

II. SETTING

A. LOCATION

The UPS Ontario Cargo Hub Specific Plan area consists of approximately 159.1 acres located in the City of Ontario, directly adjacent to the Ontario International Airport (ONT). It is generally located in the central portion of the city, and is bounded by Haven Avenue to the east, Turner Avenue to the west, Mission Boulevard to the south, and Ontario International Airport to the north. The regional and local context of the planning area is illustrated in Figures 1-4 .

B. EXISTING USES/OWNERSHIPS

Land uses within the planning area consist of vineyards and ranch/pasture lands. Adjacent uses surrounding the planning area include, various structures associated with agricultural farming such as a ranch house, barn, and related out-buildings located directly west of the planning area. To the north, contiguous to the project boundary is the Ontario International Airport and associated runways which extend to Haven Avenue. Directly east of the project site, across Haven Avenue, is the California Commerce Center, comprising approximately 1,400 acres of planned industrial, office, and commercial land uses. Portions of California Commerce Center approximately one-half mile to the east are currently under construction while other areas along the Milliken Avenue corridor east to Interstate 15 have been developed with a variety of industrial uses. To the south, across Mission Boulevard is California Commerce Center South, which consists of 505 acres of planned industrial, office/commercial, and business park uses (see Figure 5). Construction of the western portion of that project has recently begun.

Jurupa Street, which traverses the site in a east/west direction, divides the site into two large planning areas which will ultimately support two distinct airport-related land uses. These include a 63.4-acre aircraft staging area and a 64.7-acre package processing/distribution center. In addition, a 31.0-acre area located in the southerly portion of the site is provided for future light industrial land uses. The entire site is owned by Valacal Company, a UPS subsidiary.

C. EXISTING NATURAL FEATURES

The planning area is composed primarily of existing vineyards. The existing, unimproved, Deer Creek Channel traverses the westerly edge of the project site, and contains Eucalyptus, California Pepper, and English Walnut trees. The area along the southern project boundary has a Eucalyptus windrow running parallel to the property line.

REGIONAL CONTEXT

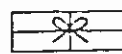


SOUTHERN CALIFORNIA
REGIONAL MAP



2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(714) 945-2738

PLANNING
NETWORK



United Parcel Service



CARGO HUB ■ ONTARIO CA

REGIONAL CONTEXT



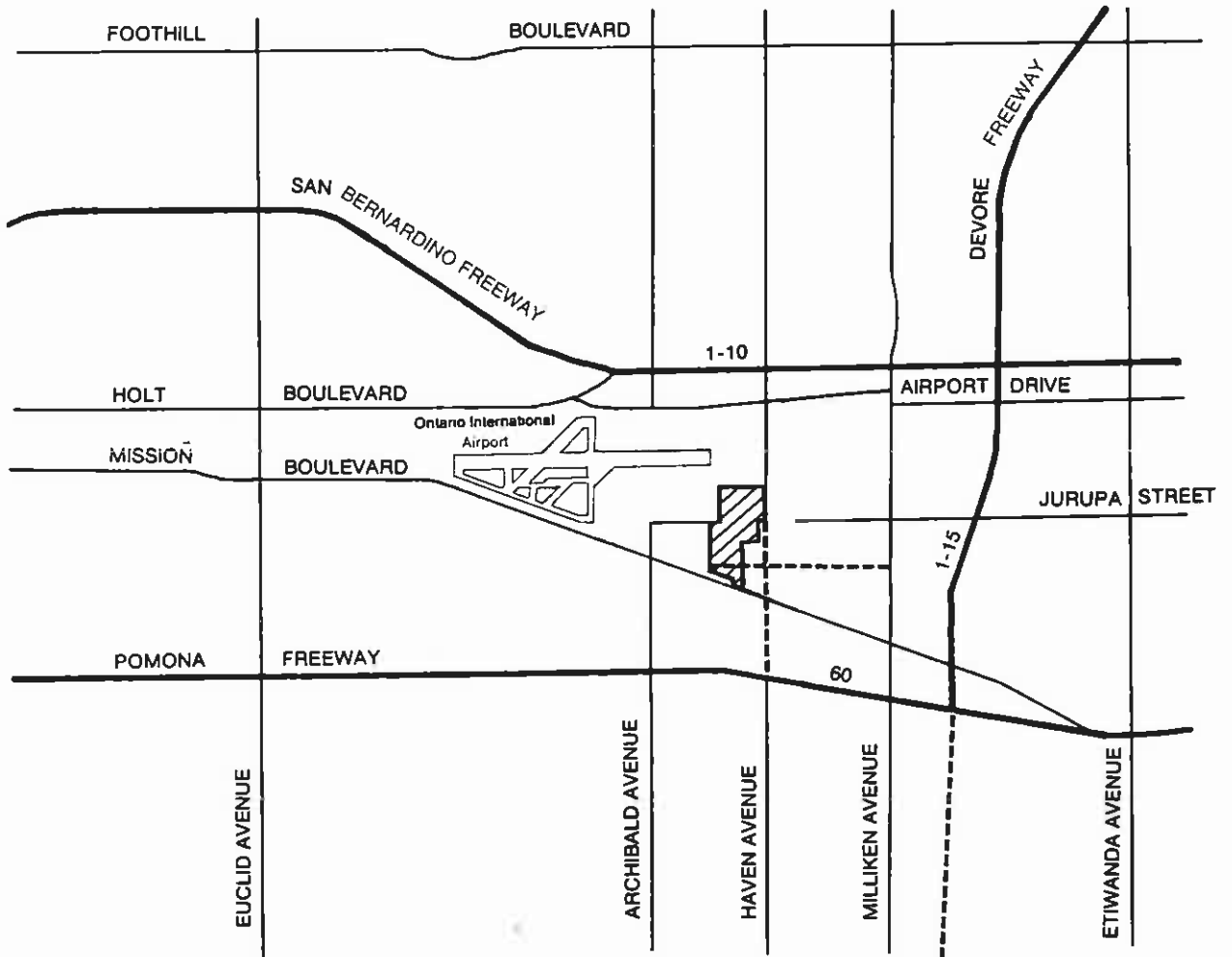
2940 INLAND EMPIRE BLVD
 SUITE 105, ONTARIO, CA 91764
 (714) 945-2738

**PLANNING
 NETWORK**



United Parcel Service
CARGO HUB ■ ONTARIO CA

AREA CONTEXT



2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(714) 945-2738

PLANNING
NETWORK

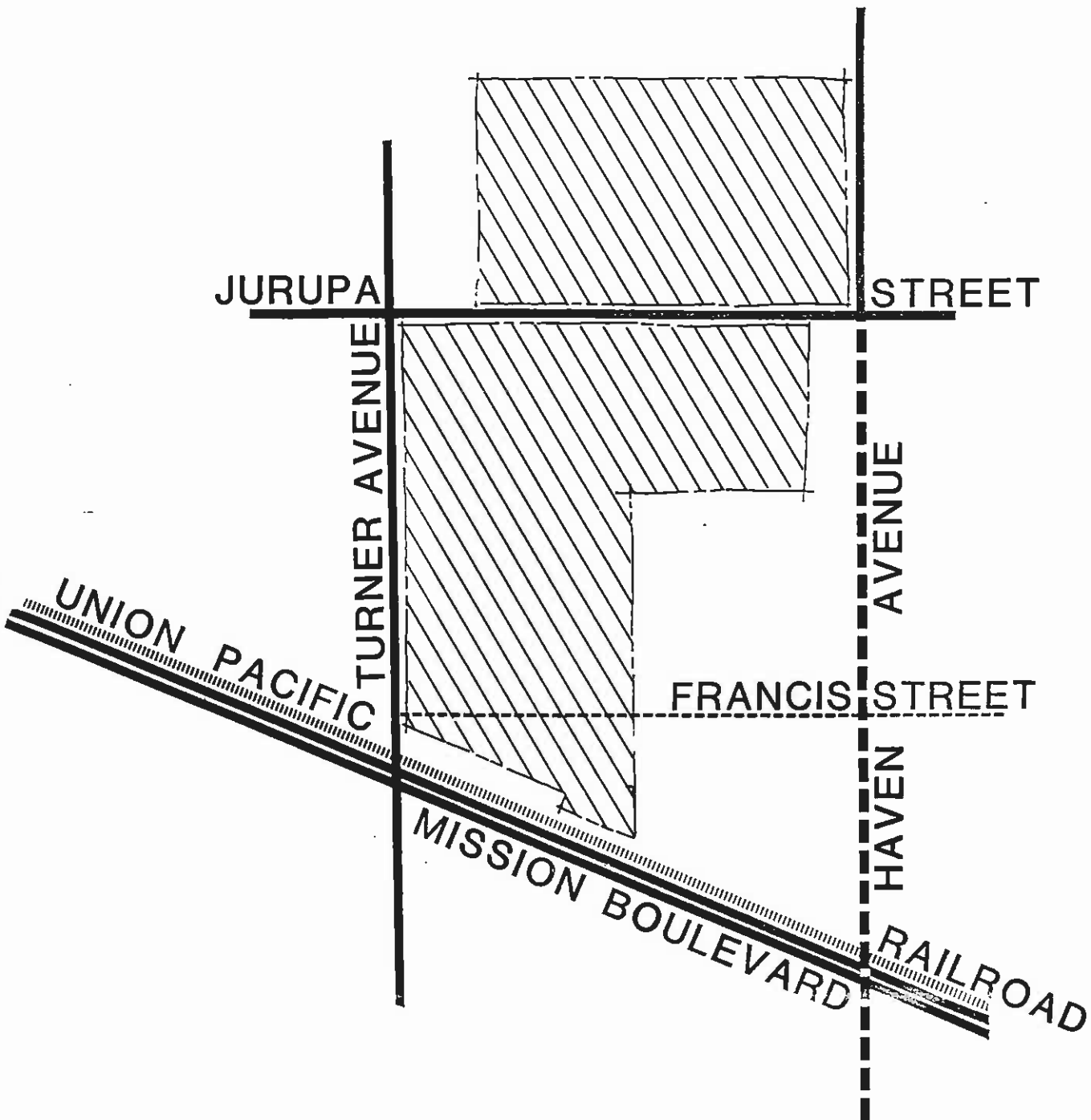
DATE: 9/28/87



United Parcel Service
CARGO HUB ■ ONTARIO CA

FIGURE 3

PROJECT SITE



2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(714) 945-2738

PLANNING NETWORK

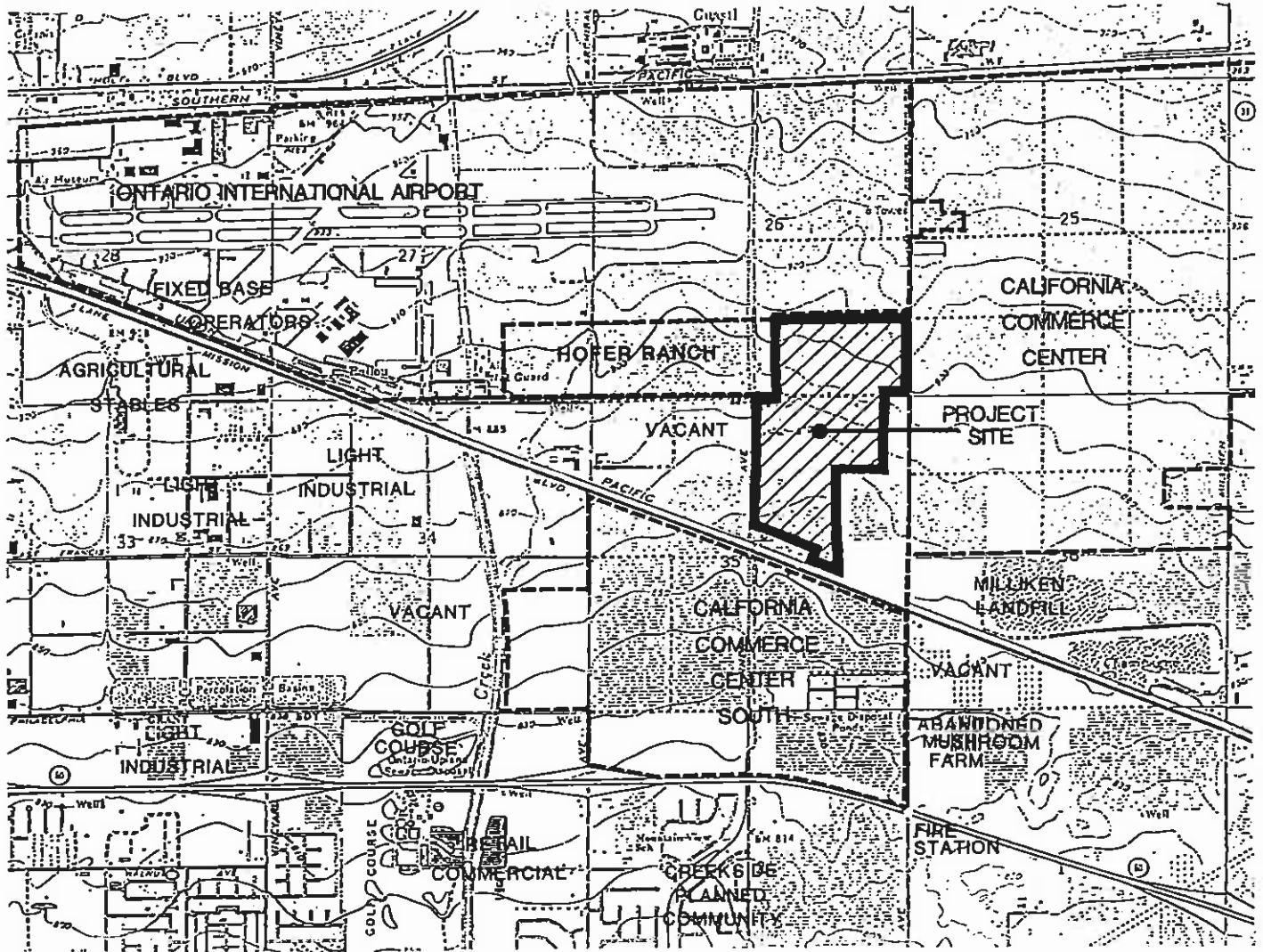


United Parcel Service
CARGO HUB ■ ONTARIO CA

DATE:9/28/87

FIGURE # 4

EXISTING LAND USE



2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
714) 945-2738

PLANNING
NETWORK



United Parcel Service
CARGO HUB ■ ONTARIO CA

D. Existing Utilities

1. Water

According to the City of Ontario Engineering Department, there are existing 12-inch lines in Jurupa Street and in Haven Avenue. The project site is also supported by at least one private water well which was used for agricultural irrigation.

Basic water service to the project site will be provided by the City of Ontario through the Eighth Street System. Most of the backbone system proposed by the City of Ontario Water Master Plan Report (January 1981) and the Eastside Water System Analysis (October 1984) has already been constructed, is being constructed, or is planned for construction by other developments, primarily the California Commerce Center development. Improvements consist principally of constructing new water lines or upgrading existing water lines.

A Master Plan for water service which outlines service demand and system capabilities has been prepared, and is included in this document. Any water system facilities which may need to be constructed by the project sponsor on a phased basis will be reviewed by the City Engineer.

2. Sewer

Since the project site was under agricultural use, there are no existing wastewater lines on or traversing the project site. The existing area wastewater system consists of the Cucamonga Relief Sewer, recently constructed in Haven Avenue to augment the capacity of the Cucamonga Trunk Sewer which is also in Haven Avenue (see Figure 12). The Relief Sewer has adequate capacity for anticipated development in the area for the next several years, including this project. The Trunk Sewer and the Relief Sewer connect to the Cucamonga Interceptor, which is located between Francis Street and Philadelphia Street. Although this system is nearly at capacity, construction is starting on a parallel relief interceptor which should be completed by the end of 1988.

Wastewater collection facilities are provided and maintained by the City of Ontario. All wastewater generated by the project will be treated at Chino Basin Municipal Water District's Regional Wastewater Treatment Plant No. 1. Wastewater 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 outlines service demand and system capabilities has been prepared, and is included in 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.

3. Drainage

The Lower Deer Creek Channel currently exists as an unlined ditch along the east side of Turner Avenue. The Union Pacific Railroad tracks and Mission Boulevard cross over the channel on existing bridges, which are slated to remain. There are no other on-site drainage facilities.

4. Electricity

Electricity in the project area is provided by Southern California Edison (SCE). SCE maintains a 12 Kilovolt (KV) overhead feeder line east of Haven and south of Mission Boulevard. With the exception of a service line extended to a dwelling unit on Turner Avenue, and other possible incidental service lines, no electrical lines currently serve the site.

5. Natural Gas

The Southern California Gas Company provides natural gas service to the area. According to Southern California Gas, a two-inch gas distribution line exists within Turner Avenue north of Mission Boulevard, terminating approximately 375 feet north of Jurupa Street.

6. Telephone

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