SECTION 4. INFRASTRUCTURE AND PUBLIC FACILITIES

To accommodate the development envisioned in the MCP - Ontario Festival Specific Plan, infrastructure and public facility improvements will be constructed to tie into existing City, District and Private Utility Facilities.

"Land Use Summary", Table 4.1 offers a breakdown of land uses.

Table 4.1
Land Use Summary

Land Use	Acres	% Of Total Acres
Planned Residential	22.4 AC±	58.5%
Proposed Commercial	9.5 AC±	26.0%
Existing Commercial	5.7 AC±	15.5%
Total	**37.6 AC±**	**100%**

4.1 Water Facilities

The City of Ontario water main is located in Inland Empire Boulevard; it is a 12-inch line at 80± pounds per square inch (p.s.i.). The line is sufficient to provide water to the project according to the City of Ontario Public Works Department. All onsite water systems shall be private with the exception for single-family detached development. This phase of development will be served by a public water main installed within a minimum 15 foot wide easement and shall be dedicated to the City. The project shall be plumbed for recycled water use, specifically for project landscaping, so that when recycled water is made available in the future a connection can be made. ***See Exhibit 4-1, "Existing Water Utility"***.

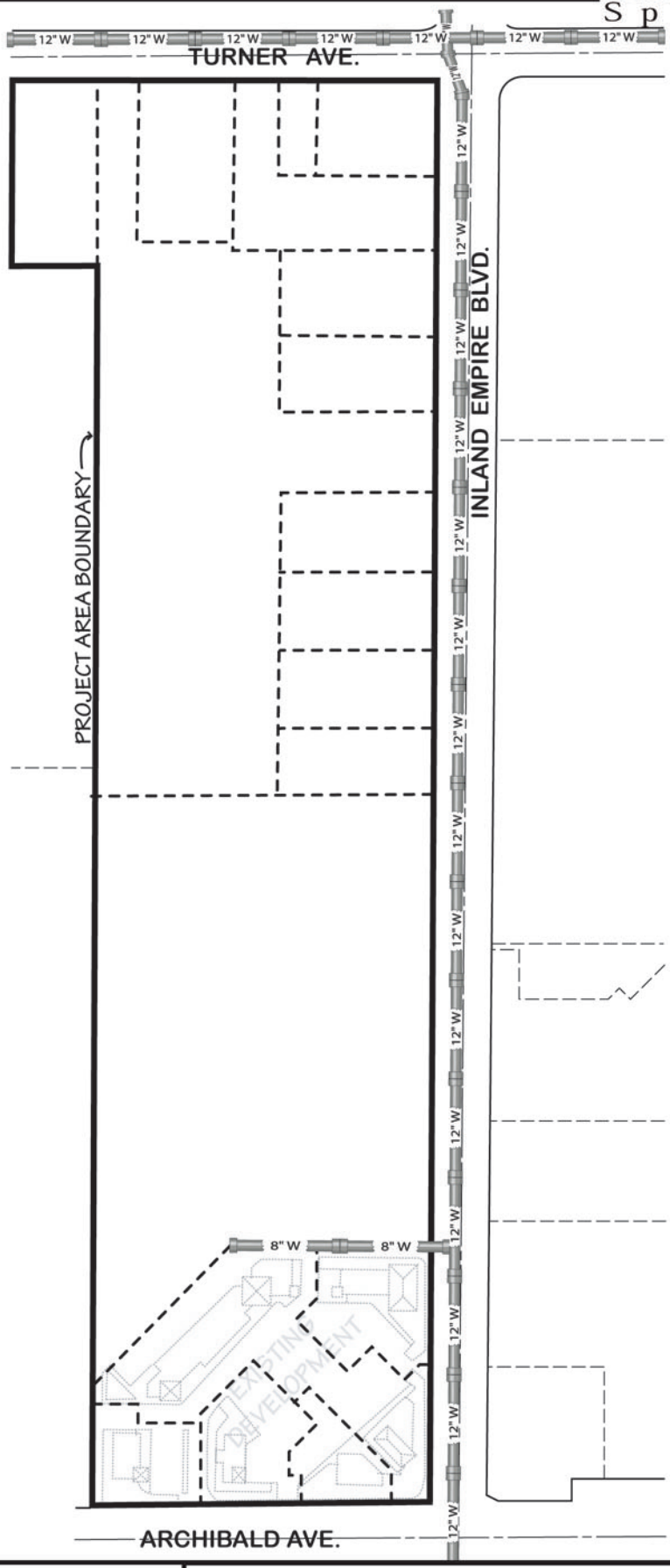
4.2 Sewer Facilities

The existing sewer main in Inland Empire Boulevard, is a 30" sewer line. There is also a 24" sewer main in Turner Avenue, belonging to the City of Ontario. Both lines have capacity to serve the site according to the City of Ontario Public Works Department. All onsite sewer systems shall be private with the exception for the single family detached development. ***See Exhibit 4-2, "Existing Sewer Utility"***.

There is also a 30" industrial waste line belonging to the City of Ontario in the south side of Inland Empire Boulevard. ***See Exhibit 4-3, "Existing Industrial Waste Utility"***.

4.3 Storm Drain System

There are no permanent storm drain lines or facilities adjacent to the proposed project. There is an existing 42" storm drain, which terminates approximately 130 feet east of the Archibald Avenue and Inland Empire Boulevard intersection. This storm drain line extends westerly in Inland Empire Boulevard and outlets into an open ditch on the north side of the I-10 Freeway. The open ditch runs parallel to the I-10 freeway and outlets into the Cucamonga Creek Channel.



NORTH

LDKING

0' 150' 300'

Existing Water Utility

(October 14, 2003)

Exhibit 4-1

Prepared For Meer Capital Partners, LLC By **LD KING, INC.** *ENGINEERS/PLANNERS/SURVEYORS*
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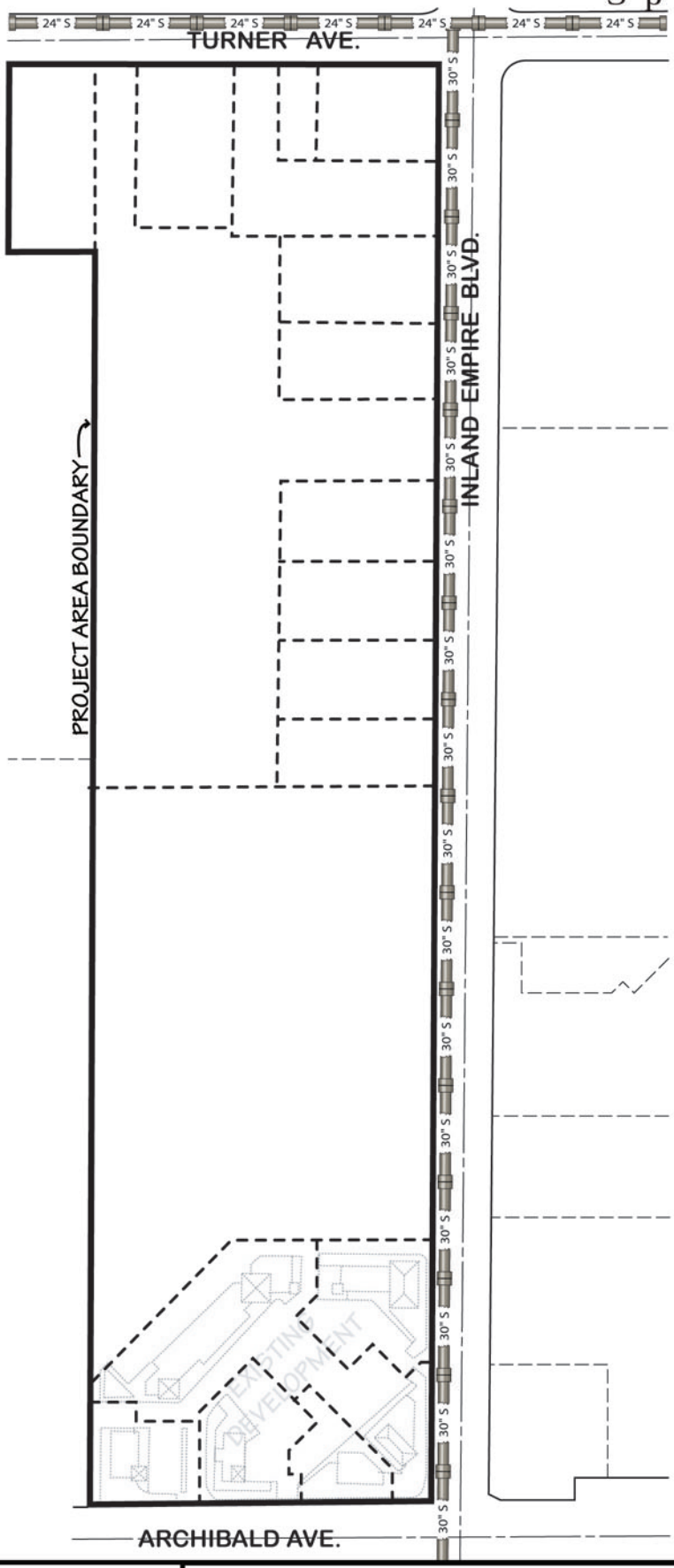

NORTH

LDKING

0' 150' 300'

Existing Sewer Utility

(October 14, 2003)

Exhibit 4-2

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