



# EXECUTIVE SUMMARY

## ***ES.0***

ES.1 SPECIFIC PLAN OVERVIEW

ES.2 OTHER GOVERNING DOCUMENTS

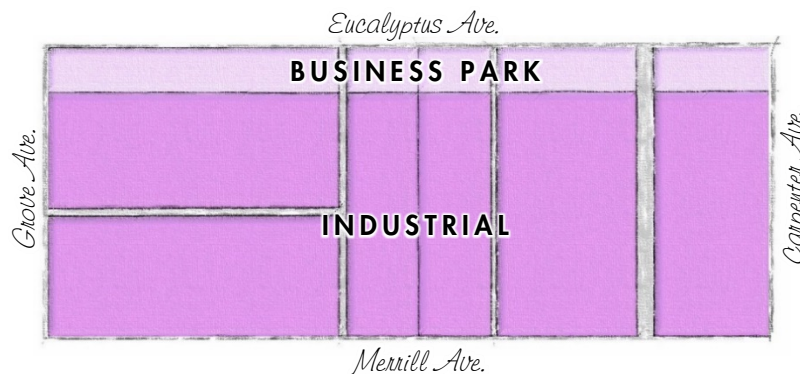
ES.3 SPECIFIC PLAN COMPONENTS

## ES.0 EXECUTIVE SUMMARY

### ES.1 SPECIFIC PLAN OVERVIEW

The MERRILL COMMERCE CENTER Specific Plan area covers approximately 376.3 acres in the southern portion of the City of Ontario. The Specific Plan property is located north of Merrill Avenue, south of Eucalyptus Avenue, east of Grove Avenue and west of Carpenter Avenue. Along the Specific Plan’s southern property line, Merrill Avenue forms the boundary between the City of Ontario and the City of Chino.

The location of the MERRILL COMMERCE CENTER in regional and local contexts is depicted in Figure ES-1, *Regional Map*, and Figure ES-2, *Vicinity Map*, which shows the relationship of the Specific Plan property with nearby cities, counties, and unincorporated communities.



The information contained in this Specific Plan provides guidance for the development of a contemporary, master-planned commerce center. The commerce center is envisioned to contain business park and industrial buildings supported by public roads and utility infrastructure systems, private driveways, parking lots, truck courts, lighting, landscaping, signage, and other functional and decorative features. Multi-purpose trails are provided at the perimeters of MERRILL COMMERCE CENTER to encourage connectivity and circulation by employees, visitors, and the passerby by means not completely dependent on a motorized vehicle.

The business park uses in smaller buildings are positioned along Eucalyptus Avenue while industrial uses in larger warehouse-style buildings comprise the balance of the site. As designed, building users are expected to be a mixture of local, national, and international businesses that bring job opportunities and economic growth to Ontario. A summary of the land uses is as follows:

Table ES-1 Land Use Summary

Land Use Designation	Acres <sup>1</sup>	Maximum Building Square Footage
Industrial Planning Areas	292.8 AC	7,014,000 SF
Business Park Planning Areas	55.1 AC	1,441,000 SF
Circulation	28.4 AC	--
<b>Total</b>	<b>376.3 AC</b>	<b>8,455,000 SF</b>

1. Acreages are approximate and subject to survey verification.

## ES.2 OTHER GOVERNING DOCUMENTS

In addition to this Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Development Regulations, Design Guidelines, and an Implementation Plan tailored to the MERRILL COMMERCE CENTER, the following documents also contain applicable information:

- The Ontario Policy Plan (which serves as the City's State-mandated General Plan) that includes City-wide policies pertaining to land use, housing, mobility, safety, environmental resources, parks & recreation, community economics, community design, and social resources.
- The City of Ontario Development Code, which governs over topics on which this Specific Plan's development regulations are silent. (Where the requirements of this Specific Plan differ from the requirements of the Ontario Development Code, this Specific Plan takes precedence.)
- The MERRILL COMMERCE CENTER Development Agreement, which specifies methods for the financing, acquisition, and construction of infrastructure systems and provides assurance that development of the property may proceed subject to Ontario's rules and regulations in effect at the time of this Specific Plan's approval.
- The Airport Land Use Compatibility Plans for Ontario International Airport (ONT) and Chino Airport. The City of Ontario is currently preparing an Airport Land Use Compatibility Plan for Chino Airport which relies on the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics, that is expected to be adopted in 2021. The Chino Airport Land Use Compatibility

Plan will establish policies and criteria for the four types of compatibility impacts which include safety, noise, airspace protection, and overflight. Projects within the Specific Plan boundary shall be required to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans for Ontario International Airport and Chino Airport.

- The Mitigation Monitoring and Reporting Program (MMRP) that is part of the MERRILL COMMERCE CENTER's Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act. The MMRP stipulates measures that are required to be implemented to mitigate the environmental effects of the commerce center's construction and operation.

### ES.3 SPECIFIC PLAN COMPONENTS

This MERRILL COMMERCE CENTER Specific Plan is organized into the following chapters.

#### Chapter 1 - Introduction:

Describes the purpose and objectives of this Specific Plan, the related entitlement approvals for implementing development, and the general relationship of this Specific Plan to the Ontario Policy Plan (General Plan).

#### Chapter 2 - Existing Conditions:

Describes the physical setting of the MERRILL COMMERCE CENTER and the physical conditions on and surrounding the property at the time this Specific Plan was prepared.

#### Chapter 3 - Land Use Plan:

Describes the MERRILL COMMERCE CENTER's development plan, which includes six Industrial planning areas and five Business Park planning areas, with the Business Park areas concentrated along Eucalyptus Avenue in the northern portion of the Specific Plan area. Chapter 3 also specifies the acreages of each planning area and the maximum development intensities (amount of building square footage) permitted in each land use category.

#### Chapter 4 - Infrastructure Plan:

Provides information on vehicular and non-vehicular circulation improvements; the planned backbone water, sewer, recycled water, and storm drain systems; the planned dry utility network; and the preliminary grading concept for the development of the MERRILL COMMERCE CENTER.

#### Chapter 5 - Development Regulations:

Establishes the list of permitted and conditionally-permitted uses in the Specific Plan area, and presents the development regulations (zoning) that govern the uses. A discussion of the relationship of the MERRILL COMMERCE CENTER Specific Plan's development regulations to the City of Ontario Development Code also is provided.

#### Chapter 6 - Design Guidelines:

The MERRILL COMMERCE CENTER's design guidelines presented in Chapter 6 guide the site planning, landscaping, and architectural quality of implementing development within the Specific Plan area. Guidelines are included that address architectural design, landscape design, streetscapes, entry treatments and monuments, corner treatments, walls and fencing, lighting, and signage.

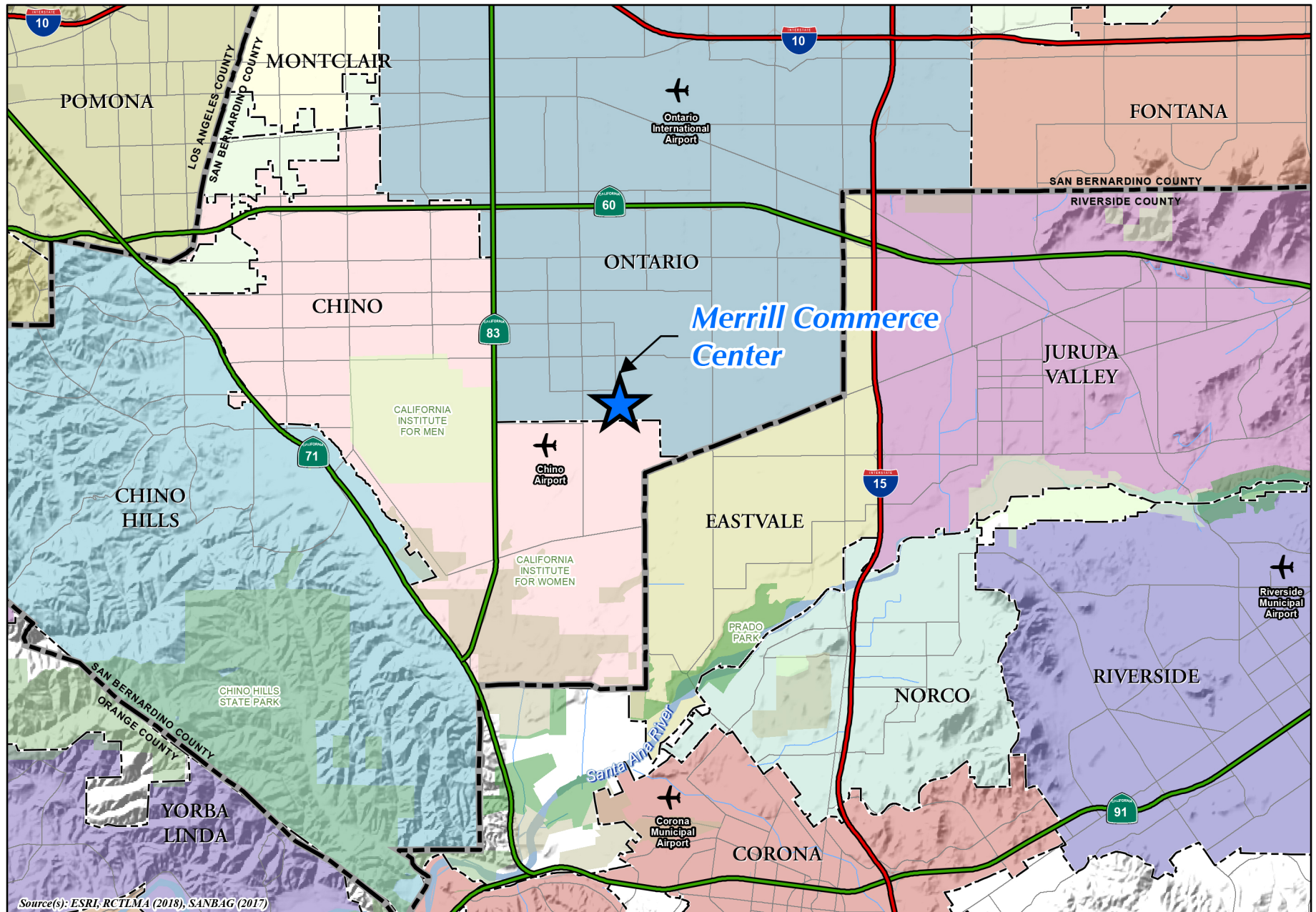
#### Chapter 7 - Implementation Plan:

Chapter 7 presents the policies and procedures for the City's review and approval of implementing projects within the MERRILL COMMERCE CENTER. This chapter also describes the methods and procedures for interpreting and amending the Specific Plan as necessary. A summary of maintenance responsibilities for development within the Specific Plan also is provided.

#### Appendix A - General Plan Consistency:

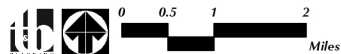
Includes a matrix evaluating the consistency of the MERRILL COMMERCE CENTER Specific Plan to each of the applicable policies of the Ontario Policy Plan (the City's General Plan).

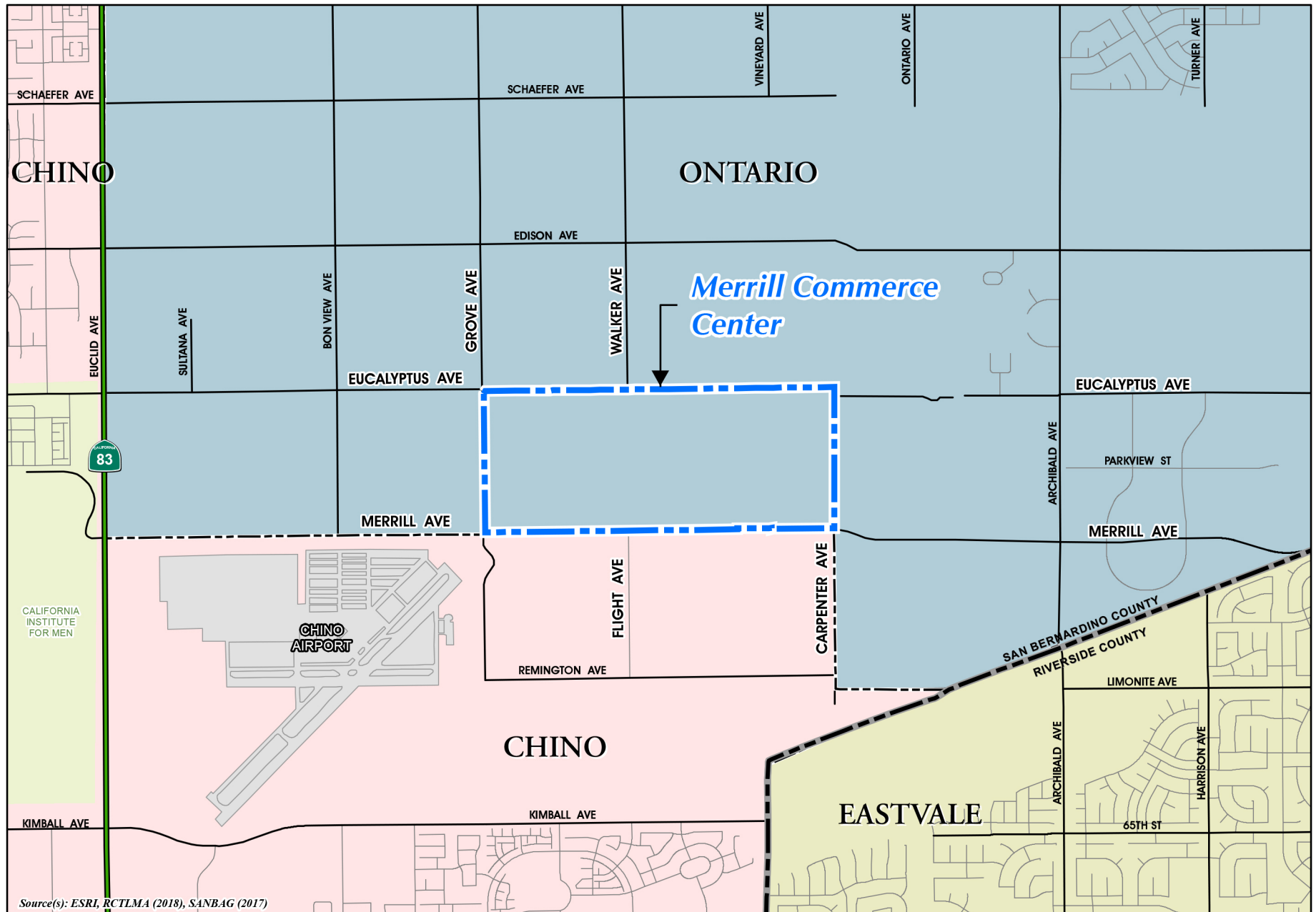




Regional Map

Figure ES-1





Vicinity Map

Figure ES-2

