8.0 INFRASTRUCTURE AND UTILITIES SYSTEMS

8.1 WATER SYSTEM

8.1.1 WATER SERVICE PLAN

The Water Service Plan is depicted in EXHIBIT 56. The following is a brief explanation of the proposed water service system.

Water service is provided to the site by the City of Ontario. There are two existing water mains in Philadelphia Street, a twelve (12) inch low pressure main near the south curb-line, and a twelve (12) inch high pressure main near the north curb-line. There is also one ten (10) inch and one twelve (12) inch water main in Archibald Avenue, both located near the west curb-line.

Connection to the twelve (12) inch high pressure main in Philadelphia Street at two locations will provide water service to the site. The portion of the site within the Business Park Land Use Category will be served by a public water system. The portion of the site with the Bulk Warehouse Retail and the Support Commercial Land Use Categories will be served by a private water system. Detector checks shall be located at connection points between the public and private systems. On-site water mains will have a minimum diameter of eight (8) inches.

Fire hydrants will connect to the twelve (12) inch, low pressure main in Philadelphia Street, and the ten (10) inch main in Archibald Avenue, in order to provide fireflow along these two respective streets.

8.1.2 MAINTENANCE

The City of Ontario is responsible for the maintenance and monitoring of water facilities constructed in public rights-of-way within the Archibald Center Specific Plan. Maintenance of private water facilities will be the responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements of the Archibald Center Specific Plan. Covenants, conditions, and restrictions (C,C & R's) will be prepared prior to the recordation of a subdivision within the specific plan, in order to specify requirements which will guarantee the maintenance of private water facilities with the Archibald Center Specific Plan.

8.2 SEWER SYSTEM

8.2.1 SEWER SYSTEM PLAN

The Sewer Service Plan is depicted in EXHIBIT 56. The following is a brief explanation of the proposed sewer service system.

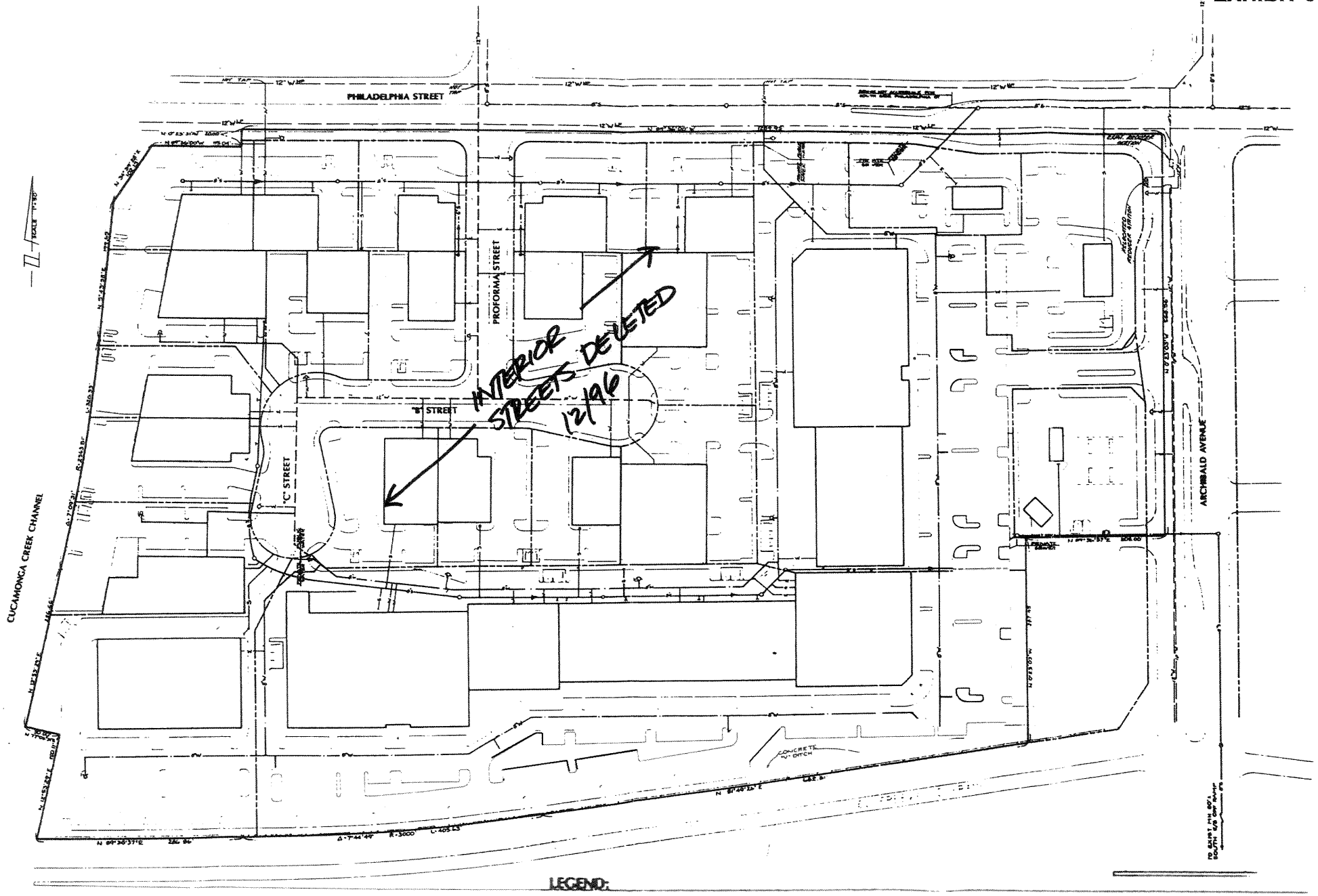
Sewer collection facilities are provided and maintained by the City of Ontario. Wastewater treatment facilities are operated by the Chino Basin Municipal Water District. An 8 inch sewer main is currently located in Archibald Avenue south of the Pomona Freeway. An eight (8) inch sewer main is also located in Philadelphia Street, adjacent to the site.

The project will be required to extend the existing 8 inch line in Archibald Avenue if the line is not extended by others before project construction begins. The Archibald Avenue sewer line will be extended into the site adjacent to the site's southerly most boundary with Archibald Avenue.

Minimum 8 inch gravity private mains will be constructed to provide service within the site, connecting to the public main in Philadelphia Street and Archibald Avenue. The northerly one-third of the project will be served by an eight (8) inch private sewer which will connect to the existing eight (8) inch public sewer in Philadelphia Street. The southerly two-thirds of the site will be served by an eight (8) inch private sewer which will connect to the extension of the eight (8) inch public sewer in Archibald Avenue.

8.2.2 MAINTENANCE

Maintenance of public sewers shall be the responsibility of the City of Ontario. The Chino Basin Municipal Water District will retain responsibility for regional sewer lines crossing the Archibald Center Specific Plan. Maintenance of private facilities, including private facilities within public rights-of-way, will be the responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements within the Archibald Center. Covenants, conditions and restrictions (C,C & R's) will be prepared prior to recordation of a subdivision, in order to specify requirements and responsibilities to guarantee maintenance of private sewer facilities within the Archibald Center.



WATER/SEWER SERVICE PLAN

8.3 STORM DRAIN SYSTEM

8.3.1 STORM DRAIN CONCEPT

Currently, storm drainage on site flows south toward the Pomona Freeway and is collected into an existing 4' x 2' reinforced concrete box inlet that was constructed by Caltrans, and then carried into the City's storm drainage system south of the freeway. The inlet was designed to accommodate approximately 50 cubic feet per second.

The Storm Drainage Concept is depicted in EXHIBIT 57. The freestanding parcels within the Support Commercial area will surface drain into Archibald Avenue. The industrial area will surface drain to catch basins that will carry the water into the Cucamonga Creek Channel. Approximately three-fourths of the Bulk Warehouse Retail area will surface drain directly into the Caltrans box inlet; the additional area will be collected into an underground system and conveyed to the Cucamonga Creek Channel.

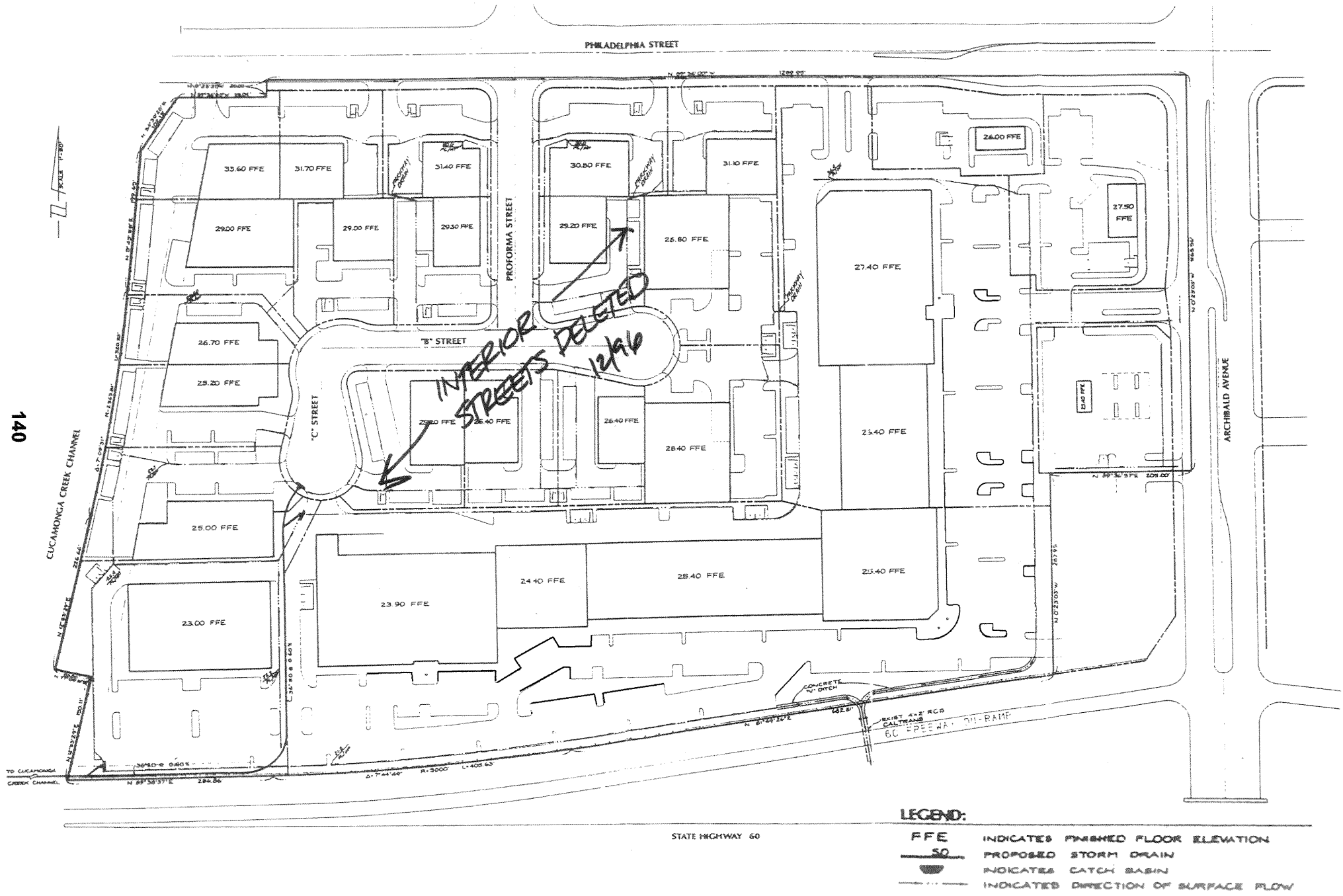
On-site public utility easements shall be dedicated to the City of Ontario for public drainage facilities that dewater the site and which are not within dedicated public rights-of way.

8.3.2 MAINTENANCE

Drainage improvements within the Archibald Center will be constructed to the standards of the City of Ontario or the San Bernardino County Flood Control District.

Improvements and associated easements outside of public rights-of-way which de-water public streets and route drainage to the Cucamonga Creek Channel shall be dedicated to the City of Ontario, who shall be responsible for their maintenance. Lateral drains which tie into the public system and all other surface drainage facilities will be privately maintained. The location of public and private drainage facilities are depicted in EXHIBIT 57.

Covenants, conditions, and restrictions, (C,C&R's) will be prepared, prior to recordation of a subdivision for the Archibald Center Specific Plan, in order to guarantee maintenance of private drainage facilities with the specific plan. The C,C&R's will also include requirements for the provision of cross-lot drainage.



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GRADING/STORM DRAINAGE PLAN

8.4 ELECTRICITY

Electrical Service will be provided by the Southern California Edison Company (SCE). The existing 12 kilovolt underground feeder system along the east side of Archibald Avenue will provide service to the project site. Underground crossings of Archibald Avenue will be needed to provide electricity to the site. All electrical lines will be placed underground within dedicated public streets, or as approved by the City Engineer and SCE.

The ultimate configuration of electrical facilities shall be as approved by SCE. The phasing of electrical facilities will be consistent with the phased development of land within the site, such that adequate electrical service is available to developed uses within the site at all times. SCE will maintain on-site electrical facilities.

8.5 NATURAL GAS

Natural gas service will be provided by the Southern California Gas Company. An on-site system of gas lines will be connected to the existing 4 inch gas line in Archibald Avenue in order to provide natural gas service to the site. The Southern California Gas Company will maintain natural gas lines within the project site.

8.6 SOLID WASTE

Solid waste collection services will be performed by the City of Ontario. The Solid Waste Superintendent will approve the type, size and quantity, and location of all solid waste receptacles. All refuse enclosures shall be constructed to City specifications.