

Infrastructure

The developer of Trans-Park '81 will absorb their fair share of all on and offsite improvements required by the project. As stated in the Ontario International Centre Environmental Impact Report (80-3) Mitigation Measure #4: "A financial mechanism for infrastructure improvements must be prepared for the entire 1,500 acre General Plan Alignment Area." This plan should allocate the costs for areawide improvements on a "fair share" concept which would allocate costs according to the benefits derived.

Traffic and Circulation

Traffic Generation

Direct access to the project site is provided by "G" Street to the north and Turner Avenue to the east. Both the Ontario International Center Traffic Study and the Meredith International Centre Traffic Study have projected future average daily traffic (A.D.T.) estimates for these roadways. According to these studies "G" Street will have on A.D.T. of approximately 35,000 to 36,000 vehicles and Turner Avenue will have approximately 7,000 A.D.T. north of "G" Street and no through traffic south of "G" Street, since it dead ends at the freeway. The generation factors used for these estimates are shown in Table 1. Both traffic studies assume the project area would develop into 45 acres of urban commercial uses¹, however, as can be seen from this table, garden industrial uses as proposed will produce far less traffic. An analysis of this reduction is presented in Table 2. Table 2 shows the introduction

¹E.I.R. 80-3, incorrectly assumed Zone 6 to contain a total of 45 acres, the actual acreage in Zone 6 is 40 acres.

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Table 1

TRIP GENERATION RATES

Land Use Category (Trips Per)	AM Peak		PM Peak		Daily
	In	Out	In	Out	
1. Urban Commercial Acres	30.60	11.00	12.00	34.00	400.00
2. Garden Commercial Acres	26.40	3.50	4.50	24.50	275.00
3. Residential DU	0.20	0.50	0.50	0.20	8.00
4. Garden Industrial Acres	7.90	1.50	4.00	8.00	60.00
5. Regional Shopping Acres	4.20	1.80	13.20	17.75	320.00
6. Regional Park Acres	0.10	0.10	0.60	0.60	6.00

Source: Kunzman & Associates, Ontario International Centre Traffic Study

Table 2

PROJECT RELATED TRAFFIC GENERATION CALCULATIONS

OIC E.I.R. Assumed 45 acres of Urban Commercial

45 @ 400 Trips Per Acre = 18,000 Total Trips

Zone G Including Trans Park '81 proposal = 28 acres of Urban Commercial
= 11 acres of Industrial

28 ac. @ 400 Trips Per Acre = 11,200 Trips

11 ac. @ 60 Trips Per Acre = 660 Trips

11,860 Trips

TOTAL TRIP REDUCTION AS PER
PROJECT PROPOSAL

6,140 Trips

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of 11 acres of garden industrial uses that will reduce the projected future traffic levels on "G" Street by approximately 6,000 vehicles. Traffic along "G" Street subsequent to buildout of the entire area will be approximately 30,000 A.D.T.

Street Sections

"G" Street is an existing, fully constructed four lane, undivided collector street with full improvements. "G" Street is being proposed as a 132 R.O.W. The developer will be responsible for construction of the R.O.W. from the property line to the center line. Turner Avenue is an existing undivided two-lane roadway which terminates at the San Bernardino Freeway. Turner Avenue is proposed to be improved to an 88-foot section with full improvements as shown in Figure 3. The developer will be responsible for construction of the R.O.W. from the property line to the center line.

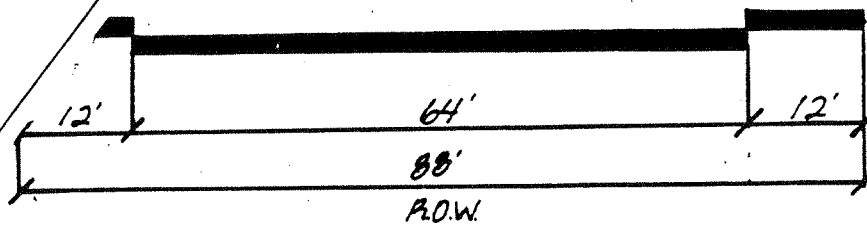
Water Supply

Water service to the Trans-Park '81 site will be provided by the City of Ontario. There is presently a 12-inch main running east and west along "G" Street which will be used to serve the site. The ultimate sizing of water lines within the interior of the project site are to be approved by the Ontario City Engineer in accordance with policies and standards in effect at the time improvements are submitted. All public water facilities will be placed in dedicated public streets or dedicated easements in private streets.

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PROPOSED STREET SECTIONS

TURNER AVE.



"G" STREET

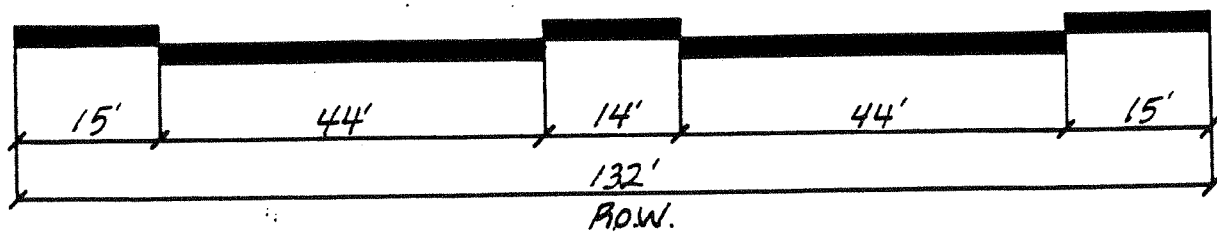


Figure 3

The developer shall be responsible for the installation or offsite mains, subject to policies and standards for City participation and/or reimbursement agreements in effect at the time these improvements are installed.

It shall be the responsibility of Trans-Park '81 to supply the data necessary to update the computer program for the water demands from the project site at buildout. All costs related to this update shall be absorbed by Trans-Park '81.

Wastewater

The City of Ontario will be responsible for the collection and delivery of project generated wastewater to the Chino Basin Municipal Water District (CBMWD). CBMWD is responsible for wastewater treatment in the west valley area. An existing 30-inch trunk-line transverses the center of the project site and will be used to transport project generated wastewater to CBMWD Regional Plant No. 1. The ultimate sizing of sewer lines are to be approved by the Ontario City Engineer in accordance with City standards and policies in effect at the time improvement plans are submitted. Public wastewater facilities shall be placed in dedicated public streets or dedicated easements in private streets.

The developer shall be responsible for the installation of offsite mains, subject to the policies and standards for City participation and/or reimbursement agreements in effect at the time these improvements are installed.

It shall be the responsibility of Trans-Park '81 to supply land use, grading and sewer alignment data so that updated computer modeling of the affected portions of the City of

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Ontario. All costs for performing such updates shall be absorbed by Trans-Park '81.

Public Utilities

Electrical service will be provided by the Southern California Edison Company. Electrical service for the project site can be adequately provided from the existing 12 KV line along "G" Street. Natural gas service will be provided by the Southern California Gas Company. Service to the Trans-Park '81 site can be adequately handled by extending the existing four inch main located along Archibald Avenue. General Telephone Company will provide telephone service to the project site. Existing telephone line capacities in the project area are sufficient to serve existing uses only. Project development may require a reinforcement of the existing facility network. Any necessary improvements would be made by General Telephone in accordance with applicable P.U.C. regulations. All utility lines will be placed underground. All public utilities will be placed in dedicated public streets or dedicated easements in private streets.

Hydrology

There are two existing culverts located at the southern boundary of the project site, which Trans-Park '81 stormwater flows beneath the freeway. Preliminary conceptual drainage plans propose to collect water from the project site and feed into these existing culverts. The ultimate design of the drainage system will be based on a hydrology study which is required by the City of Ontario and to be completed by the developer prior to the submittal of the site development plans. The hydrology report shall comply with the flood hazard zones shown on the National

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Flood Insurance Rate Map and Boundary Map, the requirements of the City of Ontario's flood Hazard ordinance and the City's policies and standards in effect at the time of submittal of the hydrology study and improvement plans.

Approval of Updated Master Plans

The aforementioned Master Plans for water, wastewater and hydrology shall be approved by the City Engineer prior to submittal of the first planning area plan.