



CHAPTER 3

EXISTING CONDITIONS

MVE 11/93

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A. Existing Conditions Description

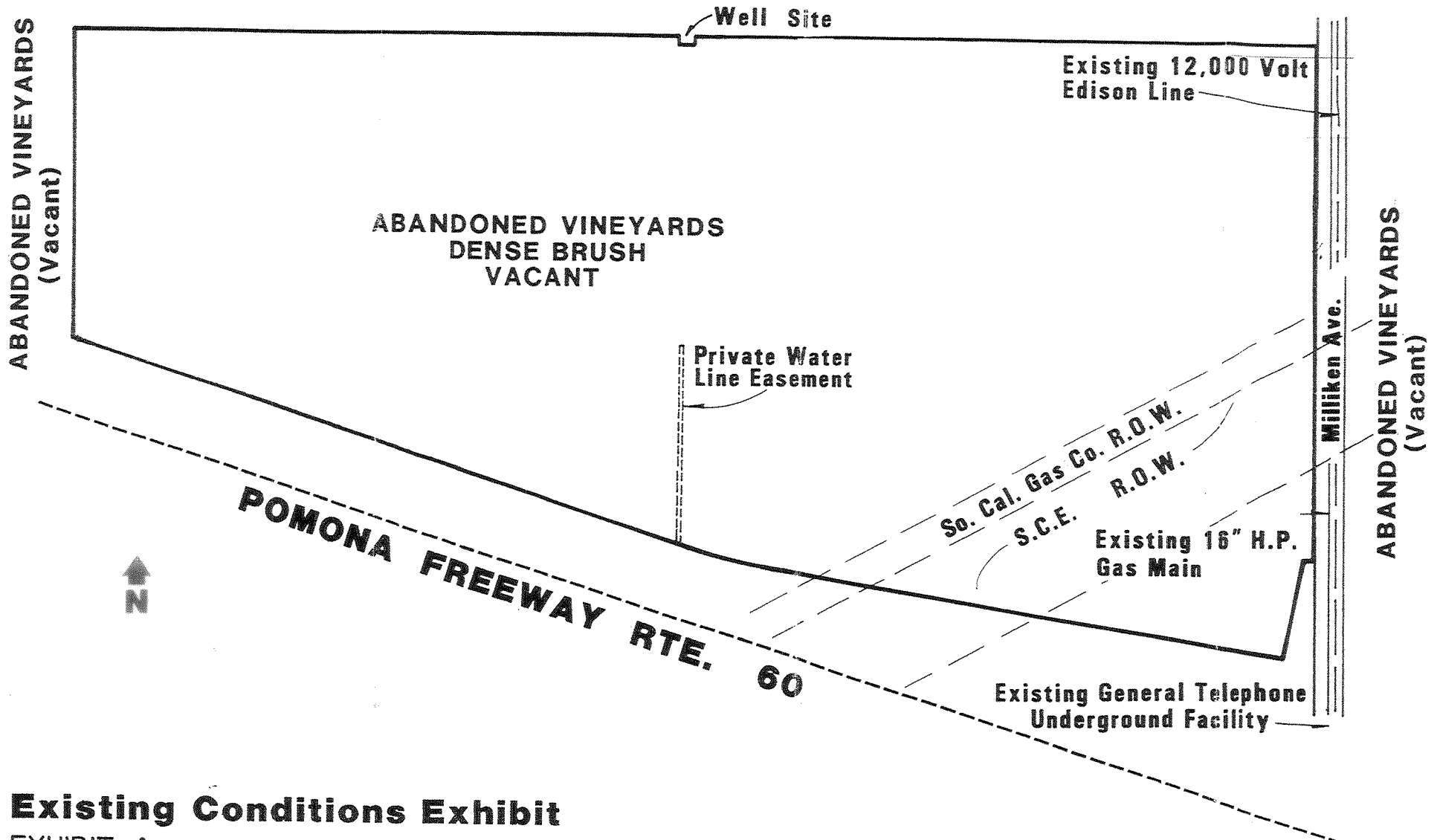
The current General Plan designation for the project area is Planned Industrial. The current zoning designation is M-2.5. The current General Plan and Zone provide for industrial park uses.

The existing site consists of abandoned vineyards on the westerly portion and light brush on the easterly portion. A well exists on the north property line in the center of the property. There are no structures on the site. Access to the site is unobstructed along the entire length of Milliken Avenue frontage. Adjacent land use to the north, east and west consists of abandoned vineyards. To the south is State Route 60 (Pomona Freeway).

There are no structures on adjacent properties. Several easements exist on the project site. The private water line easement shown on Exhibit 4 is to be quitclaimed. Two other permanent easements cross the easterly portion of the property in a south-westerly direction. As shown on Exhibit 4, the Southern California Edison and Southern California Gas Company easements are to remain.

Southern California Edison currently owns a 12,000 volt overhead service which will be utilized to serve the project site with electricity. Southern California Gas Company owns a 16 inch high pressure gas main on the west side of Milliken Avenue that is to be utilized to provide gas service to the site. General Telephone owns an underground facility in Milliken Avenue south of the Pomona Freeway that is to be extended north to serve the project site. The City of Ontario owns the existing 16 inch water main in Milliken Avenue north of Mission Boulevard. This line is to be extended southerly to serve the site. Currently there is no sewer service to the project site.

ABANDONED VINEYARDS
(Vacant)



Existing Conditions Exhibit
EXHIBIT 4