

CHAPTER 5.0
INFRASTRUCTURE/UTILITIES/PUBLIC SERVICES

5.0 INFRASTRUCTURE/UTILITIES/PUBLIC SERVICES

5.1 INTRODUCTION

The site is smaller than properties typically requiring a Specific Plan and the various components thereof. There is no need for a phased, "backbone" infrastructure plan component. There is a need to acknowledge the surrounding infrastructure content and the way the subject site relates to it.

5.2 CIRCULATION

The circulation component of the Specific Plan is divided into four sections: regional, local, internal, and alternative circulation systems.

5.2.1 Regional

Interstate 10 (I-10) - San Bernardino Freeway

This freeway is located approximately one and one-quarter miles to the north of the site. I-10 connects the Los Angeles basin to the west with the desert cities to the east.

Interstate 15 (I-15) - Ontario Freeway

This freeway is located approximately one and one-half miles to the east of the site. I-15 connects San Diego to the south with Barstow and Las Vegas to the northeast.

State Route 60 (SR-60) - Pomona Freeway

This freeway is located approximately one and one-quarter miles to the south of the project. SR-60 connects the Los Angeles basin to the east with the Inland Empire cities of Pomona, Ontario, and Riverside.

Figure 20 illustrates the existing regional circulation system.

5.2.2 Local

Haven Avenue

Haven Avenue is a divided arterial with a curb to curb width of 129 feet at the intersection of Jurupa, narrowing down to 94 feet at the southern boundary of the property. Adjacent to the curbs, utility easements of 13 feet along ONT and 11 feet along CCC finish the right-of-way dimension. Therefore, the right-of-way dimension near the intersection of Jurupa and Haven totals 153 feet.

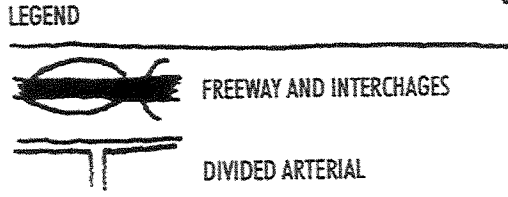
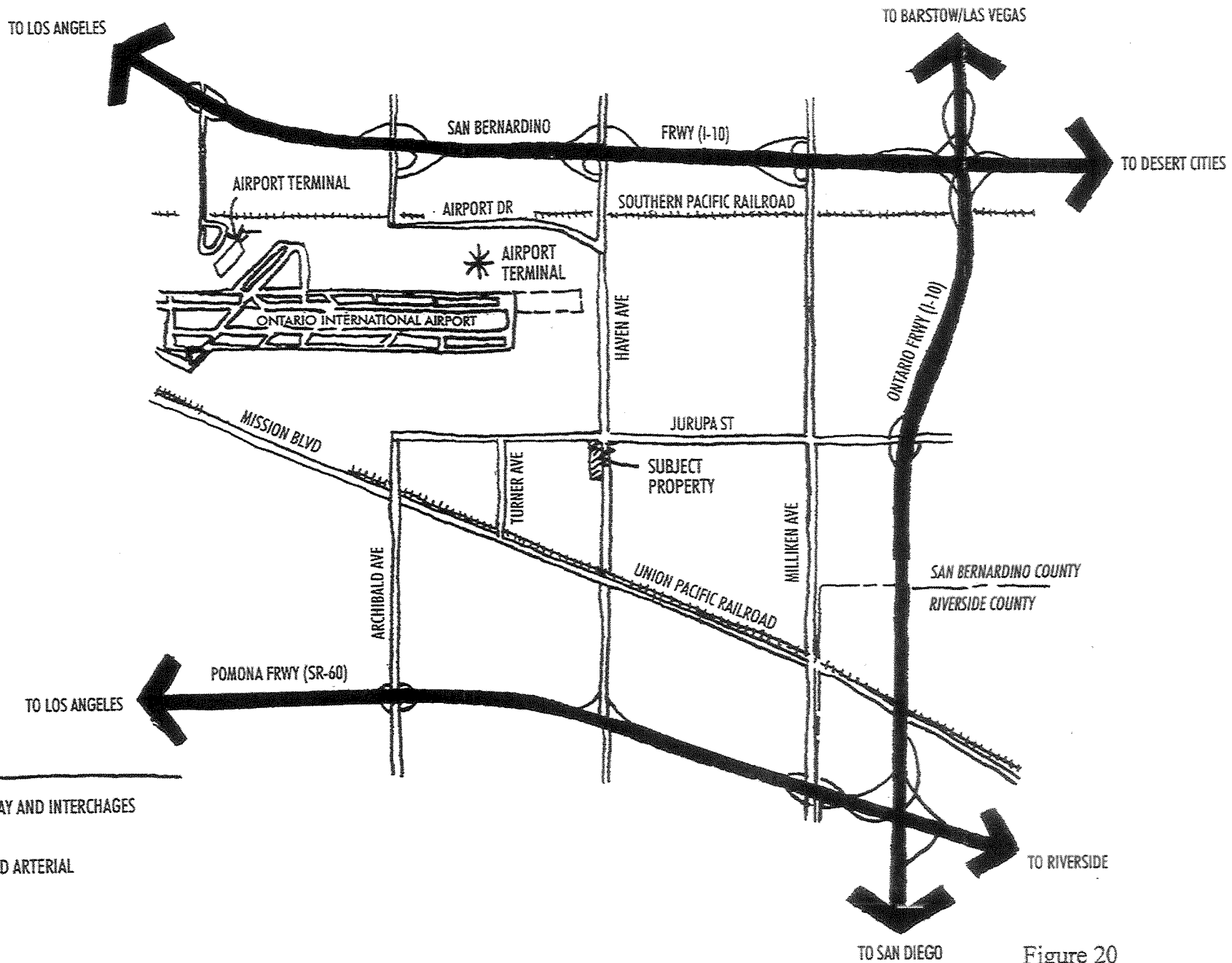


Figure 20

Regional Circulation Map

Further to the south of the property, utility easements on both sides of the arterial are 13 feet, completing the right-of-way section at 120 feet. Landscape setbacks of 12 feet follow the 13 foot landscaped utility easements, creating a 25 foot total landscaped area from back of curb. Haven Avenue's curb to curb width will accommodate 6 lanes and a 14 foot landscaped center median.

Jurupa Street

Jurupa Street is a standard arterial with a right-of-way width of 128 feet. The curb to curb right-of-way width of 90 feet accommodates 6 travel lanes and hardscaped median of 4 feet. Landscaped utility easements of 13 feet comprise the remainder of the right-of-way width. Landscape setbacks of 12 feet follow the utility easement, creating a total landscape area of 25 feet from back of curb. Jurupa Street descends below the UPS bridge west of the site.

5.2.3 *Internal*

Due to the site's configuration and limited access points, on-site circulation will be accommodated by reciprocal parking, circulation, and access among the individual users. Access will be taken from Haven Avenue by up to three right-in, right-out ingress/egress points. It should be noted that the northernmost drive aisle must be a minimum of 200 feet south of the Haven/Jurupa intersection. A third drive aisle will be permitted only if the southernmost aisle is shared with the southerly adjacent property, Acco Airport Center. Three access points will have appropriate distances between in order to facilitate vehicular movement and ensure safety. A U-turn motion at the intersection of Jurupa and Haven allows access to the site for northbound traffic on Haven Avenue.

The Jurupa Avenue frontage can accommodate up to one access point, provided that this drive aisle is directly adjacent to the site's westerly property line. The Jurupa access is necessary for emergency purposes (Figure 21).

All proposed driveways shall be a minimum of 32 feet wide (flat bottom) with 20 foot radii, and be constructed per City Standard No. 107.

5.2.4 *Alternative*

Alternative transportation systems that service or have the potential to service the site are as follows:

Pedestrian

The site is of commercial land use and, therefore, has the potential to accommodate uses such as restaurants and services that will be accessed by people from the surrounding area by foot. Sidewalks, pathways, and other pedestrian oriented features shall be provided in a meaningful orientation for anticipated pedestrian traffic.

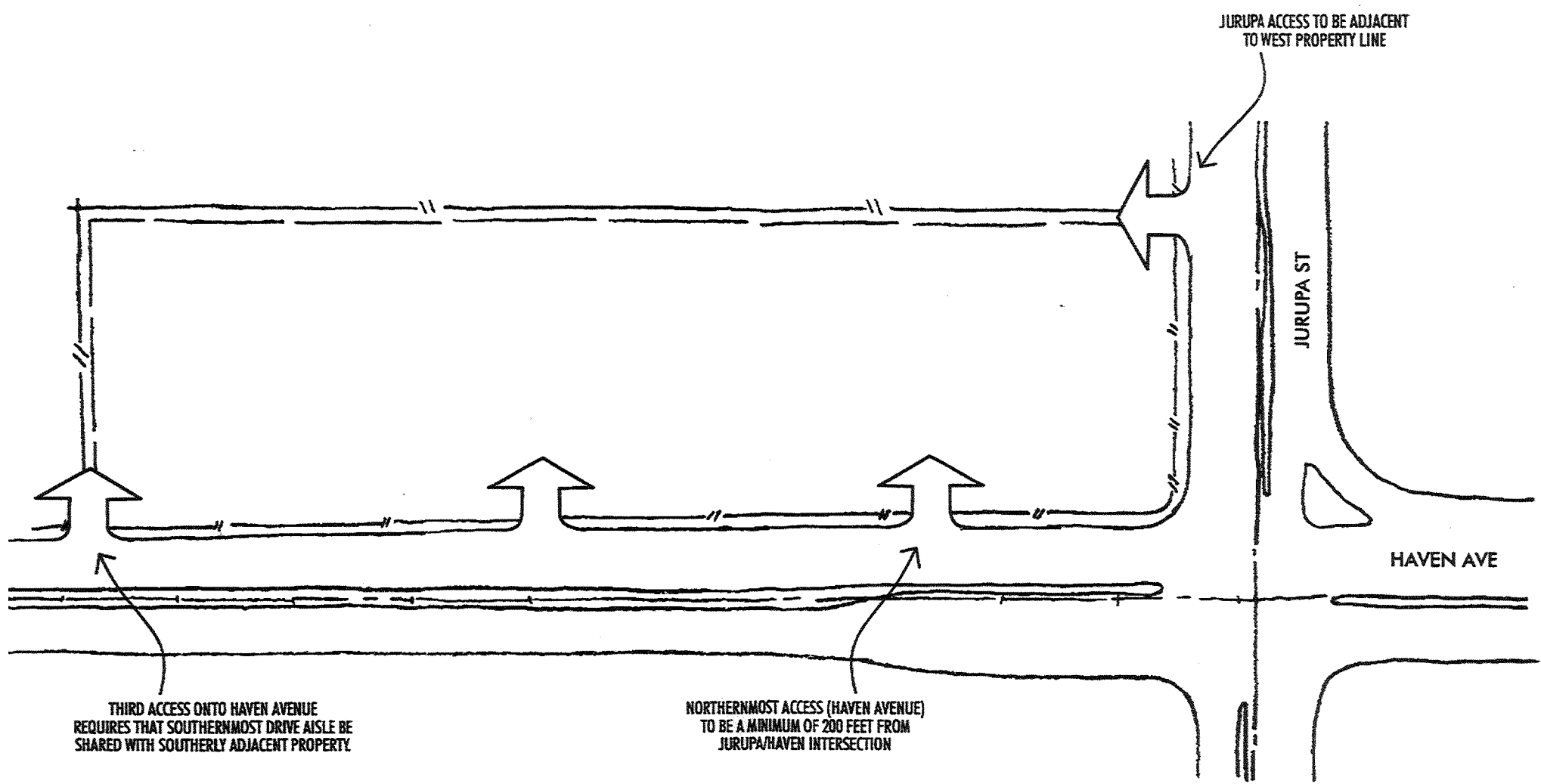


Figure 21

Site Access

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Public Transit

Local bus service will be provided by Omnitrans and Dial-a-Ride. A potential bus stop has been identified in the Acco Airport Center Ontario Specific Plan to be located along the west side of Haven Avenue, south of the Haven/Vanderbilt intersection. The lineal curb length of a bus stop is 90 feet, with a width of 8 feet measured from curb towards the Haven Avenue centerline. Any bus site adjacent to the subject site should be a curbside stop only, as the site's lack of depth will not accommodate a bus bay.

5.3 EXISTING UTILITIES

The project site will be served by utilities that are in Haven Avenue. Existing utilities are illustrated in Figure 22.

5.3.1 Electricity/Communications

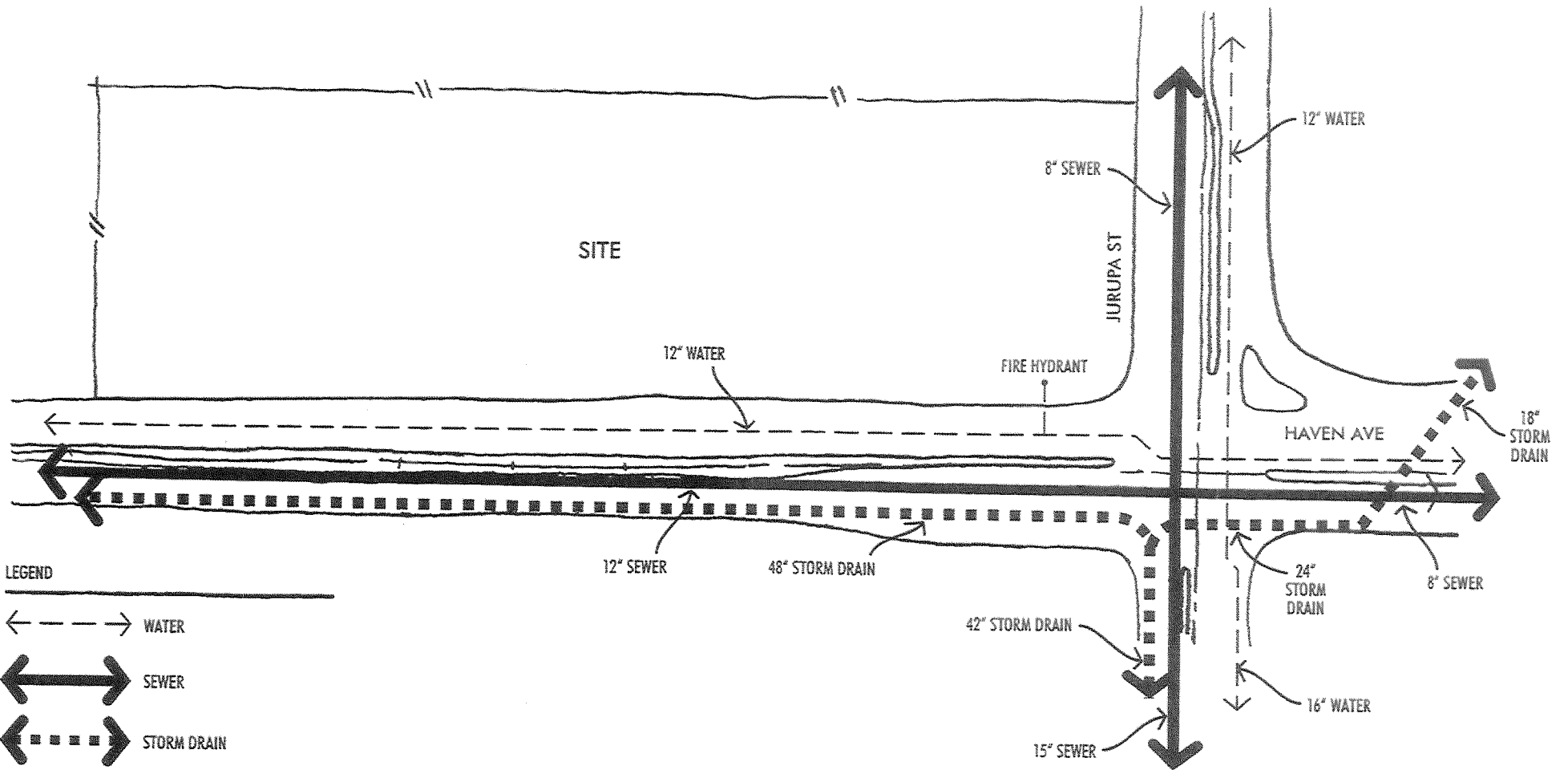
Electricity and telephone services are located within Haven Avenue. Two service lines cross under Haven Avenue, one at the intersection of Jurupa and Haven, and the other just south of the project area. Electricity is provided by Southern California Edison (SCE), and telephone is provided by General Telephone (GTE). All local electrical service for the project site will be reviewed for approval by SCE. Telephone service will be reviewed for approval by GTE.

5.3.2 Natural Gas

Natural gas service in the area is provided by Southern California Gas Company (SCGE). All local gas line installations and connections will be reviewed for approval by SCGE and the City Engineer prior to installation. Gas lines and connections will be located underground within the adjacent rights-of-way and utilities easements.

5.3.3 Sewer

A 12 inch sewer line is located 12 feet east of centerline within Haven Avenue adjacent to the site's frontage. An 8 inch line is located within Jurupa Avenue west of the intersection, which becomes a 15 inch line east of the intersection. This 15 inch line connects with the existing 15 inch line located within Jurupa Street, approximately 80 feet east of the point where the lines intersection. The City of Ontario owns and maintains the sewer system. All sewer installations and connections must be reviewed for approval by the Engineering Department prior to installation.



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Figure 22
Existing Utilities

5.3.4 Water

The City of Ontario provides water within the City. Existing 12 inch water lines are located within Jurupa Street, as well as Haven Avenue. All water system installations and connections shall be reviewed for approval by the City of Ontario Engineering Department prior to installation.

5.3.5 Drainage and Flood Control

A 42 inch reinforced concrete pipe exists within the eastern portion of the Haven Avenue right-of-way. Water runoff generated on site will drain by surface sheet flow onto Haven Avenue, where the water will flow southerly to be collected in the storm drain located in Haven Avenue. The City of Ontario owns and maintains the storm drain system within the City. On-site drainage facilities including but not limited to catch basins and sub-parkway drains will be indicated on site plans and sections submitted for future use of the site. All installations or connections to the storm drain system shall be reviewed for approval by the Engineering Department of the City of Ontario.

5.4 GRADING

Grading permits may be issued for the entire project area or for individual development within the project area provided the grading plan is reviewed and approved by the Building and Engineering Departments. No grading, importing, or exporting of dirt shall be implemented prior to receiving permits from the City. It is anticipated that the site will be graded so that it will drain towards Haven Avenue.

5.5 PUBLIC SERVICES

This section describes the public services provided by the City for the project area. These services include the City's professional police, fire, and sanitation departments.

5.5.1 Police Protection

Police protection for the area is provided by the City of Ontario Police Department, which includes two overhead surveillance helicopters. All development within the project area is subject to the provisions of Ontario Municipal code §4-11.01, Security Code. In addition, development within the City of Ontario may be subject to police protection impact fees currently being discussed by the City Council.

5.5.2 Fire Protection

Fire protection for the area is provided by the Ontario Fire Department. The site presently has very good fire protection, as Stations 5, 6, and 7 could respond quickly to

the location. The planned Station 8 will further improve the fire protection for the site, as Haven Avenue will be its primary response corridor. Station 3 also could respond to incidents at the site; however, the response time would likely be longer than that of the other four listed. The location of the stations are as follows:

- Station 3: Corner of Francis and Parko.
- Station 5: Fourth Street north of I-10.
- Station 6: Currently south of SR-60 off Haven. Planned for corner of Turner and Philadelphia.
- Station 7: On Jurupa east of I-15.
- Station 8: Proposed on Haven north of I-10.

5.5.3 *Solid Waste Collection*

Solid waste will be collected by the City of Ontario Sanitation Department. This solid waste will be disposed of at San Bernardino County's Mid-Valley site in Rialto and the San Timeteo Canyon site in Redlands.