Upland, Fontana, Chino, and Montclair (see Exhibit 2, Regional Context). Land uses in the region range from agricultural lands devoted to citrus/grape production and the raising of dairy cattle, to industrial and residential land uses.

2. Area Context

The Haven Gateway Centre at Ontario is located in the eastern portion of the City of Ontario, south of the Ontario International Airport. The site is generally bounded by Mission Boulevard to the north, Doubleday Avenue to the east, the Pomona Freeway (SR 60) to the south, and Haven Avenue to the west. (See Exhibit 3 and Exhibit 4.)

B. SITE CONDITIONS: EXISTING LAND USES

The project site is vacant, consisting primarily of abandoned agricultural uses, including vineyard and row crop production. (See Exhibit 6.)

C. EXISTING CIRCULATION

1. Regional Circulation

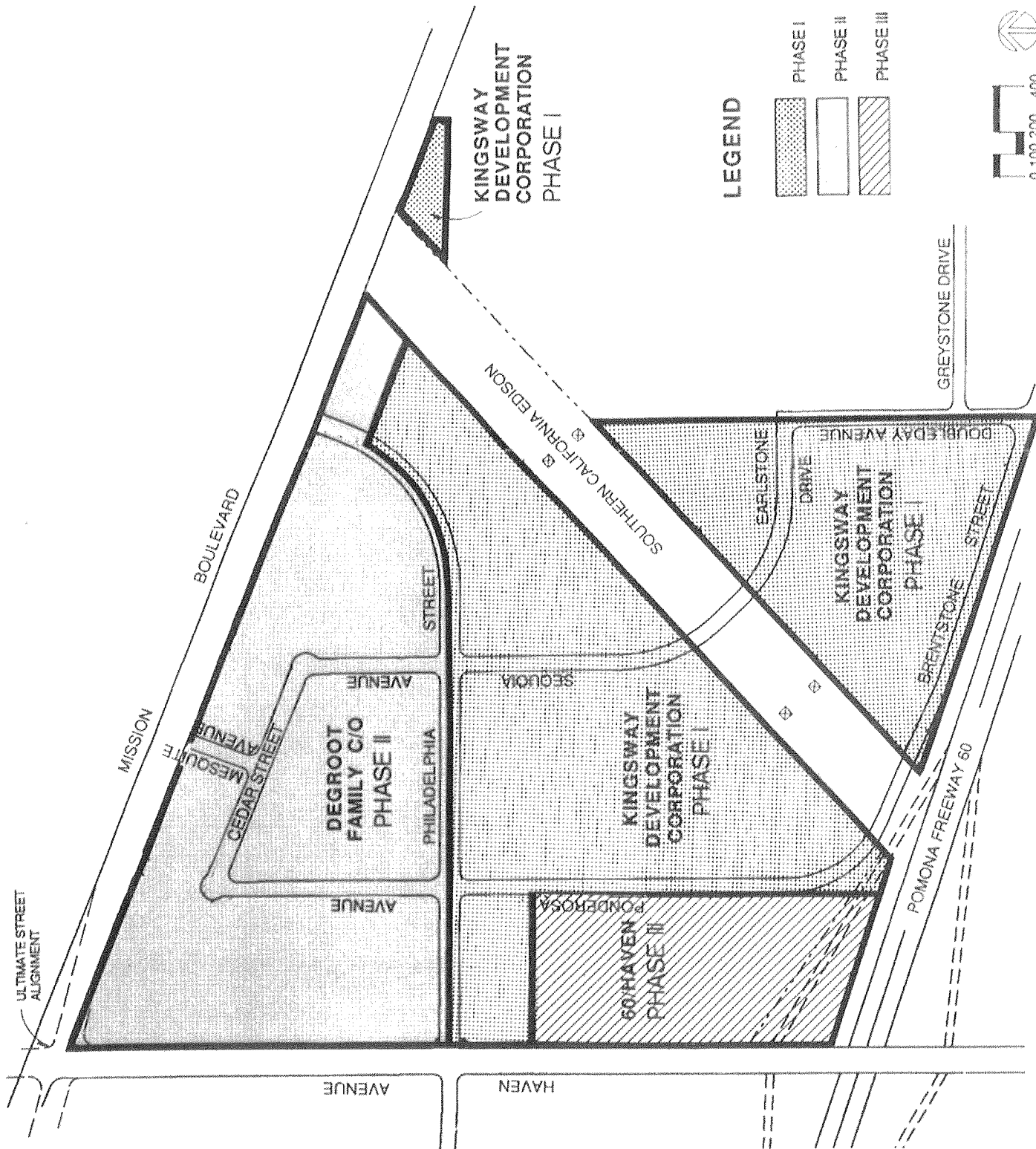
The project site has excellent regional accessibility, since it is located within close proximity to the San Bernardino Freeway (I-10), the Ontario Freeway (I-15), and the Pomona Freeway (SR 60). The San Bernardino Freeway is a major transportation route between Los Angeles on the west and San Bernardino and the desert areas to the east. The Ontario Freeway provides north-south

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regional circulation. The Pomona Freeway also provides a major route to Los Angeles to the west and Riverside and desert areas to the east. In addition, the site is located across Mission Boulevard from a Union Pacific railroad main line. The Ontario International Airport provides an international transportation node for this portion of the Inland Empire. The site is adjacent to Haven Avenue -the eastern gateway to the airport. (See Exhibits 7 and 8.)

2. Local Circulation

Existing local circulation providing north-south access to the site include Archibald, Haven, and Milliken Avenues. In an east-west direction, Mission Boulevard forms the northern boundary of the Specific Plan Area. (See Exhibit 8, Local Circulation.)



OWNERSHIP MAP
Exhibit 5

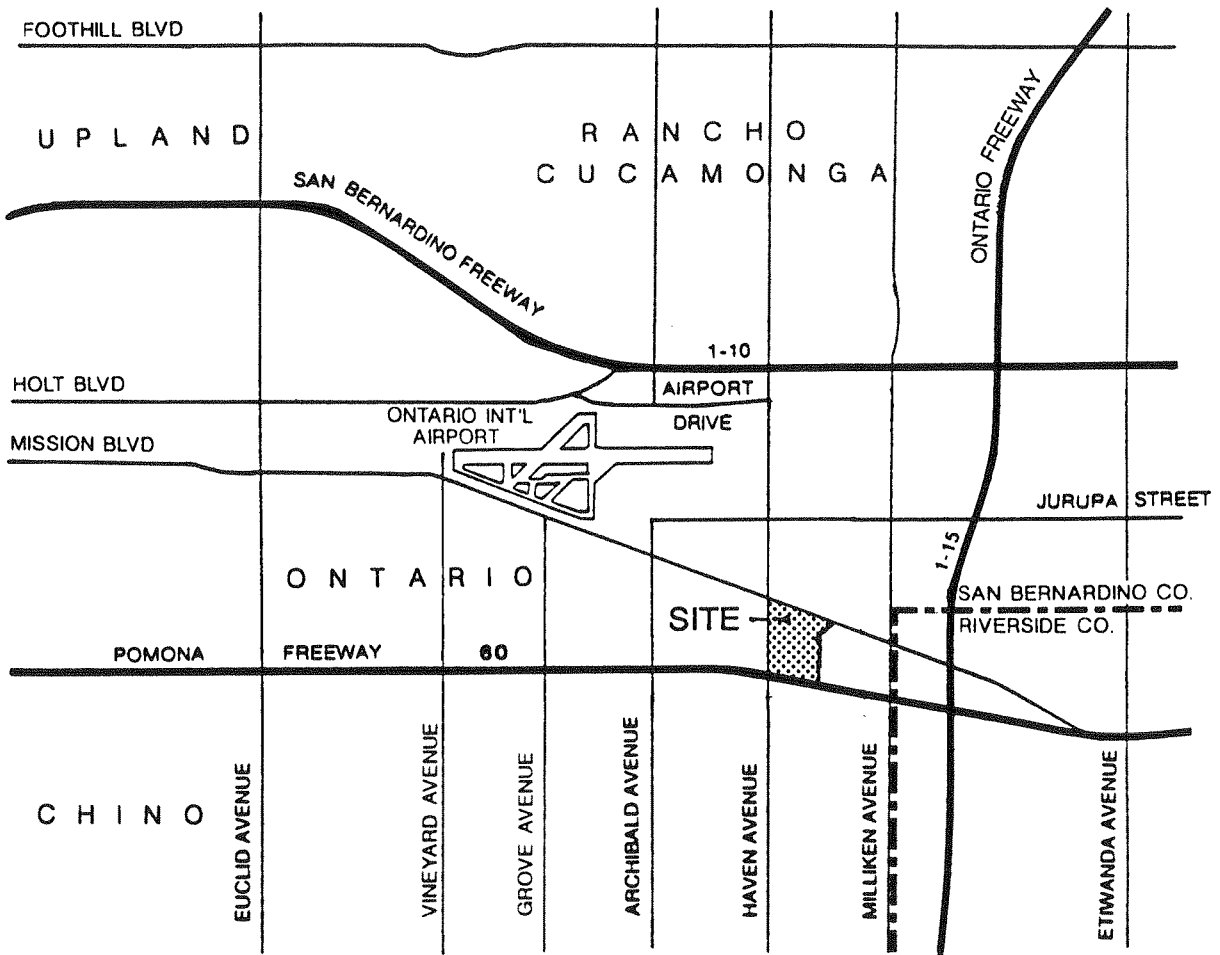


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REGIONAL CONTEXT

EXHIBIT 2



NOT TO SCALE

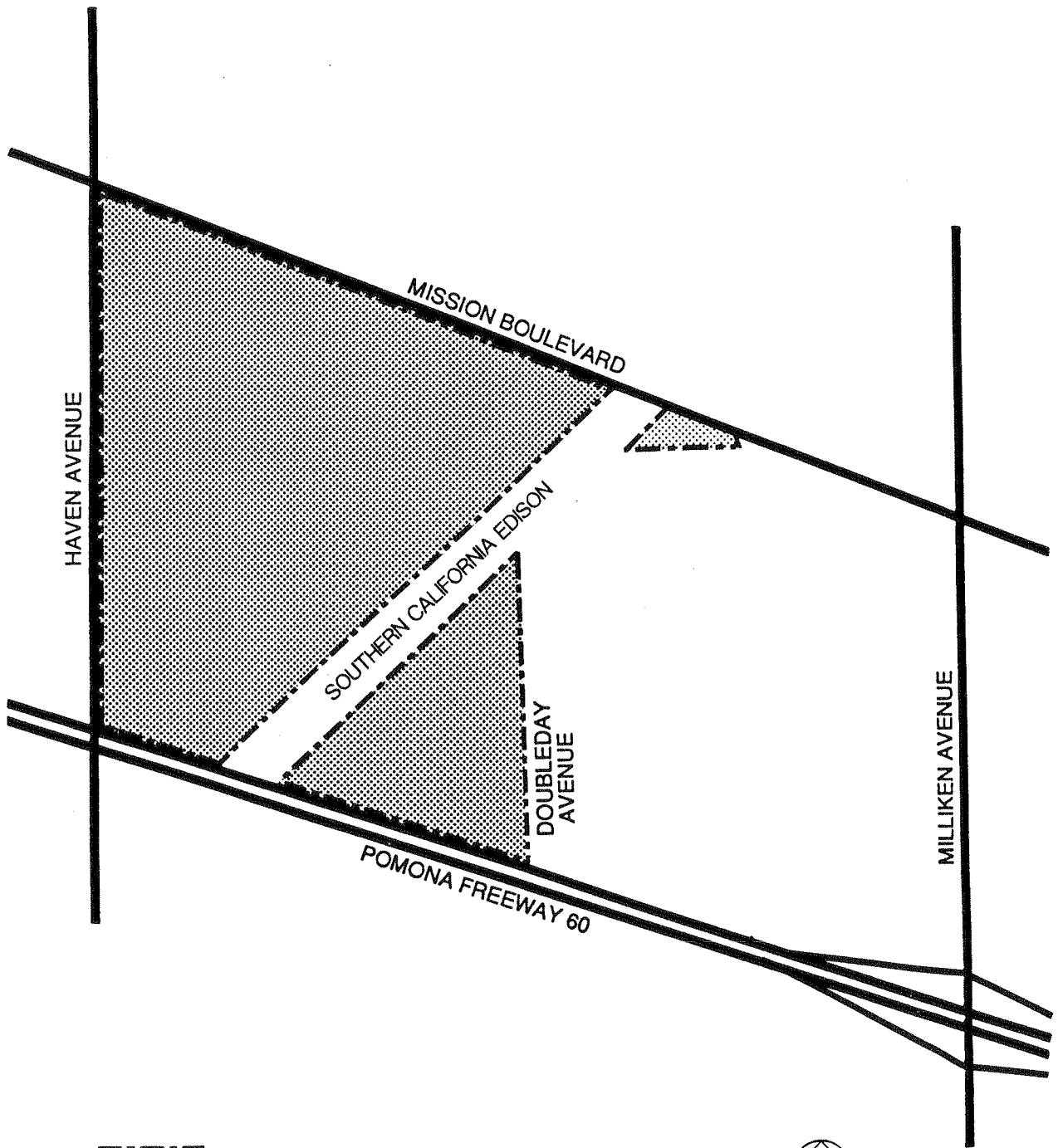


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AREA CONTEXT

EXHIBIT 3



PROJECT SITE

NOT TO SCALE

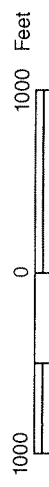
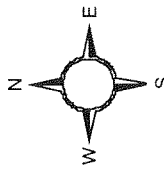


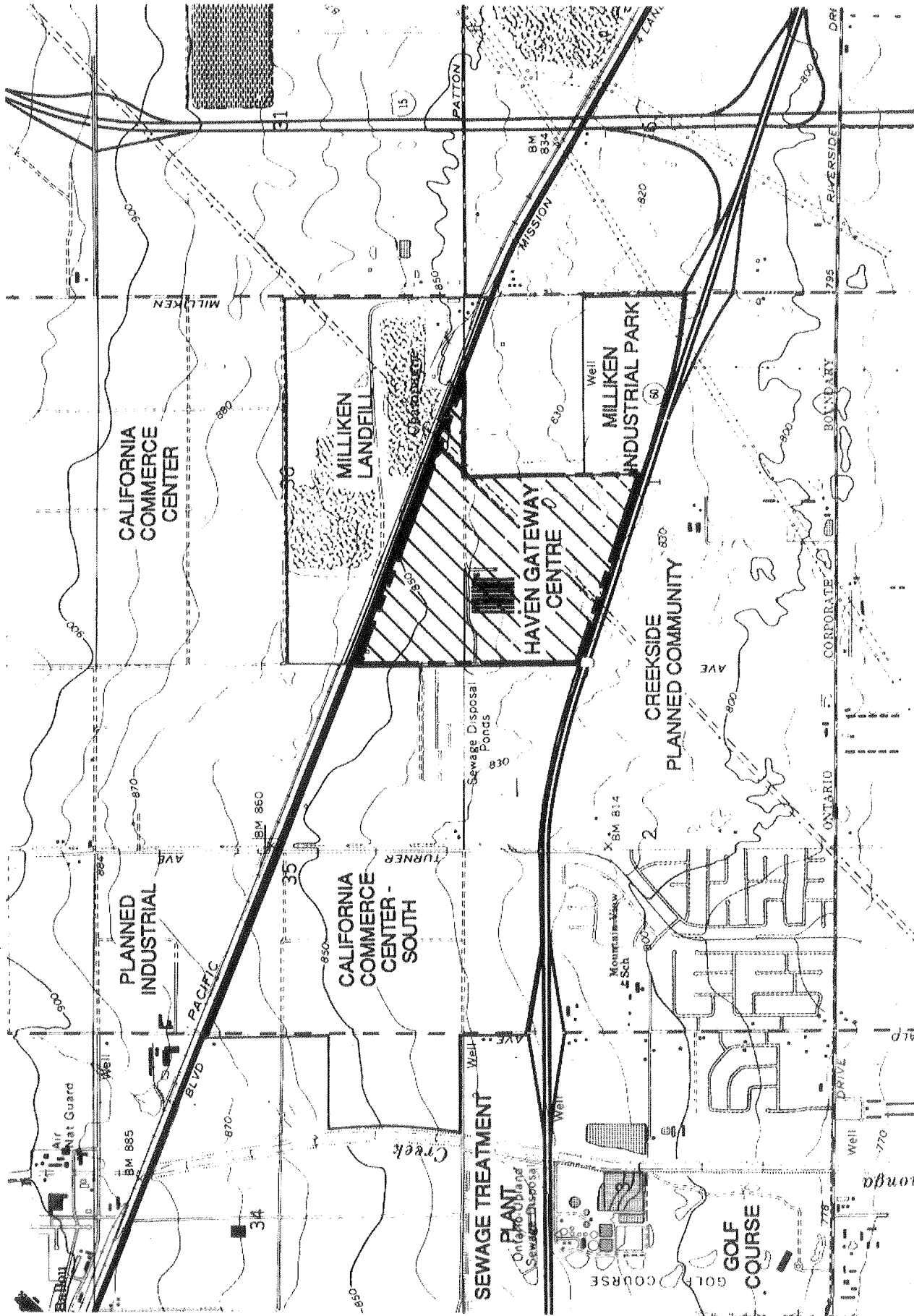
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PROJECT SITE

EXHIBIT 4



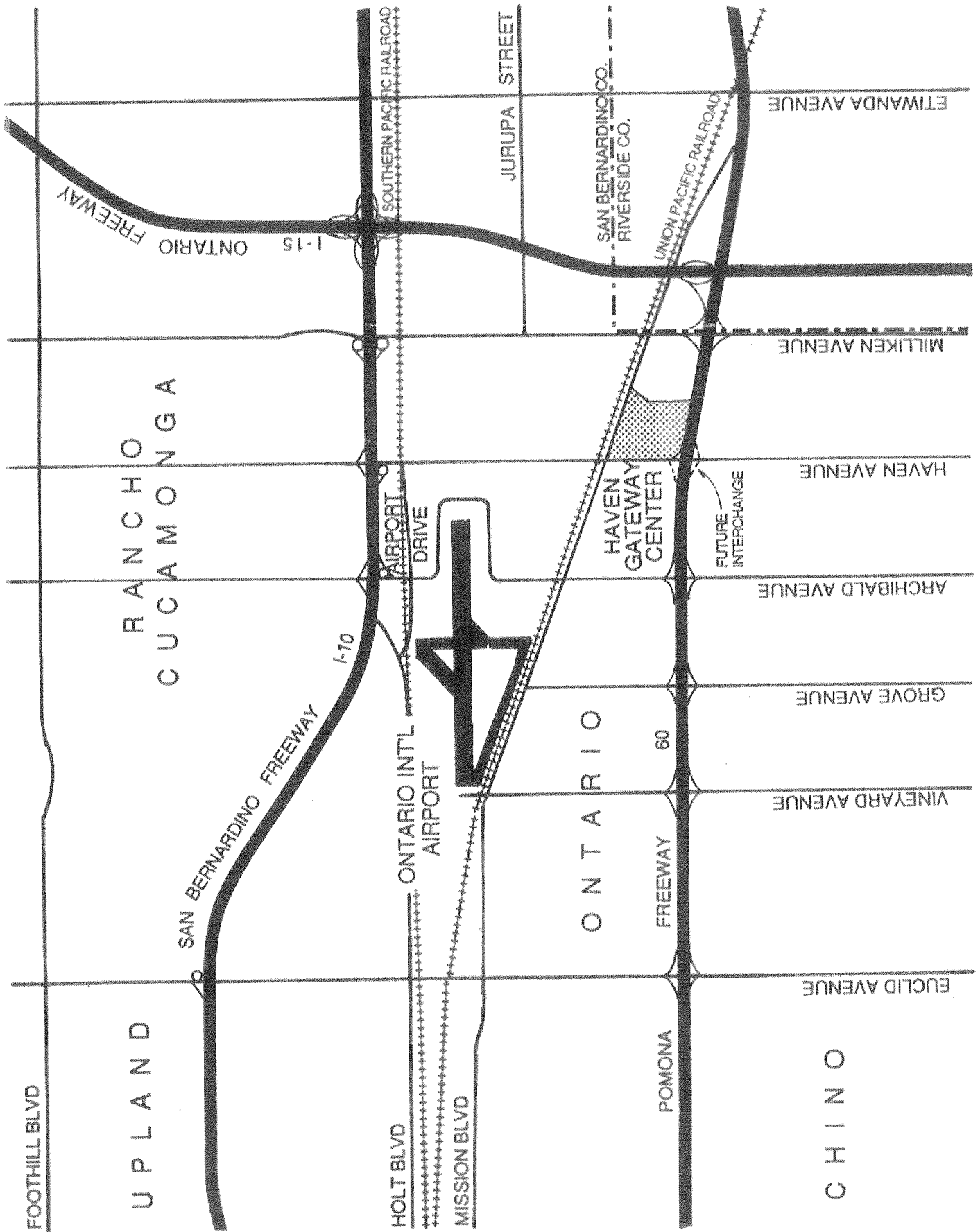


LEGEND

 PROJECT SITE

 NOT TO SCALE

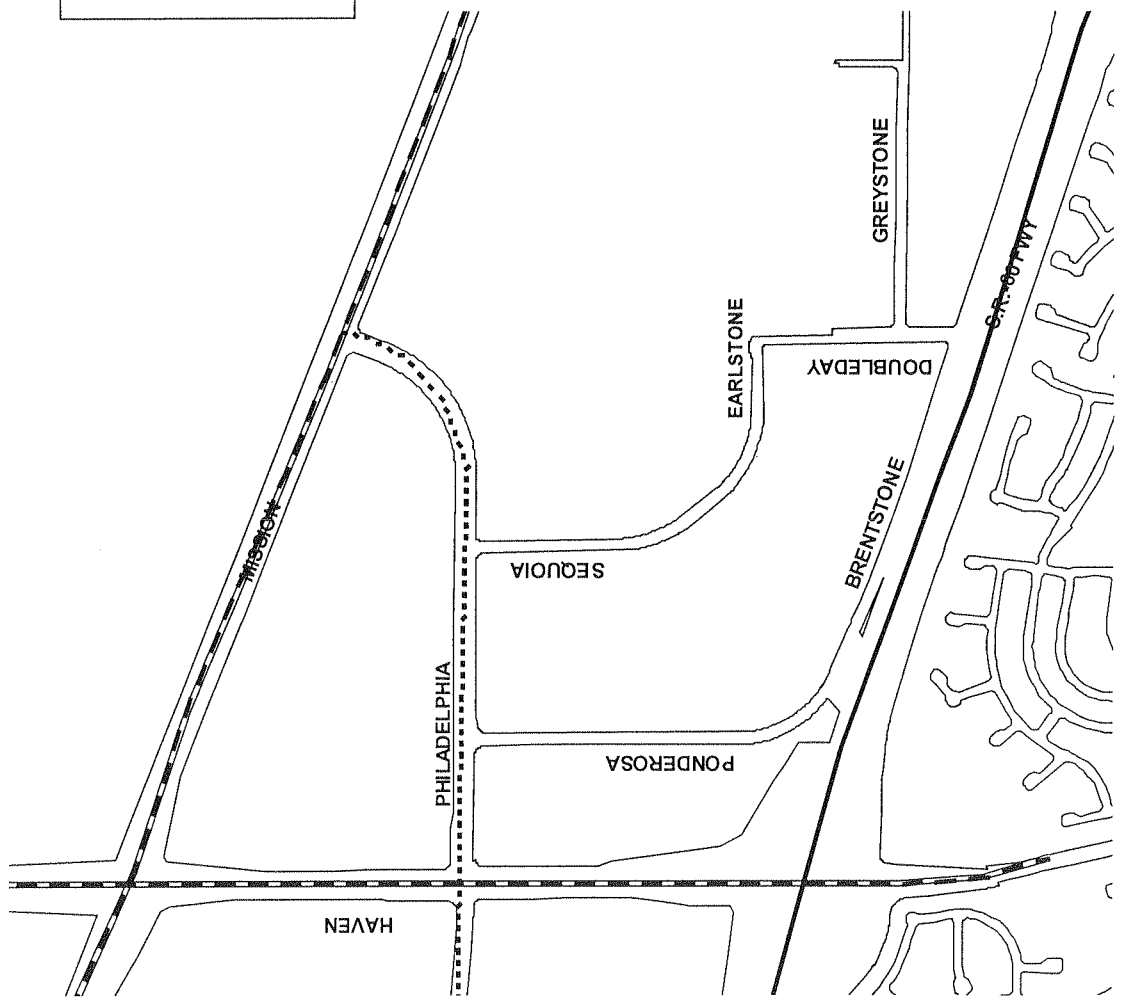
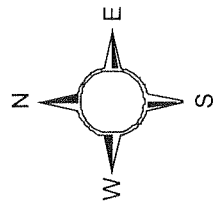
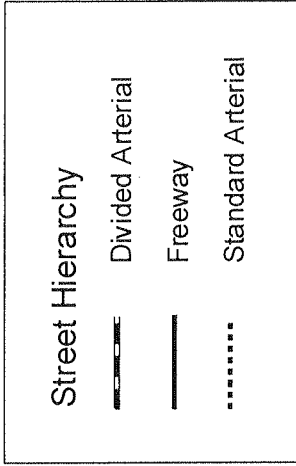
SURROUNDING LAND USES
Exhibit 6



REGIONAL CIRCULATION
Exhibit 7



NOT TO SCALE



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D. EXISTING PHYSICAL CONDITIONS

1. Topography

The site is basically flat, sloping slightly to the south at an average grade of one to two percent. Elevations on-site range from 810 to 855 feet above mean sea level.

2. Geology and Soils

Soils encountered at the site are typical of the granular alluvial and eolian deposits common to the west-central portion of the San Bernardino Valley. The alluvial deposits are derived from the San Gabriel Mountains to the north, while the eolian soils are wind blown deposits of local origin. The materials are basically coarse grained, non-plastic, and non-expansive in nature and contain negligible sulfate concentrations.

3. Seismicity

No geologic faults are known to occur in, or to cross, the immediate boundaries of the project; however, the area is subject to earth shaking as a result of known active faults in the region. Cucamonga, Red Hill, San Jose, Indian Hill, and Chino Elsinore are potentially active faults within a ten-to 15-mile radius of the site. The San Jacinto and San Andreas Faults which are historically active and located approximately twenty-five miles northwest of the area.

4. Hydrology

According to the Flood Insurance Rate Map (FIRM) for the City of Ontario prepared by the Federal Emergency Management Agency (FEMA), the majority of Haven Gateway Centre at Ontario is within Zone C.

Zone C is the designation given to area outside of both the 100 and 500 year flood limits and is defined as areas subject to minimal flooding.

A Master Plan for drainage which addresses project needs and system capabilities has been prepared, and is included in Appendix C of this document. Any facilities which may need to be developed will be constructed by the project sponsor on a phased basis, as approved by the City Engineer. Each phase will construct or bond for all necessary improvements as required by the City when each phase's subdivision map is submitted for approval. See Exhibit 25 for phasing of drainage.

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5. Vegetation

Vegetation within the project site consists primarily of abandoned vineyards and row crops, and fallow lands (see Exhibit 6). Most of the area's native vegetation has been modified or displaced by the introduction of agriculture.

6. Climate

The climate in the project area is dominated by the region's Pacific high pressure system, and is characterized by hot, dry summers and mild winters.

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E. EXISTING UTILITIES

1. Water

Water service to the project site will be provided by the City of Ontario. Groundwater is the source of 85 percent (85%) of the City's water supply. The wells within the City limits are owned by the City of Ontario, and draw from the Chino Basin.

A Master Plan for water service which addresses service demand and system capabilities has been prepared, and is included in Appendix C of this document. Any facilities which may need to be developed will be constructed by the project sponsor on a phased basis, as approved by the City Engineer. Each phase will construct or bond for all necessary infrastructure improvements as required by the City when each phase's subdivision map is submitted for approval. See Exhibit 26 for phasing of water system.

2. Wastewater

Sewage collection facilities are provided and maintained by the City of Ontario. Wastewater treatment facilities are operated by the Chino Basin Municipal water District under the provisions of a regional wastewater treatment contract.

A Master Plan for sewer service which addresses service demand and system capabilities has been prepared, and is included in Appendix C of this document. Any facilities which may need to be developed will be constructed by the project sponsor on a phased basis, as approved by the City Engineer. Each phase will construct or bond for all necessary infrastructure improvements as required by the City when each phase's subdivision map is submitted for approval. See Exhibit 27 for phasing of wastewater system.

3. Solid Waste Disposal

The City of Ontario provides solid waste disposal service throughout the city, including the project site. Six refuse trucks currently service the City's industrial areas, and nine and one-half trucks service commercial areas. Solid waste collected within the project site will be transported to San Bernardino County's Milliken landfill, which is located northeast of the project site.

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4. Natural Gas

The Southern California Gas Company provides natural gas service to the area. The Southern California Gas Company presently maintains a four-inch high-pressure gas main within the Archibald Avenue right-of-way and a two-inch main within the Mission Boulevard right-of-way.

5. Electricity

Electricity in the project area is provided by Southern California Edison (SCE). SCE presently maintains 12 kilovolt (kV) overhead feeder lines east of Haven and Archibald avenues and south of Mission Boulevard.

6. Telephone

Telephone service to the project area is provided by the General Telephone Company (GTE). GTE presently maintains telephone cables located under or above the north/south streets in the project area.