

E. EXISTING UTILITIES/PROPOSED UTILITIES

1. WATER

a. Existing

Water to the site is provided by the Cucamonga County Water District via existing 12" water lines within the Phase I portion of the site. The existing water lines traverse in a southerly direction within Santa Anita Avenue from a Fourth Street connection to the proposed Concours. The line heads easterly within the proposed Concours R.O.W. to Vintage Avenue, where it heads southerly for a final connection at Ontario Mills Parkway. (See Figure 11, Water Facilities Plan).

b. Existing Phase I

The water line was extended easterly within the Contours right-of-way from the intersection of Vintage Avenue and Concours, to the intersection of Barrington Avenue and Concours. From there it branches southerly and northerly to connect into the existing Ontario Mills Parkway line, and into the existing Fourth Street Line. These extensions provide two connections between the Fourth Street line and the Ontario Mills Parkway line for Phase I.

c. Phase IIa and IIb

Phase II water service will be accomplished by extending the Fourth Street 12" water line to Etiwanda Avenue, and then running it southerly within the Etiwanda Avenue right-of-way to Ontario Mills Parkway. An Ontario Mills Parkway line will be constructed to connect with the existing Ontario Mills Parkway line built as part of the Rancon Centre Phase I development. This Etiwanda Avenue/Ontario Mills Parkway portion of the water line may be built prior to Phase II of the Crossroads Business Park Specific Plan by Rancon Centre Ontario as part of their future Phase developments. All water facilities shall be approved by the CCWD prior to installation.

2. WASTEWATER

a. Existing

Sewage collection facilities are provided and maintained by the Cucamonga County Water District (CCWD). Sewage treatment facilities are operated by China Basin Municipal Water District (CBMWD). An existing 18" sewer comes from north of Fourth Street in alignment with the proposed Barrington Avenue, then

turns westerly within the Fourth Street right-of-way. A 24" line exists within the Etiwanda Avenue right-of-way, which flows southerly under the freeway to the CBMWD facility. (See Figure 12).

b. Existing Phase I

As part of Phase I development, an 18" line was installed within the Wineville right-of-way. This line turns easterly at Concours, where it runs to the Vintage Avenue right-of-way as a 24" line. An 8" stub line is connected at Concours, approximately 300' westerly of Vintage Avenue. This stub heads northerly approximately 400'. At Vintage Avenue the line is 21" in size, and runs southerly to meet Ontario Mills Parkway. Within Ontario Mills Parkway, the line runs approximately 200' westerly as a 10" line, and equidistant easterly as a 24" line. Also, within Phase I development, an 8" line was constructed within the Barrington Avenue right-of-way from the intersection of Ontario Mills Parkway and the existing Barrington Avenue line within the Rancon Centre. This line will continue north, past Concours a distance of nearly 400'. At the intersection of Concours and Barrington, an 8" line extends westerly for approximately 300'. (See Figure 12).

3. SOLID WASTE DISPOSAL

The City of Ontario provides solid waste collection service throughout the city, including the project site. Solid waste collected within the project site will be transported to San Bernardino County's Milliken Landfill, which is located southwest of the project site. In 1992, the Milliken landfill is scheduled to close, at which time the solid waste will be transported to the San Timoteo Canyon landfill near Redlands. This landfill is not projected to reach capacity until 1996, at which time it is likely that either the Claycore Canyon (Cajon Pass) or Duncan Canyon site (Fontana) will be utilized.

4. NATURAL GAS

a. Existing

The Inland Division of the Southern California Gas Company provides natural gas to the project site via a 6" gas main currently existing in Fourth Street and 36" and 4" mains in Ontario Mills Parkway. In addition, there currently exists a 36" and 8" main within the Etiwanda Avenue right-of-way along the eastern boundary of the site.

b. Existing Phase I

The Phase I portion of the site is served by 4" gas lines constructed within the rights-of-way of Wineville, Vintage, and Barrington Avenues, as well as Concours to the Barrington Avenue intersection.

c. Phase IIa and IIb

The Phase II portion of the site will be served by existing lines in Fourth Street, Etiwanda Avenue, Ontario Mills Parkway, and Barrington Avenue.

All new facilities installations will require approval from the Southern California Gas Company and the City Engineer. (See Figure 13).

5. ELECTRICITY

a. Existing

Electricity in the project area is provided by the Southern California Edison Company (SCE) via an electrical service line extending along the southern side of Ontario Mills Parkway, See Figure 14, Electrical and Communications Facilities Plans.

b. Phase I

Electricity to the Phase I portion of the area is provided via underground ducts within the Wineville, Concours, Vintage, and Barrington Avenue rights-of-way. Connections were made at the Ontario Mills Parkway intersections and Vintage and Barrington Avenues, and at the Fourth and Wineville intersections.

c. Phase IIa and IIb

Phase II electricity will be provided via underground ducts within the rights-of-way of Concours, and Etiwanda. Further electrical ducts will be installed within the right-of-way of Ontario Mills Parkway from 300 feet east of Barrington to the intersection of Etiwanda Avenue.

All electrical service to facilities on site shall be provided as per the requirements of the Southern California Edison Company and the City Engineer and Building Department.

6. TELEPHONE

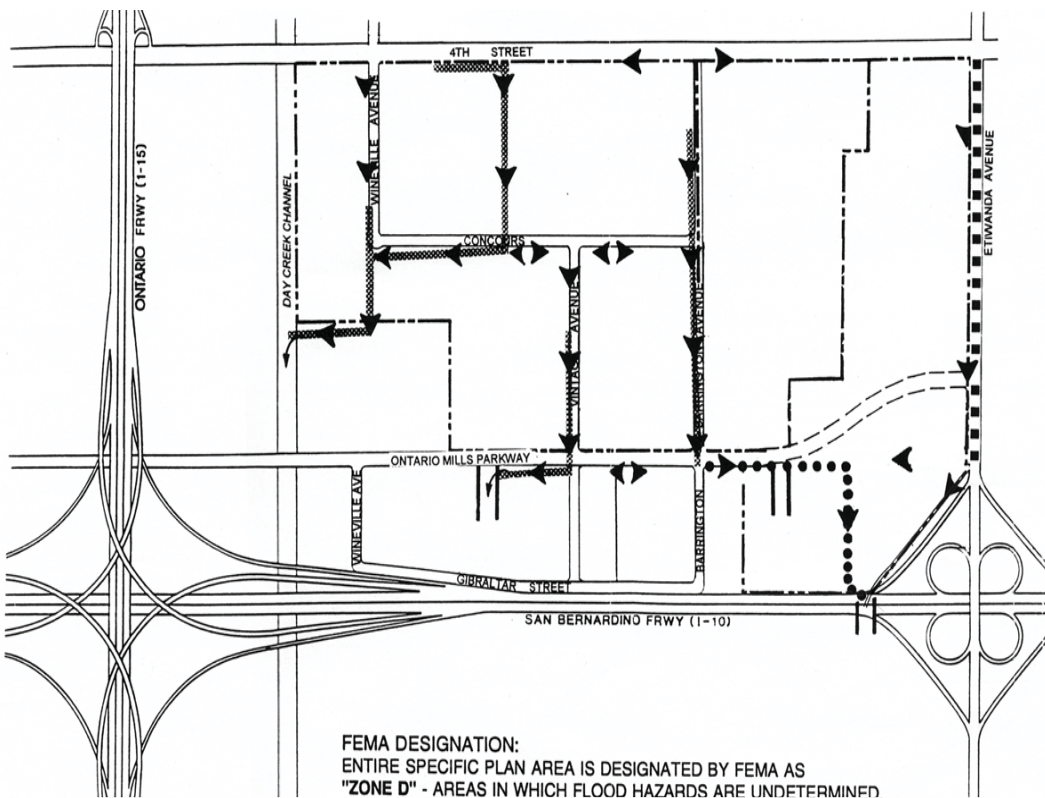
Communications facilities to the project area are provided by the General Telephone Company (GTE). An underground GTE line currently exists at the same location and to the same extent as the above described Edison facilities with proposed lateral connections and service structures as necessary to adequately service the project interior. In addition to the existing conduits in Ontario Mills Parkway, communications conduit also exists within the Fourth Street right-of-way as shown on Figure 14, Electrical and Communications Facilities Plan. All additional telephone connections shall be made in accordance with the requirements of the servicing telephone company and the City of Ontario.

DRAINAGE FACILITIES PLAN
(EXISTING AND PROPOSED)

FIGURE
10

LEGEND

- ▶ FLOW DIRECTION
 - EXISTING CULVERTS
 - - - EXISTING DRAINAGE CHANNEL
 - ▨ EXISTING PHASE I DRAINAGE IMPROVEMENTS
 - ▣ PROPOSED PHASE II DRAINAGE IMPROVEMENTS
 - FUTURE IMPROVEMENTS BY OTHERS
- RESPONSIBILITY AND TIMING TO BE DETERMINED BASED ON HYDROLOGY STUDY AND FUTURE SAN SEVAINE CHANNEL IMPROVEMENTS







FEMA DESIGNATION:
ENTIRE SPECIFIC PLAN AREA IS DESIGNATED BY FEMA AS
"ZONE D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED

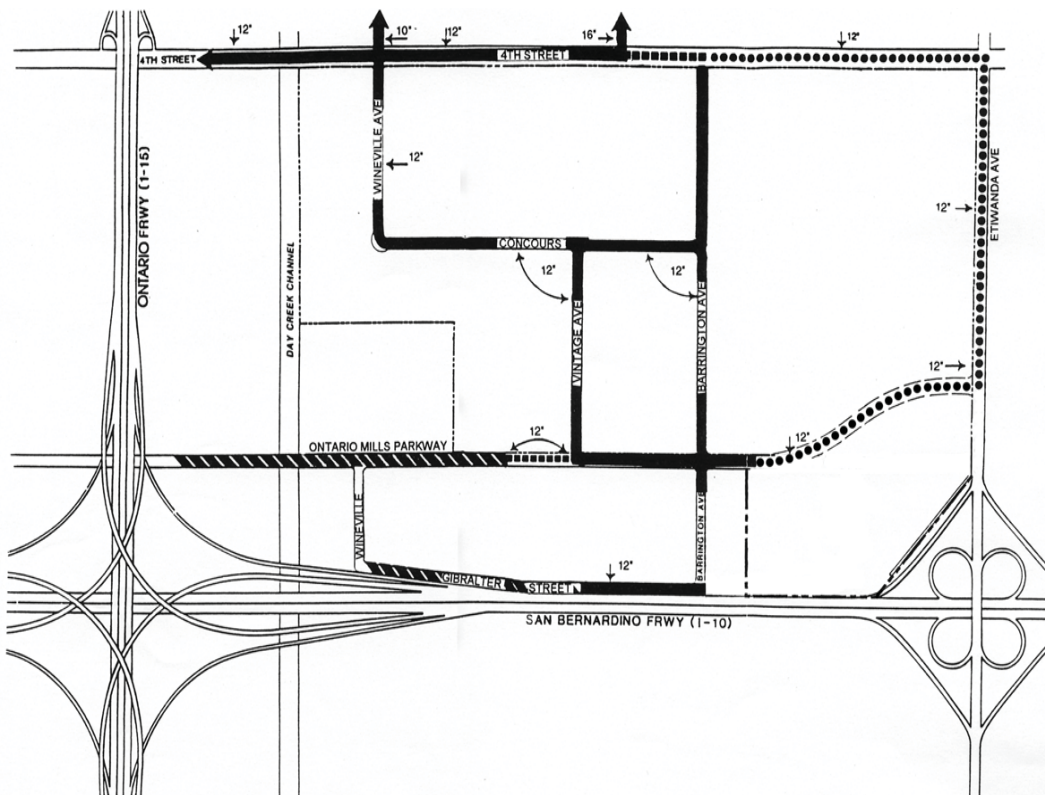
CROSSROADS BUSINESS PARK SPECIFIC PLAN

WATER FACILITIES PLAN
(EXISTING AND PROPOSED)

FIGURE
11

LEGEND

-  EXISTING WATER LINE
-  EXISTING PHASE I WATER LINE
-  PROPOSED PHASE II WATER LINE
-  FUTURE RANCON WATER LINE






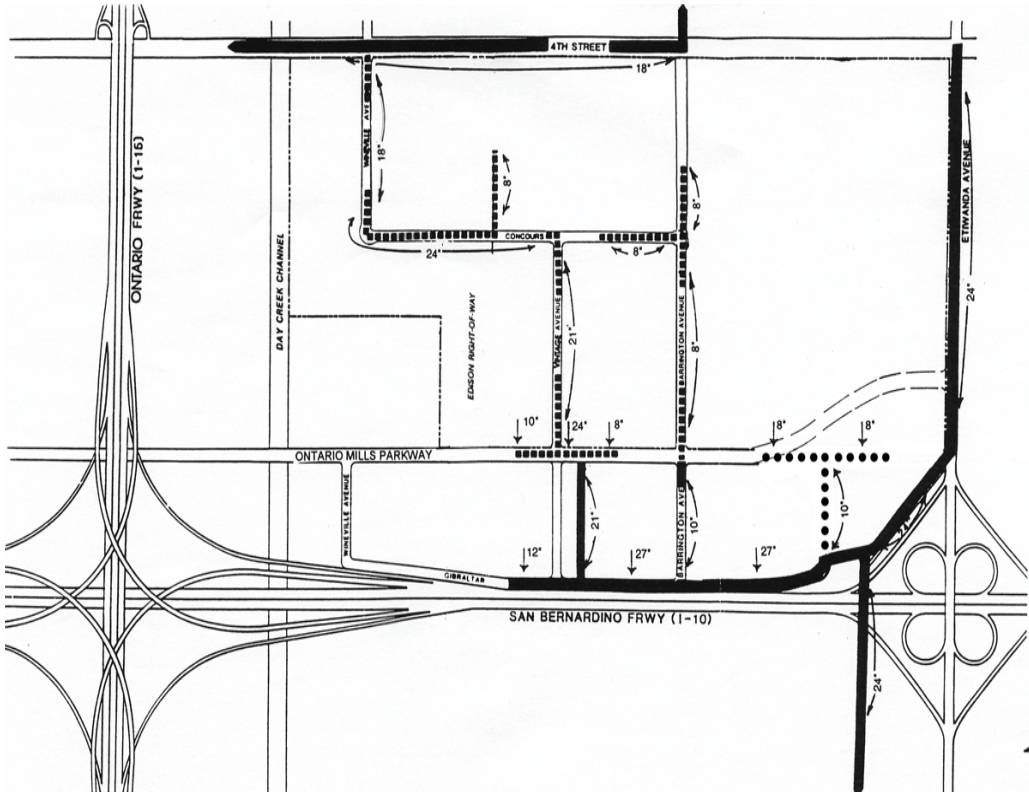
CROSSROADS BUSINESS PARK SPECIFIC PLAN

SEWER FACILITIES PLAN
(EXISTING AND PROPOSED)

FIGURE
12

LEGEND

-  EXISTING SEWER
-  EXISTING PHASE I SEWER
-  PROPOSED PHASE II SEWER



CROSSROADS BUSINESS PARK SPECIFIC PLAN