

SECTION 5 INFRASTRUCTURE AND PUBLIC SERVICES PLAN

To accommodate the development envisioned in the West Haven Specific Plan, infrastructure and public facility improvements will be constructed to tie into existing and proposed City and private utility agency facilities.

5.1 Electricity

Electrical service is currently provided in the area by Southern California Edison Company (SCE). All new lines in the New Model Colony as well as all existing lines within the Specific Plan area, less than 34.5 kV, shall be placed underground. SCE does not anticipate any significant problems in providing the Project Site with electrical power and stands ready to install distribution facilities for the Project Site.

5.2 Natural Gas

Southern California Gas Company (SCG) currently provides natural gas service. Facilities in the area include existing 3-inch and 6-inch mains on Haven Avenue and a 6-inch line on Riverside Drive. It should be noted that a 30-foot gas line easement runs diagonally across the Project Site at approximately 500-feet, south of the intersection of Riverside Drive and Haven Avenue and exits the Project Site's westerly boundary at approximately 1,290 feet south of Riverside Drive.

5.3 Communication Systems

A fiber optic system will provide phone, cable, and internet access to all homes within the Ontario Ranch. The City will provide a fiber optic network to the home, accommodating voice mail data, cable and video on demand. Proposed on-site facilities will be placed underground within a duct and structure system that will be installed by the developer, as shown in *Exhibit 5-1, "Fiber Optics Plan."* Maintenance of installed system will be the responsibility of the City and/or Special District fiber optic entity and not the developer(s), private homeowners association or private homeowners. Developer(s) of the Specific Plan will need to provide all fiber optic infrastructure necessary to service their site as a stand-alone development.

5.4 Public Utilities

Water, recycled water and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed per City standards and contained within acceptable easements. The CC&Rs shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas or driveways. Utilities

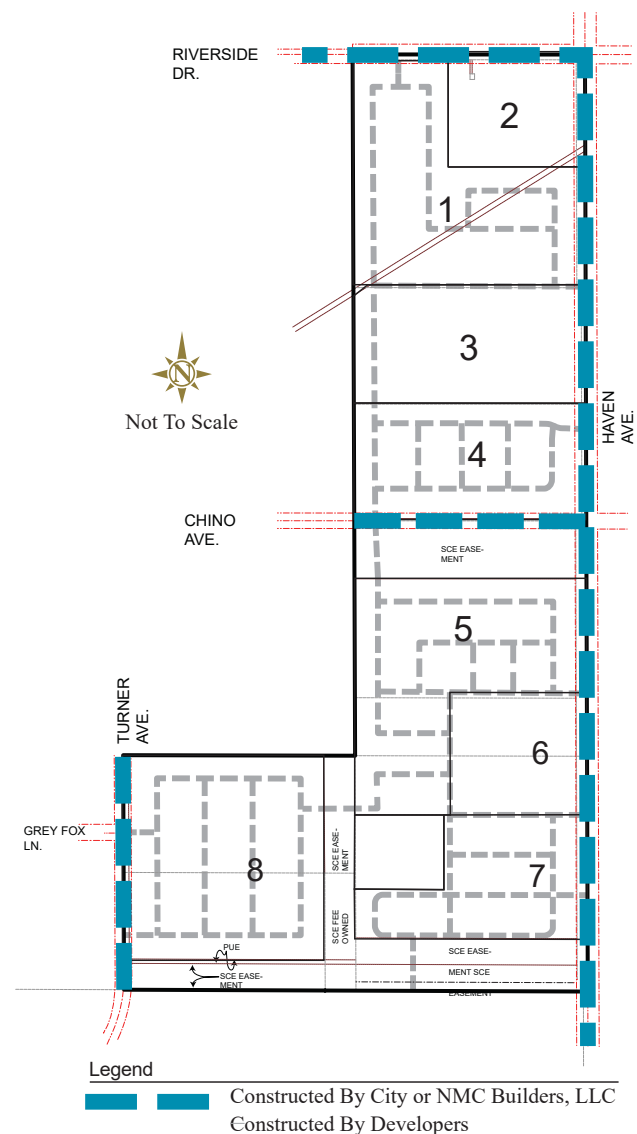


EXHIBIT 5-1: FIBER OPTICS PLAN

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within commercial and industrial parking lots and loading areas will be designated as private. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.

5.5 Potable Water

Domestic water will be provided by the City of Ontario. The Water Master Plan identifies new water facilities to include two reservoirs, three groundwater wells, and potable and recycled water lines. Construction of the on-site and offsite Master Plan water service improvements shall be the responsibility of the developer(s) and is required prior to issuance of building permits for West Haven.

The Specific Plan area is located in two pressure zones. The project area north of Chino Avenue lies within the 1010 Zone. The project area south of Chino Avenue lies within the 925 Zone.

1010 Zone

Off-site improvements for the 1010 Zone include the construction of the 1010'(2A) Reservoir, a 9.0 MG reservoir to be located at the southeast corner of Milliken Avenue and the I-10 Freeway; a ground water well; a 24-inch transmission main in Milliken Avenue from the 1010' (2A) Reservoir to Riverside Drive; and an 18-inch water main in Riverside Drive from Milliken Avenue to Mill Creek Avenue, in Mill Creek from Riverside Drive to Chino Avenue, and in Chino Avenue from Mill Creek Avenue to Turner Avenue.

925 Zone

Off-site improvements for the 925 Zone include the construction of the 925 Reservoir, a 6.0 MG reservoir to be located on Jurupa Street; two ground water wells; two pressure reducing stations; a 42-inch transmission main in Milliken Avenue from the 925 Zone Reservoir

to Riverside Drive; a 30-inch transmission main reducing to a 24-inch main in Milliken Avenue from Riverside Drive to Merrill Avenue; a 24-inch main in Merrill Avenue from Milliken Avenue to Archibald Avenue; and a 24-inch main reducing to a 12-inch main in Archibald Avenue from Merrill Avenue to Schaeffer Avenue.

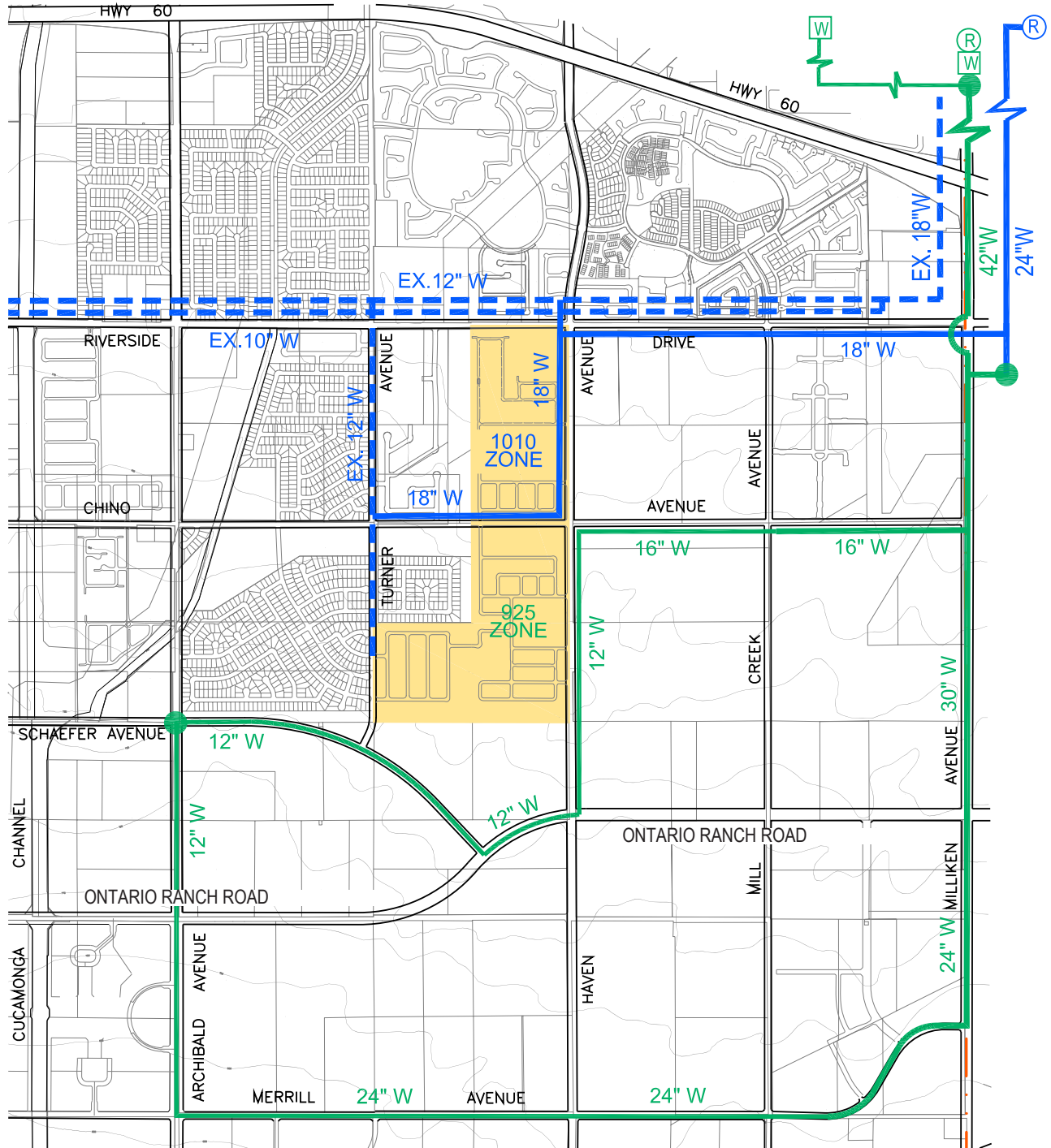
To provide a loop water system, the West Haven Specific Plan project developer(s) will be responsible for a 16-inch water main in Chino Avenue from Milliken Avenue to Haven Avenue, as well as a 12inch main in Haven Avenue from Chino Avenue to Edison Avenue, in Edison Avenue from Haven Avenue to Schaefer Avenue, and in Schaefer Avenue from Edison Avenue to Archibald Avenue. All water mains, internal to the West Haven Specific Plan project, will be provided by the Project Site Developer. Within the Project Site, 8-inch water mains are proposed to serve the residential and commercial developments.

The master plan for domestic water for West Haven is illustrated on *Exhibit 5-2, "Master Plan Water Improvements."* The conceptual on-site water system is illustrated on *Exhibit 5-3, "Conceptual On-Site Water System."*

5.6 Sewer

Sewer Service for West Haven will be provided by the City of Ontario. The New Model Colony Sewer Master Plan identifies sewer service to the Project Site by the Eastern Trunk Sewer. The Eastern Trunk Sewer is a joint use sewer shared by the City of Ontario and Inland Empire Utilities Agency (IEUA). Off-site sewer improvements include a proposed 15-inch sewer main beginning at the southwest corner of the Project Site and extending southerly in Turner Avenue to Edison Avenue and a 24-inch main in Edison Avenue to Archibald Avenue to the Eastern Trunk Sewer. Within West Haven, 8-inch, 10 inch and 12 inch sewer mains are proposed to serve the residential and commercial developments. Construction of the on-site and off-site Master Plan sewer improvements shall be the responsibility of the developer(s) and is required prior to issuance of building permits for West Haven. The master plan for sewer for West Haven is illustrated on *Exhibit 5-4, "Conceptual Sewer System Improvements."*

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LEGEND

- SPECIFIC PLAN AREA
- MASTER PLAN WATER - 1010 ZONE
- MASTER PLAN WATER - 925 ZONE
- EXISTING WATER - 1010 ZONE
- PRV STATION PER NMC WATER SUPPLY PROJECT
- R PROPOSED RESERVOIR
- W PROPOSED WELL

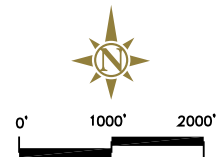


EXHIBIT 5-2: Master Plan Water Improvements

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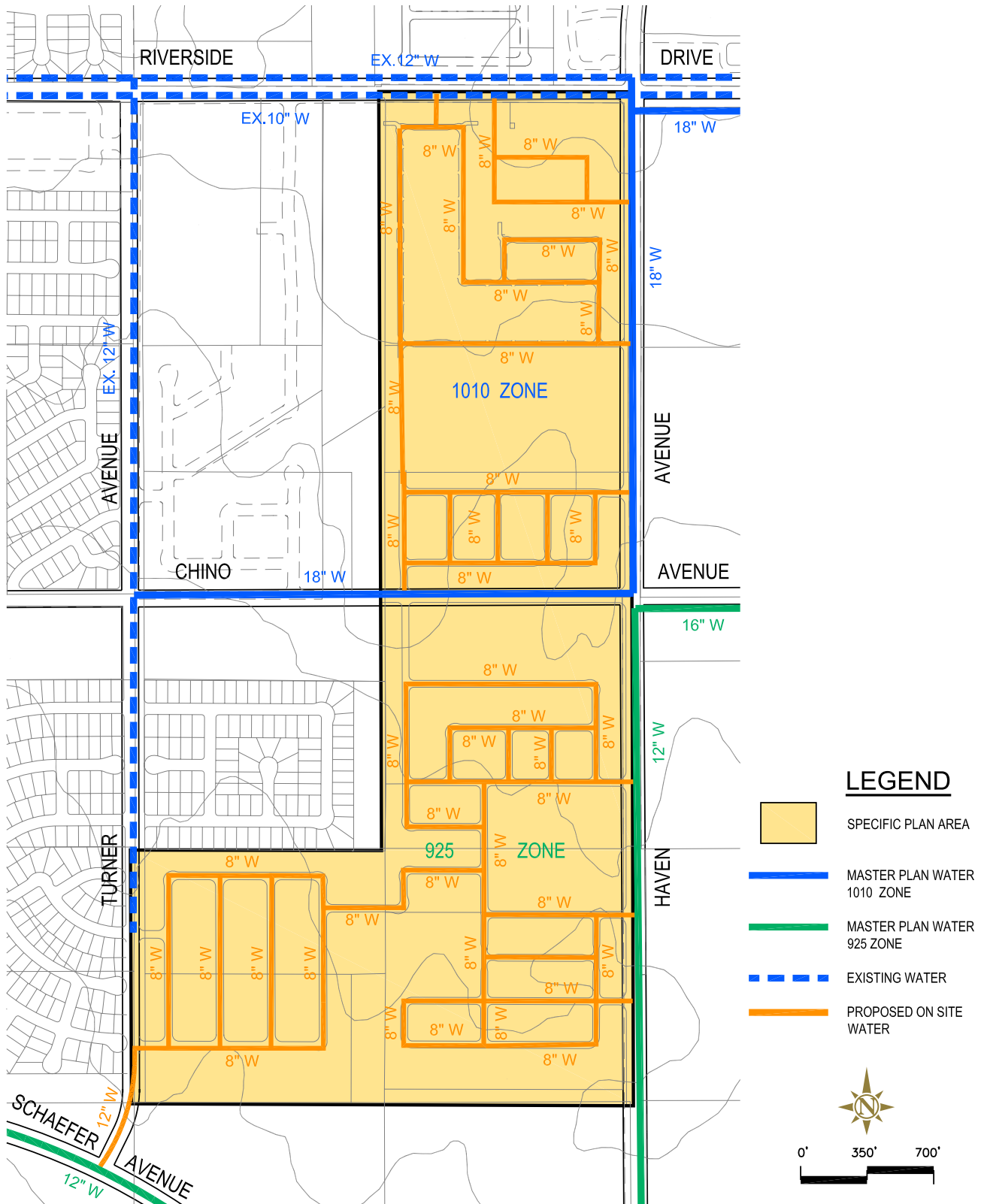


EXHIBIT 5-3: Conceptual On-Site Water System

5.7 Storm Drain

The City's Storm Drain Master Plan identifies new storm drain facilities to serve the Project Site. Off Site master plan storm facilities include the Turner Avenue Storm Drain extending northerly from the County Line Channel within Turner Avenue to the Southwesterly corner of the Project Site. On Site master plan facilities include extending the Turner Avenue Storm Drain from the southwest corner of the Project Site extending it easterly across Planning Area 9 to approximately 120 feet east of the SCE Corridor, then northerly along a proposed north/south local street to the southerly line of Planning Area 1. The alignment of the on-site Turner Avenue Master Plan Storm Drain extends across all of the residential planning areas, the concept park, an SCE Easement and the SCE Fee Parcel. A public utility easement will be required across the concept park, SCE Easement and SCE Fee Parcel. The developer(s) of West Haven will construct all required Master Planned Storm Drain required to serve the Specific Plan Area.

If the Storm Drain Master Plan is revised or updated by the City those updates will be incorporated into the West Haven Storm Drain System Improvements.

Local storm drain system improvements to serve the proposed planning areas within the Project Site will be connected to the proposed Turner Avenue Master Plan Storm Drain and will be the responsibility of the planning area developer.

The master plan storm drain improvements are illustrated in *Exhibit 5-5, "Master Plan Storm Drain Improvements."*

Interim facilities like on-site detention basins of adequate size(s) will be required to be constructed if no outlet storm drain system is built or existing at the time of development of this project.

5.7.1 NPDES Compliance

The grading and drainage of the West Haven Specific Plan area shall be designed to detain, filter and treat surface runoff, in a manner and combination which is practical, to comply with the most recent requirements of the San Bernardino County NPDES Storm Water Program's Quality Management (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, Source Control Best Management Practices (BMP's) and/or either on-site Structural Treatment Control BMP's, or participation in regional or watershed-based Treatment Control BMP's.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP) will also be prepared. The SWPPP will be prepared to comply with the California State Water Resources Control Board's (State Water Board) current "General Permit to Discharge Storm Water Associated With Construction Activity" and the current Area Wide Urban Storm Water Runoff (Regional NPDES Permit). The SWPPP will identify and detail all appropriate Best Management Practices (BMP's) to be implemented or installed during construction of the project.

In addition to the preparation of a SWPPP for construction-related activities, and as part of the approval of any grading plans within the Specific Plan Area, the applicant will be required to submit a Water Quality Management Plan (WQMP) on the regional model form provided by the City. The WQMP shall identify and detail all Site Design BMP's, Source Control BMP's and Treatment Control BMP's to be implemented or installed at this site in order to reduce storm water pollutants and site runoff.

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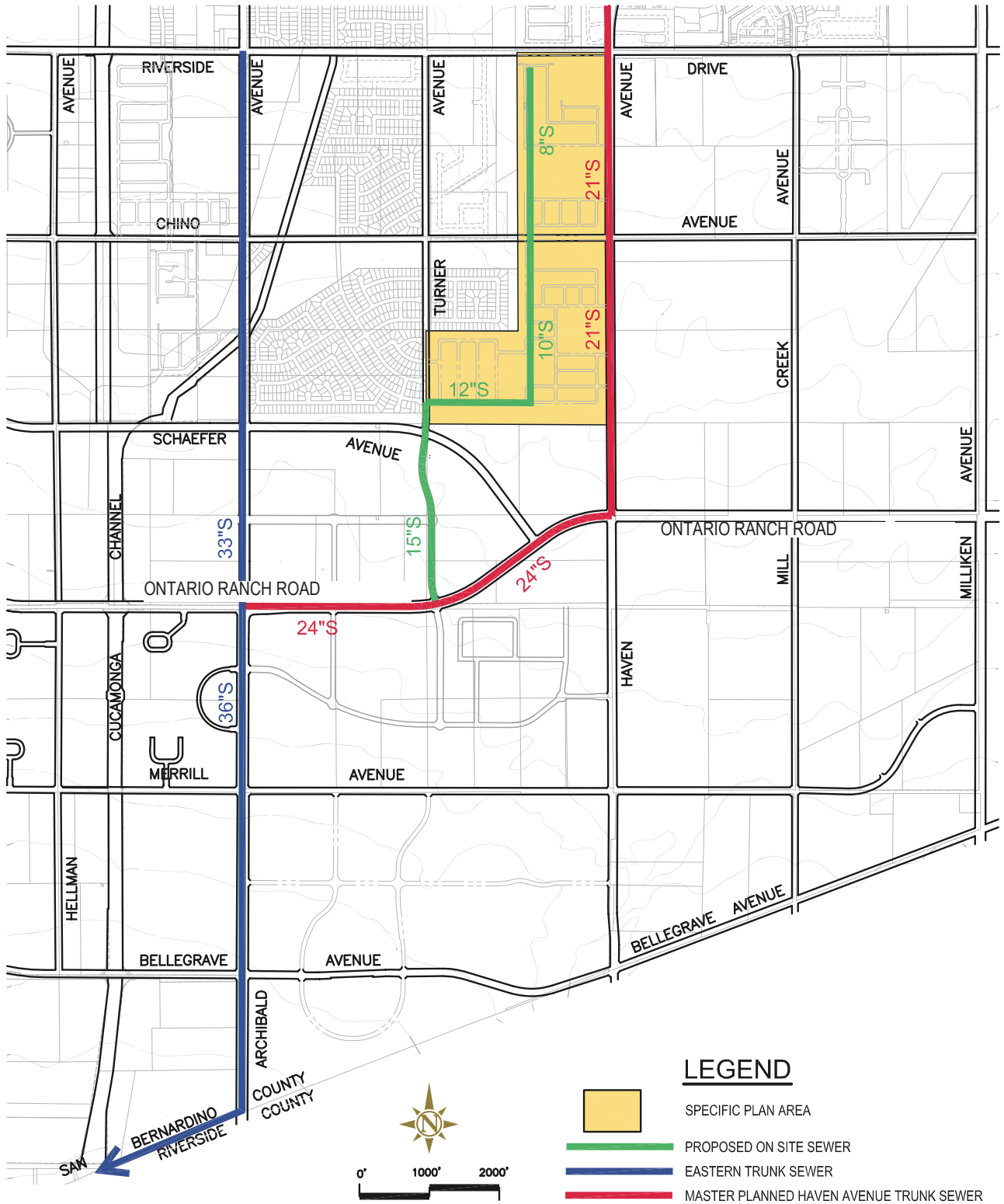
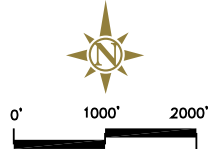
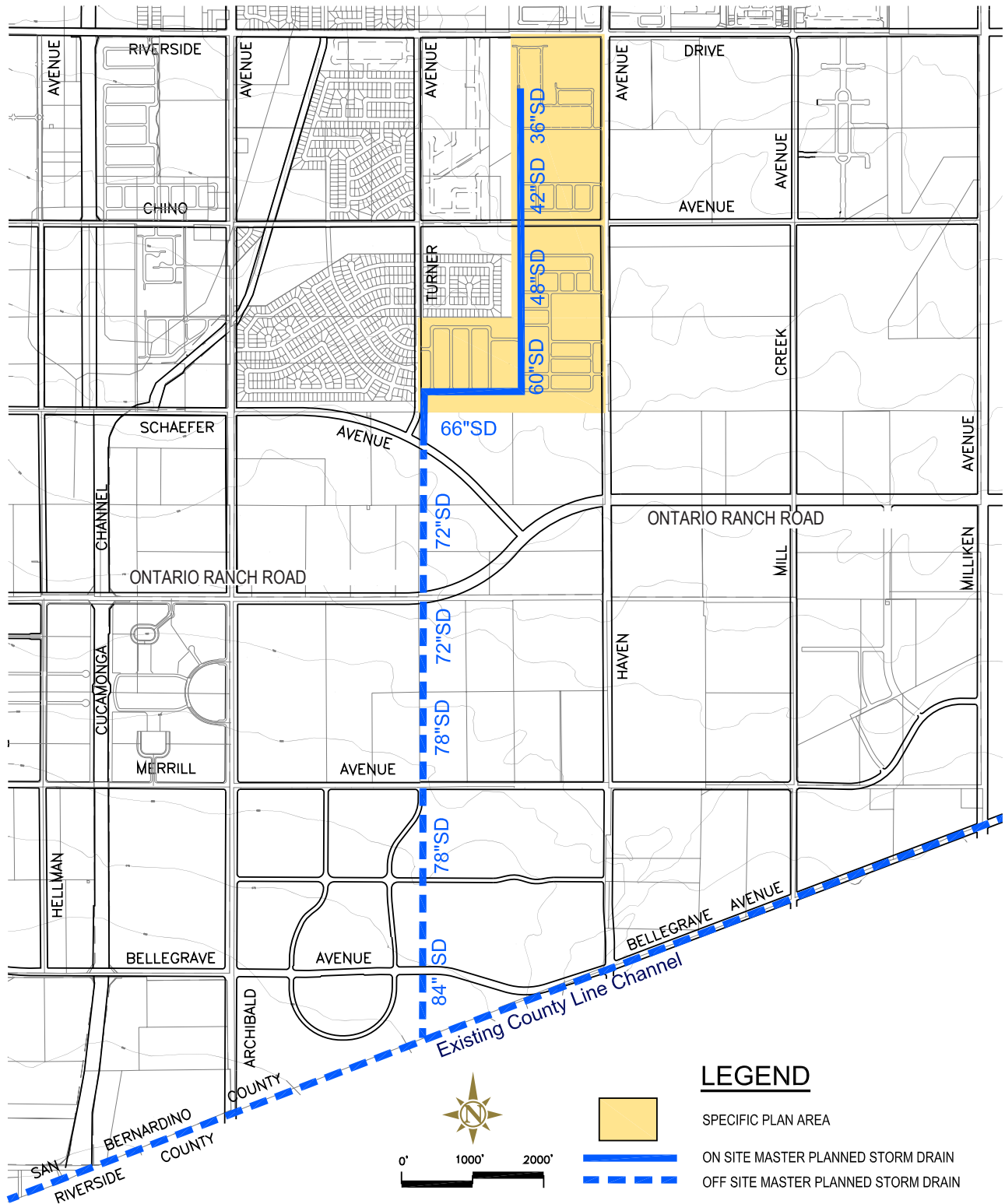


EXHIBIT 5-4: Conceptual Sewer System Improvements

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LEGEND

	SPECIFIC PLAN AREA
	ON SITE MASTER PLANNED STORM DRAIN
	OFF SITE MASTER PLANNED STORM DRAIN

NOTE: THE FINAL STORM DRAIN PIPE SIZES WILL BE APPROVED AT FINAL DESIGN STAGE.

EXHIBIT 5-5: Conceptual Storm Drain Improvements

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A proposed Mill Creek Wetlands is a regional runoff treatment facility for the sub-watershed area that this project lies within is being considered for construction. This regional treatment facility would be part of an overall solution for storm water treatment. If an approved regional storm water treatment facility is constructed, it may serve as an alternative to complete on-site treatment of all pollutants of concern. If the regional storm water treatment facility is not completed and operational prior to construction of this project, all necessary on-site treatment control BMP's and/or temporary water control devices will be installed pursuant to the requirements of the current regional NPDES Permit and the approved Water Quality Management Plan for this project.

All Priority Land Use (PLU) areas within the Specific Plan Area is in compliance with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MMS4 Permit. Drainage from the PLU will conveyance to a certified full trash capture device along Turner Avenue.

5.8 Recycled Water

Recycled water will ultimately be provided by Inland Empire Utility Agency (IEUA) via City of Ontario recycled water mains as presented in the Water Master Plan prepared. The Specific Plan area is located in two pressure zones. The project area north of Chino Avenue lies within the 1050 Zone. The project area south of Chino Avenue lies within the 930 Zone. The master planned facilities required to serve West Haven for the 1050 Zone include a 30-inch recycled water main from the IEUA facility adjacent to Westwind Park southerly to Riverside Drive, a 16-inch recycled water main in Riverside Drive to Haven Avenue, a 12-inch main in Haven Avenue from Riverside Drive to Chino Avenue, and an 8-inch main in Chino Avenue from Haven Avenue to Turner Avenue. The master planned facilities required to serve West Haven for the 930 Zone include installing a 24-inch recycled water main in Archibald Avenue from Chino Avenue to Schaefer Avenue, a 30-inch recycled main in Chino Avenue from Archibald Avenue to Haven Avenue, a 16-inch recycled water main in Haven Avenue from Chino Avenue to Edison Avenue, a 16-inch main in

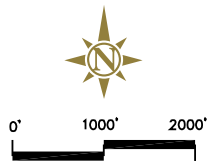
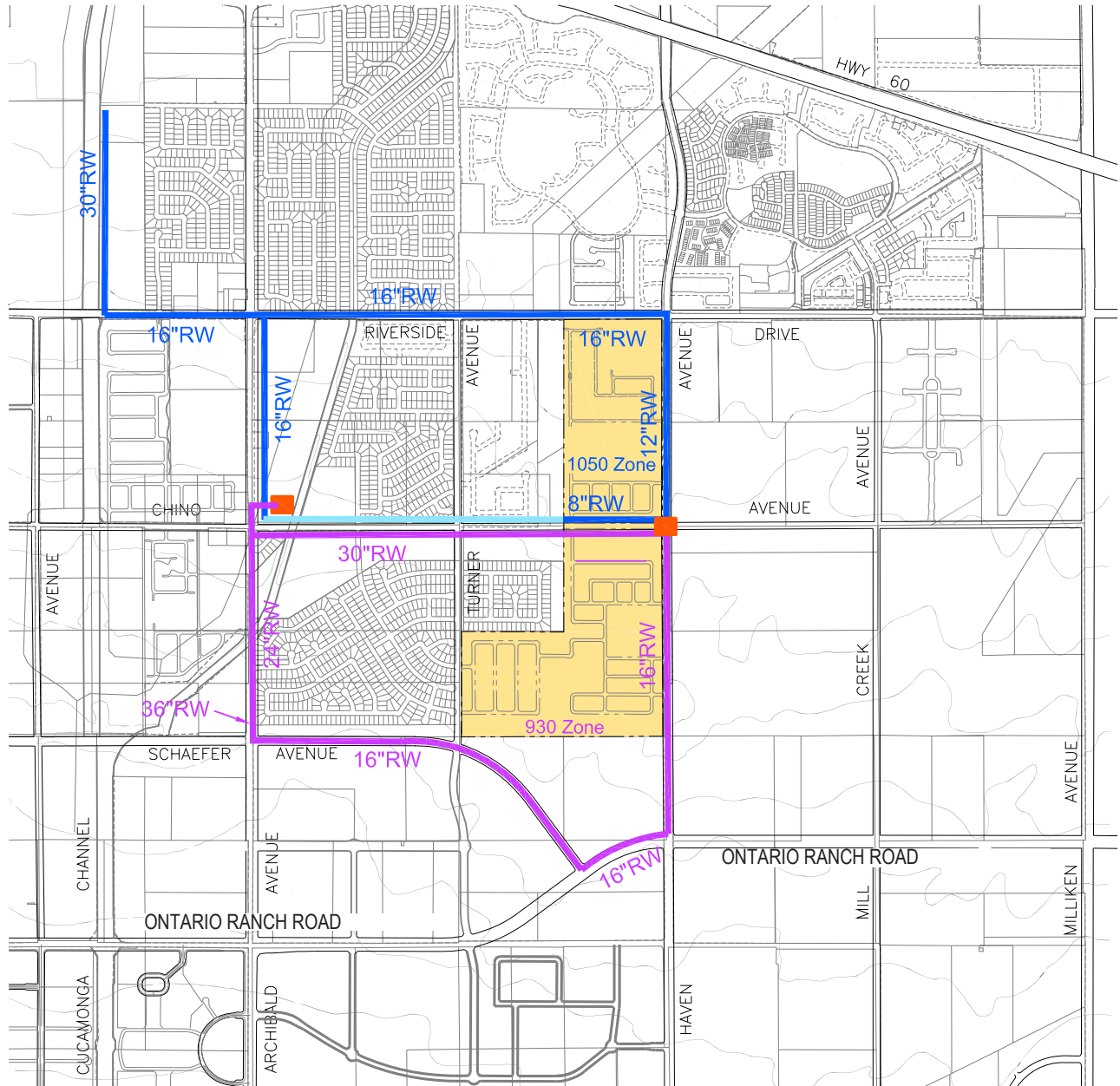
Edison Avenue from Haven Avenue to Schaefer Avenue, and a 16-inch main in Schaefer Avenue from Edison Avenue to Archibald Avenue. Initially, the recycled water from the 1050 Pressure Zone will be conveyed to the 930 Pressure Zone via two (2) master planned pressure reducing stations located in Archibald Avenue and Haven Avenue north of Chino Avenue. The ultimate source of recycled water to the Specific Plan within the 930 Pressure Zone is IEUA's RP-1 via the future 30-inch RP-1 Outfall Parallel located west of the Cucamonga Channel and delivered through master planned lines that connect to RP-1 Outfall at Chino Avenue, Schaefer Avenue, and other major intersections. The Project Site developers will be responsible for these new distribution lines. All recycled water lines required to serve the project, will be provided by the West Haven Specific Plan developer.

Within the project site, 8-inch recycled water mains are proposed to serve the site. The West Haven Specific Plan shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to the irrigation of parks, schools, street landscaping, recreational trails, HOA maintained common areas and commercial/industrial landscaping. The developer shall prepare and secure approval of an Engineering Report from the City of Ontario and the Department of Health Services prior to the use of recycled water. The proposed on-site recycled water system shall be constructed and cross any and all SCE easements within streets. Sizing of on-site system is subject to the approval of the hydraulic analysis and minimum requirements from the City.

There may be an interim period where recycled water supply does not have adequate pressure depending on the timing of development and construction of a regional booster station. If this is the case, the recycled water system will connect to the potable system initially, until such point that recycled water service is available.

The recycled water system improvements are illustrated in *Exhibit 5-6, "Master Plan Recycled Water Improvements."* The conceptual on-site recycled water system is illustrated on *Exhibit 5-7, "Conceptual On-Site Recycled Water System."*

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LEGEND

- SPECIFIC PLAN AREA
- MASTER PLAN RECYCLED WATER - 1050 ZONE
- MASTER PLAN RECYCLED WATER - 930 ZONE
- FUTURE OMC PIPELINE
- PRESSURE REDUCING STATION

EXHIBIT 5-6: Master Plan Recycled Water Improvements

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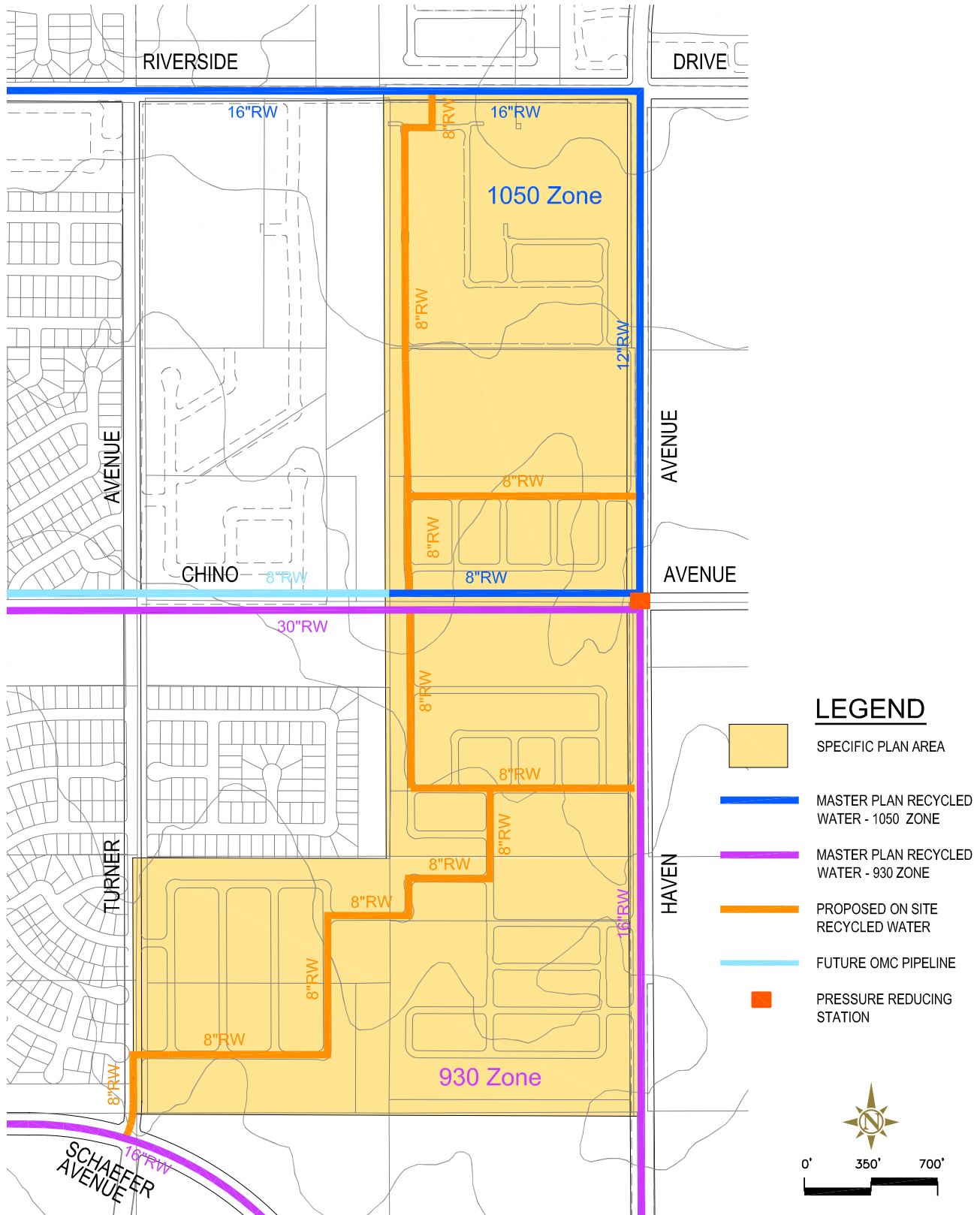


EXHIBIT 5-7: Conceptual On-Site Recycled Water System

5.9 Solid Waste

Solid waste collection and disposal will be accomplished by City crews through the City of Ontario Public Works Agency. The West Haven project anticipates utilizing a 3-bin system to accommodate recyclables and green waste and supports any City-sponsored recycle program and diversion of special wastes such as tires, construction material, etc.

Provisions for solid waste and recycling are as follows:

- Commercial – Developer shall comply with Municipal Code Section 6-3.314 Commercial Storage Standards, and Section 6-3.601 Business Recycling Plan.
- Apartment – For apartments using commercial bin service, the developer shall comply with Municipal Code Section 6-3.314 Commercial Storage Standards and Section 6-3.601 Business Recycling Plan.
- Residential – For curbside automated container service, developer shall comply with Municipal Code Section 6-3.308.9(a) and (d), Residential Receptacles, Placement.
- Recycling Requirements – Developer shall comply with Municipal Code Article 6 Recycling Requirements for Special Business Activity, Section 6-3.601 Business Recycling Plan, and Section 6-3.602 Construction and Demolition Recycling Plan.
- Site Improvement Plans shall follow the City of Ontario refuse collection standards.

5.10 Fire Department Services

The City of Ontario provides fire protection for the Project Site. The nearest fire station (2931 East Philadelphia Street) is approximately 1.1 miles northwesterly of the Project Site. Response time varies due to availability of units, according to Fire Department statements. The Ontario Plan calls for the construction of 4-5 fire stations to serve the Ontario Ranch. The location of a permanent fire station, within the vicinity of the Project Site, will be predicated by an acceptable Fire Department response goal. A fire station will be needed with Phase I occupancy.

5.11 Police Department Services

The City of Ontario provides police protection for the West Haven community. The police station (2500 South Archibald Avenue) is located approximately 1.7 miles northwesterly of the Project Site. Response time varies based on location of police units and type of calls according to Police Department statements.

5.12 School Facilities

The Project Site is located within the Mountain View School District, which serves the needs for K-8, and the Chaffey Joint Union High School District, which serves the needs for grades 9-12. A 10-acre elementary school is proposed in Planning Area 7 6 and will serve the Project Site for the elementary grades. A middle school has been Master Planned on the east side of Haven Avenue and will ultimately serve the Project Site. Colony High School (3850 East Riverside Drive) will serve the Project Site for grades 9-12. Development of the West Haven

Grades	Generation Factor	Estimated Student Population
K-5	.1073/D.U. to .1215/D.U.	.1073 x 1,142 = 123
		to .1215 x 1,142 = 139
6-8	.0407/D.U. to .0442/D.U.	.0407 x 1,142 = 47
		to .0442 x 1,142 = 51
9-12	.1132/D.U. to .1937/D.U.	.1132 x 1,142 = 130
		to .1937 x 1,142 = 222

(As Amended 2023)

Specific Plan area will generate an estimated student population as follows (based on student generation numbers supplied by the City of Ontario, “School Generation for Ontario Ranch”, March 15, 2022) and “Chaffey Joint Union High School District Fee Justification Report”, April 2020.

5.13 Libraries

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The City of Ontario provides library service. There are two library locations within the City of Ontario. The main library is located within the vicinity of the Civic Center (*215 East “D” Street*). The Colony Branch Library is located east of the Project Site, approximately one-quarter of a mile from the intersection of Riverside Drive and Haven Avenue, within Colony High School (*3850 East Riverside Drive*). Both libraries will serve the Project Site. There will be a need for additional facilities over time. Currently, the City of Ontario has not planned for a library within the West Haven Specific Plan.

5.14 Public Transportation

Omnitrans currently provides fixed-route bus and “Access” services to the Project Site. Omnitrans’ Fixed Bus Route 70 currently operates along Riverside Drive, between Vineyard and Milliken Avenues. The Project Site is also served by the “Access” demand-response service for qualified persons with disabilities.

Omnitrans Route 70 uses three (3), forty-four (44) passenger buses operating from 6:30 a.m. to 6:50 p.m., Monday through Friday, and from 6:50 a.m. to 6:40 p.m. on Saturday and Sunday. “Access” uses 16 and 20 passenger mini-buses, which operate during the same hours as Route 70 and accepts telephone reservations from 8:00 a.m. to 5:00 p.m., Sunday through Saturday. Operating figures were received through statements by Omnitrans.

The proposed project is anticipated to result in an increased demand for extended service to cover the Project Site. Bus turnouts and shelters, to serve future Specific Plan residents, shall be provided by the West Haven Specific Plan as required by Omnitrans and approved by the City of Ontario.