

## **II. EXISTING CONDITIONS**

### **A. PROJECT LOCATION**

#### **1. Regional Context**

The Archibald Business Center encompasses approximately 30 acres of land in Southern California, and is located in the southeast corner of San Bernardino County within the City of Ontario (see Figures II-A-1, State of California, and II-A-2, Southern California Regional Map). This area is part of the Chino Basin, which is formed by the San Bernardino Mountains, the Jurupa Hills, and the Santa Ana Mountains, separated on the west from the Los Angeles Basin by the San Jose Hills.

The project is centrally located, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino and 30 miles from Orange County. Neighboring cities include Rancho Cucamonga, Upland, Fontana, Chino, and Montclair (see II-A-3, Regional Context). Land uses in the region range from agricultural lands devoted to citrus/grape production and the raising of dairy cattle, to industrial and residential land uses.

#### **2. Area Context**

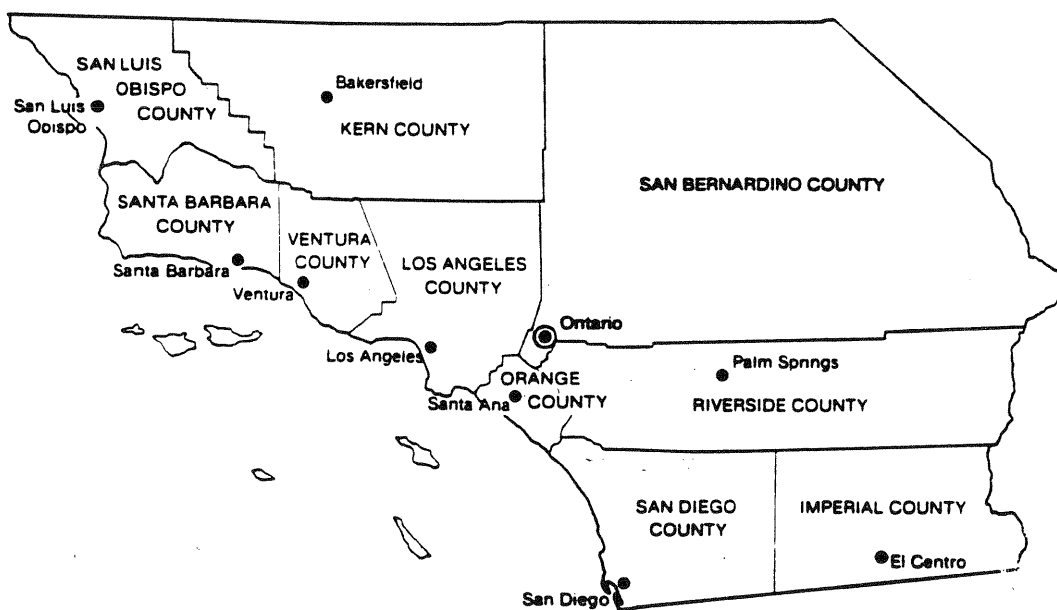
The Archibald Business Center is located in the eastern portion of the City of Ontario, south of the Ontario International Airport. The site is generally bounded by Jurupa Street to the north, Archibald Avenue to the east, Mission Blvd. to the south, and the Cucamonga Creek Channel to the west. (See Figure II-A-4, Area Context, and Figure II-A-5, Project Site.)

# REGIONAL CONTEXT

STATE OF CALIFORNIA



II-A-1



SOUTHERN CALIFORNIA  
REGIONAL MAP

II-A-2

# REGIONAL CONTEXT

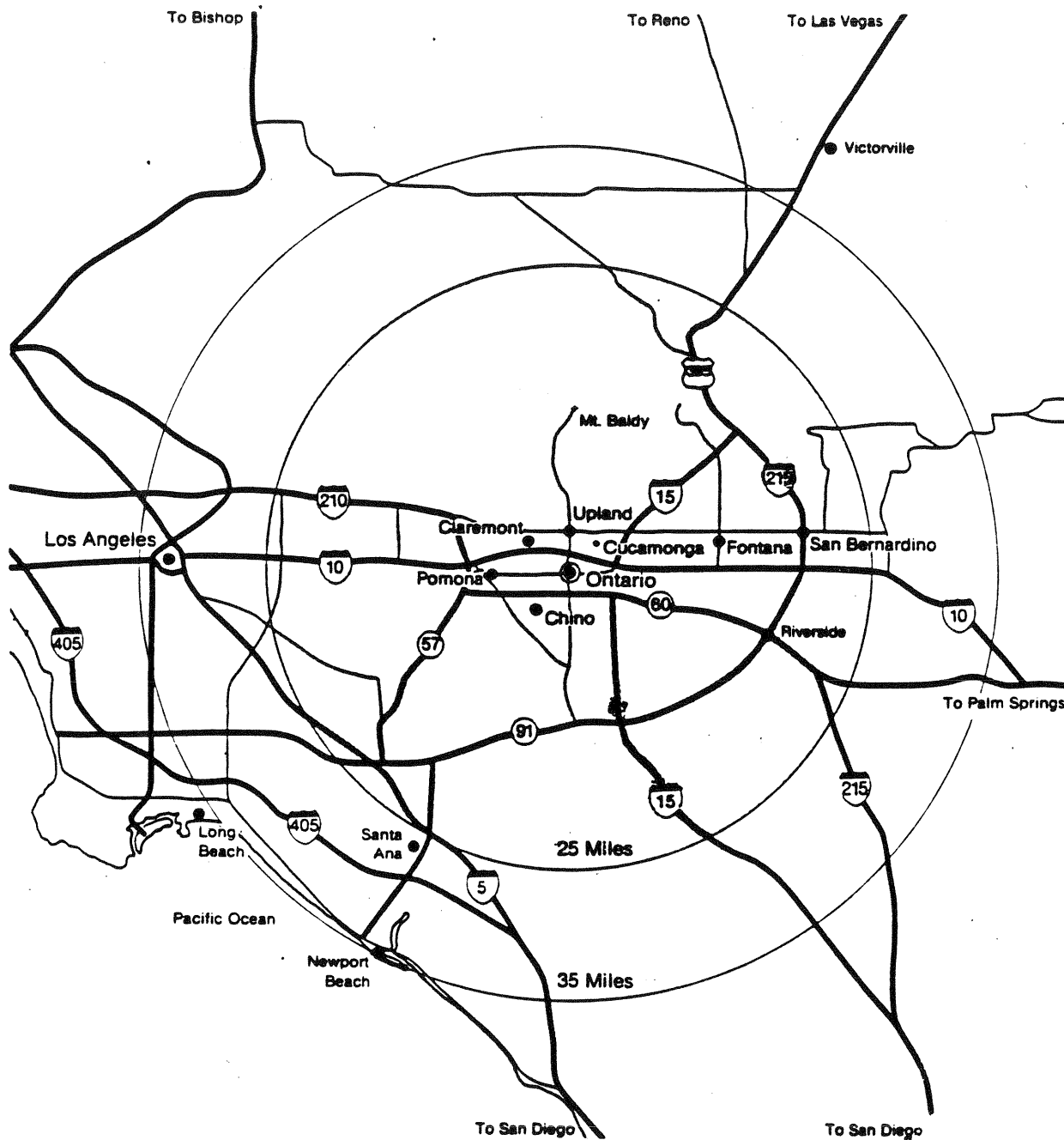


FIGURE II-A-3

# AREA CONTEXT

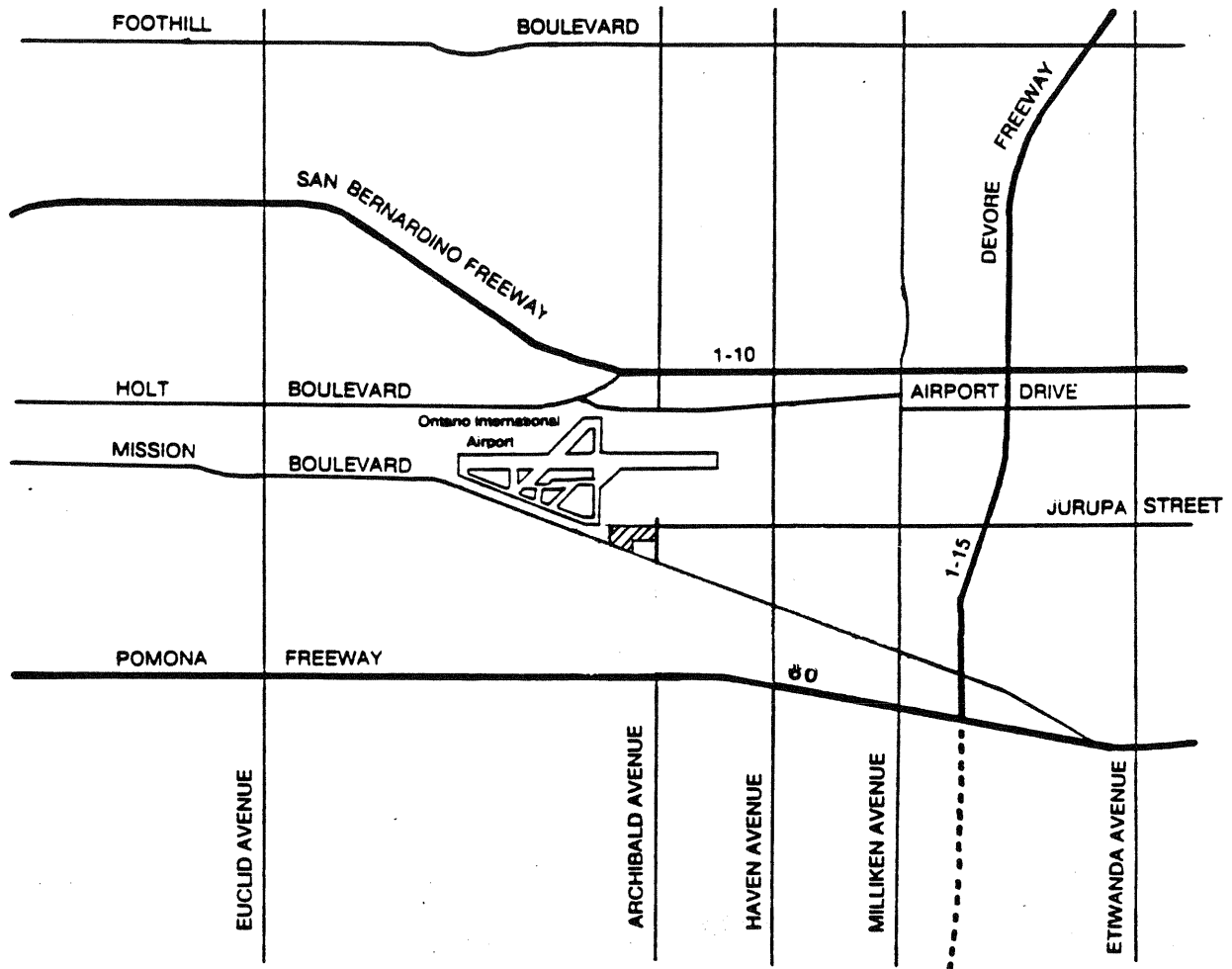
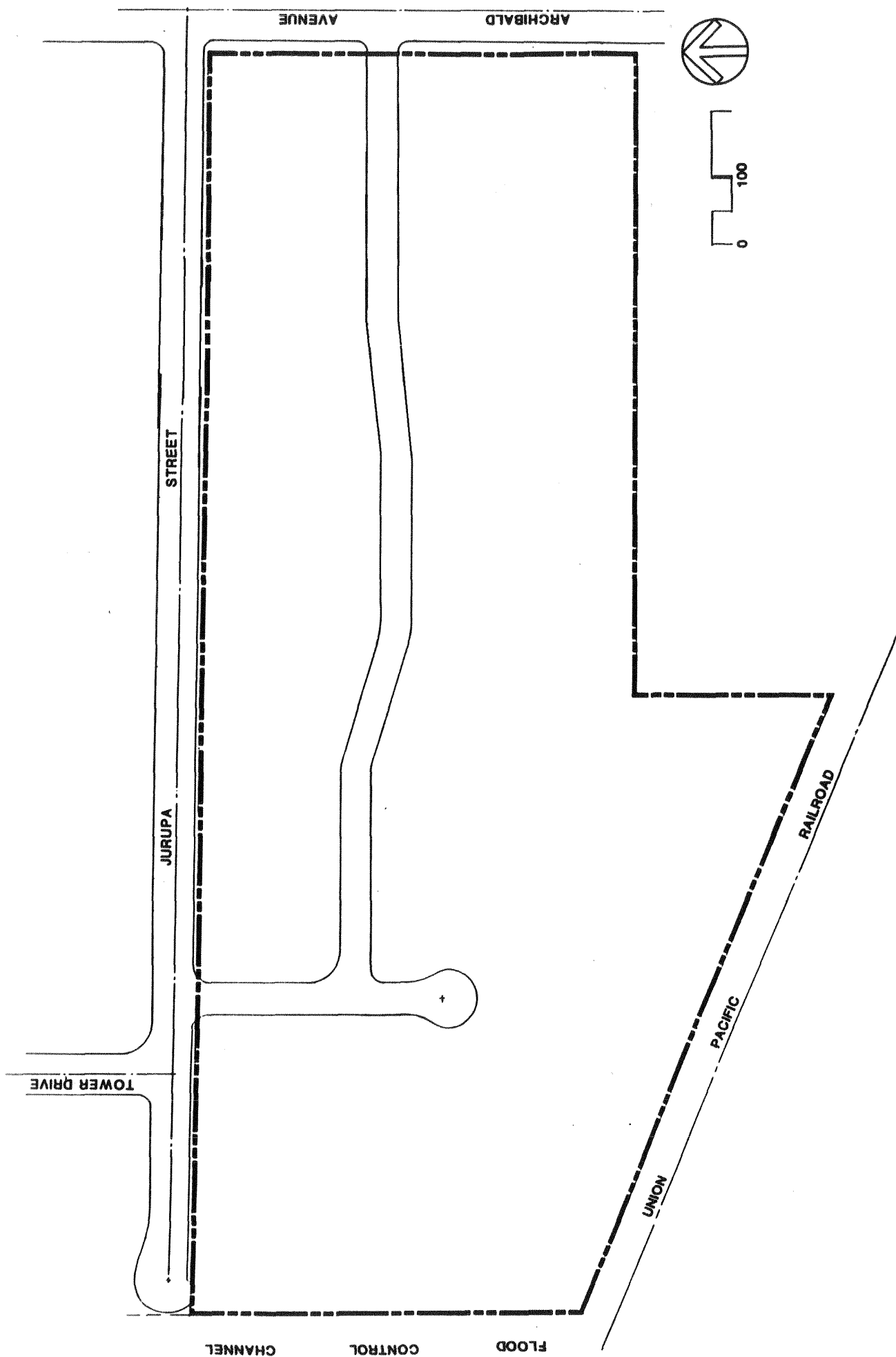


FIGURE II-A-4



**PROJECT SITE**      FIGURE II-A-5

## **B. SITE CONDITIONS: EXISTING LAND USES**

The project site is a relatively flat, 30 acre parcel of vacant land consisting primarily of grass ground cover. There is an 11 acre industrial site adjacent to the southeast corner of the site which is not a part of the proposed specific plan area. City of Ontario, well site number 36 is located at the southwest corner of Archibald Avenue and Jurupa Street, and consists of .3 acres. (See Figure II-B-1, Existing Land Uses).

# EXISTING LAND USE

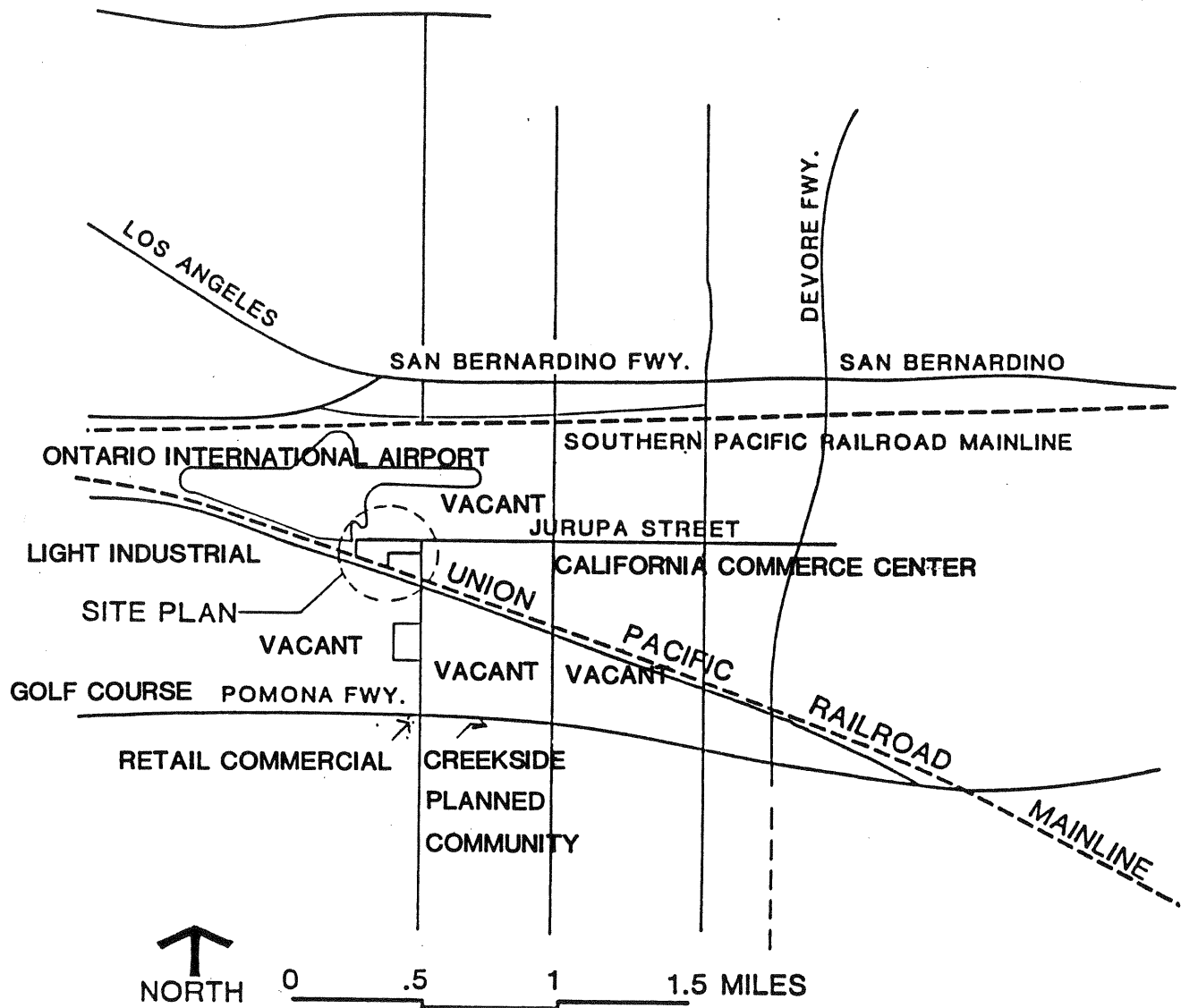


FIGURE II-B-1

## **C. EXISTING CIRCULATION**

### **1. Regional Circulation**

The project site has excellent regional accessibility, since it is located within close proximity to the San Bernardino Freeway (I-10), the Devore Freeway (I-15), and the Pomona Freeway (SR 60). The San Bernardino Freeway is a major transportation route between Los Angeles on the west, and San Bernardino and the desert areas to the east. The Devore Freeway provides north-south regional circulation. The Pomona Freeway also provides a major route to Los Angeles on the west and Riverside and desert areas to the east. In addition, the site is located adjacent to a Union Pacific Railroad main line (see Figure II-C-1, Regional/Local Circulation).

### **2. Local Circulation**

Archibald Avenue provides north-south access to the site. In an east-west direction, Mission Boulevard forms the southern boundary of the Specific Plan Area while Jurupa Avenue forms the northern boundary.



# REGIONAL/LOCAL CIRCULATION

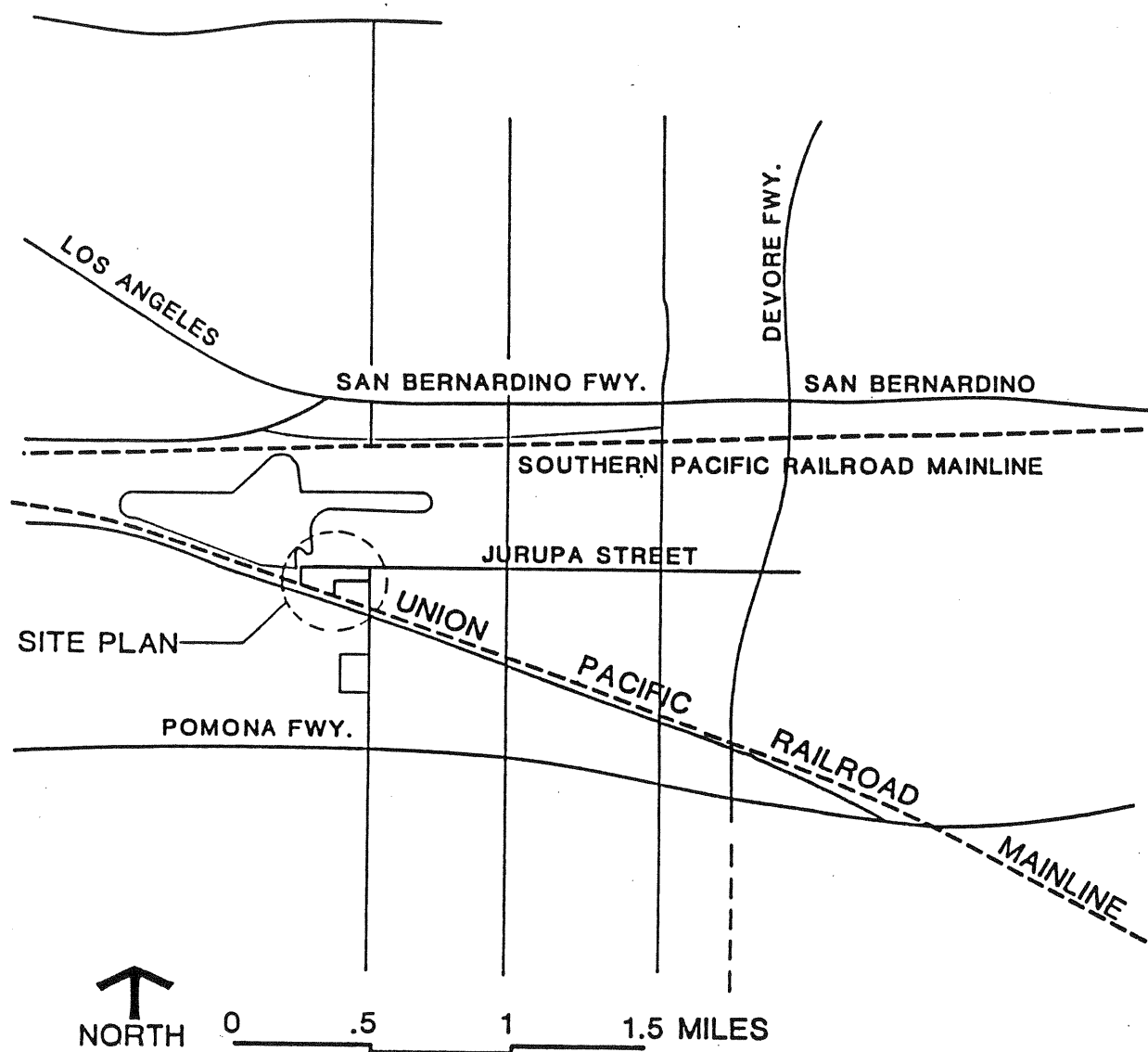


FIGURE II-C-1

#### D. EXISTING PHYSICAL CONDITIONS

As stated previously, the site is basically flat and consists of approximately 30 acres. Major soils of the project site have been classified as part of the Delhi Association, with minor soils being of the Tujunga series. A potential for wind erosion has been identified. No geologic faults are known to occur in, or to cross, the immediate boundaries of the project; however, the area is subject to earth shaking as a result of known active faults in the region. Cucamonga, Red Hill, San Jose, Indian Hill, and Chino Elsinore are potentially active faults within a ten- to 15-mile radius of the site. The San Jacinto and San Andreas Faults which are historically active, are located approximately twenty-five miles northwest of the area.

With respect to hydrology, this site currently accepts storm runoff from a 57 acre undeveloped area north of and adjacent to Jurupa Street, this property is currently covered with a short grass ground cover. This tributary area is bounded on the north and on the east by the Ontario Airport Runway and Archibald Avenue, respectively, and on the west by a ridge line generally extending North-South midway between Archibald Ave. and Tower Drive. Runoff from this site flows southerly to an existing 56' x 35' arch culvert under Jurupa Street thence southerly across Jurupa Street into a natural drainage course that traverses the project site from north to south. This drainage swale discharges to a channel at the southerly property line which carries storm flows under the Union Pacific Railroad and Mission Boulevard, thence southerly overland to Francis Street and ultimately reaching the Cucamonga Creek Channel. The climate in the project area is dominated by the region's Pacific high pressure system, and is characterized by hot, dry summers and mild winters.

## **E. EXISTING UTILITIES**

### **1. Water**

Water service to the project site will be provided by the City of Ontario. Groundwater is the source of 85 percent of the City's water supply. The wells within the City limits are owned by the City of Ontario, and drawn from the Chino Basin.

Because the project site is currently undeveloped, only a portion of the area has a water distribution network. There are currently 10" and 12" water mains existing within the Jurupa Street right of way and an existing 10" water main in Archibald Ave. and the project site will be served from the 8th street pressure zone system.

A Master Plan for water 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.

### **2. Wastewater**

Sewage collection facilities are provided and maintained by the City of Ontario. Wastewater treatment facilities are operated by the Chino Basin Municipal water District under the provisions of a regional wastewater treatment contract. The project site will be served by the existing 15" sewer line within Archibald Ave.

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. Solid Waste Disposal**

The City of Ontario provides solid waste disposal service throughout the city, including the project site. Three refuse trucks currently service the City's industrial areas, and four and one-half trucks service commercial areas. Solid waste collected within the project site will be transported to San Bernardino County's Milliken landfill, which is located northeast of the project site.

#### **4. Natural Gas**

The Southern California Gas Company provides natural gas service to the area. The Southern California Gas Company presently maintains a four-inch high-pressure gas main within the Archibald Avenue right-of-way and a two-inch main within the Mission Boulevard right-of-way. (See Figure II-E-1).

#### **5. Electricity**

Electricity in the project area is provided by Southern California Edison (SCE). SCE presently maintains 12 kilovolt (kv) overhead feeder lines along the easterly side of Archibald Avenue, as shown in Figure II-E-1.

#### **6. Telephone**

Telephone service to the project area is provided by the General Telephone Company (GTE) overhead. GTE presently maintains telephone lines located along the easterly side of Archibald, as shown in Figure II-E-1.

As also shown in Figure II-E-1 an underground GTE phone cable is provided on the north side of Jurupa Street which will afford the greatest available capacity for expansion.

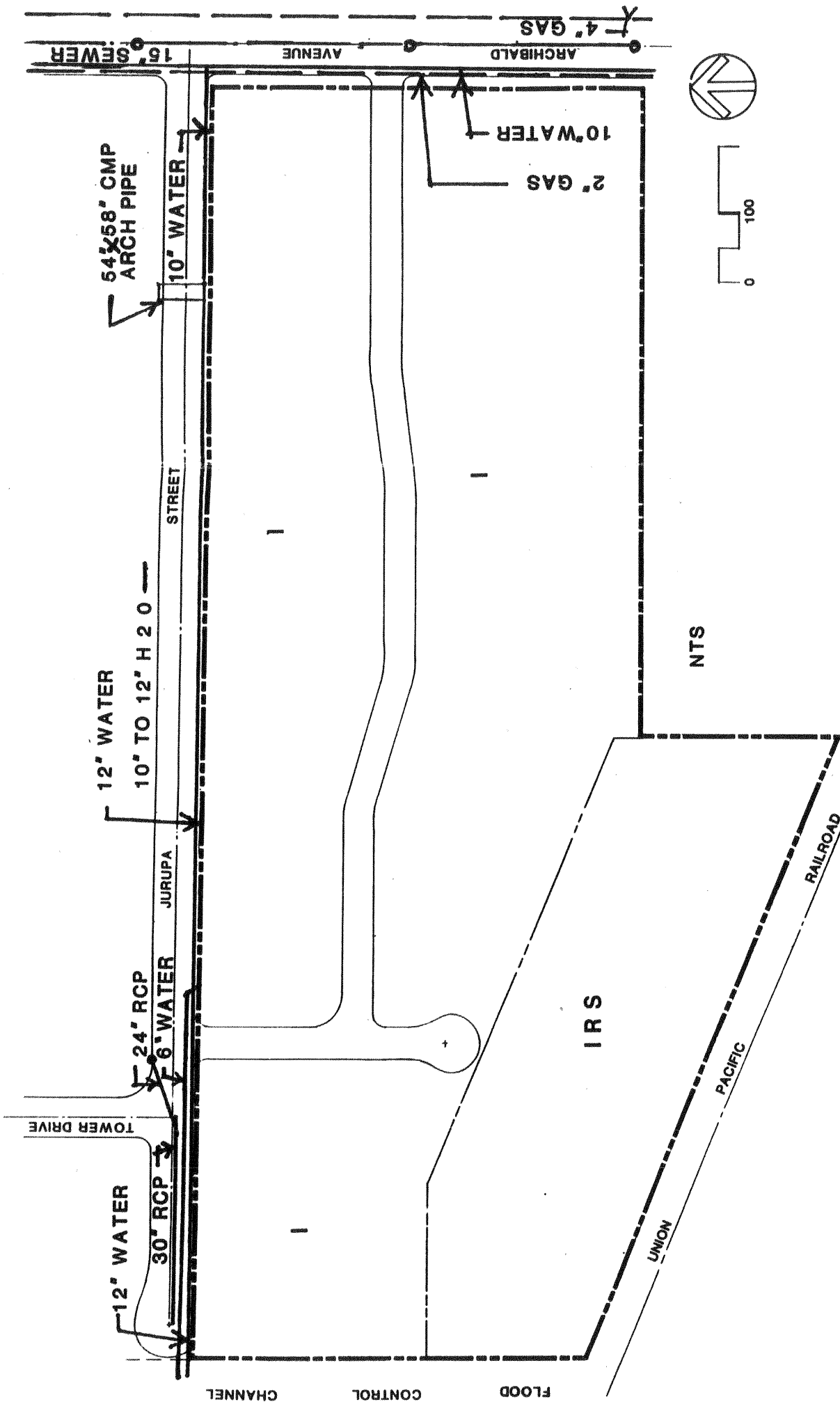


FIGURE II-E-1

EXISTING  
UTILITIES

SEWER  
WATER  
GAS  
STORMDRAIN