



EXISTING CONDITIONS

CHAPTER 2

2.1 EXISTING ASSESSOR PARCEL NUMBERS

2.2 EXISTING LAND USE

2.3 SURROUNDING LAND USES

2.4 WILLAMSON ACT

2.5 EXISTING CIRCULATION AND ACCESS

2.6 EXISTING PHYSICAL SITE CONDITIONS

CHAPTER 2 - EXISTING CONDITIONS

2.1 EXISTING ASSESSOR PARCEL NUMBERS

At the time this Specific Plan was prepared (2020), the MERRILL COMMERCE CENTER Specific Plan area consists of the following Assessor Parcel Numbers (APNs), as listed on Table 2-1, *Existing APN List*, and shown on Figure 2-1, *Existing APNs*.

Table 2-1 Existing APN List

Planning Areas 1, 1A, and 2	
1054-111-01	1054-211-01
1054-111-02	1054-211-02
1054-121-01	1054-221-01
1054-121-02	1054-221-02
1054-131-01	1054-331-01
1054-131-02	1054-331-02
1054-141-01	1054-341-01
1054-141-02	1054-341-02
Planning Areas 3 and 3A	
1054-151-01	1054-201-01
1054-161-01	1054-351-01
Planning Areas 4 and 4A	
1054-151-02	1054-201-02
1054-161-02	1054-351-02
1054-161-03	
Planning Areas 5 and 5A	
1054-171-01	1054-181-02
1054-171-02	1054-361-01
1054-171-03	1054-361-02
1054-171-04	1054-191-01

1054-181-01	1054-191-02
Planning Areas 6 and 6A	
1073-111-01	1073-111-04
1073-111-02	1073-111-05
1073-111-03	1073-111-06

2.2 EXISTING LAND USE

The Specific Plan property was formerly used for agricultural purposes, primarily for dairy farming. At the time this Specific Plan was prepared (2020), the property contained agricultural dairy operations, several rural residential homes, dairy farm buildings, bio-retention basins for the dairy farms, and other ancillary facilities that occupy areas not in active dairy farm use. The easternmost part of the Specific Plan property west of Carpenter Avenue contained commercial/ industrial structures and a truck trailer storage lot.

2.3 SURROUNDING LAND USES

As shown on Figure 2-3, *Surrounding Land Uses*, the Specific Plan property is bound by Eucalyptus Avenue and dairy farming activities and agricultural land uses to the north; Merrill Avenue, agricultural land uses, logistics warehouses, the Chino Airport, and a parcel delivery facility (under construction) to the south; Grove Avenue and dairy farming activities to the west; and Carpenter Avenue and properties under development for warehouse uses to the east. Merrill Avenue, which forms the Specific Plan’s southern boundary, is the dividing line between the City of Ontario (north of Merrill Avenue) and the City of Chino (south of Merrill Avenue).

2.4 WILLIAMSON ACT

At the time this Specific Plan was prepared (2020), there is an active Williamson Act Contract (Contract #69-147, initiated in 1973) on APN 1073-111-02, a 29.05-acre property. Another Williamson Act Contract (#70-167 initiated in 1970) appears on title for APNs 1054-151-02, 1054-161-02, 1054-161-03, 1054-201-02 and 1054-351-02. However, a notice of non-renewal dated September 14, 2017, and recorded, starting the process to terminate this Contract is effective January 1, 2018. As one of the discretionary actions associated with the MERRILL COMMERCE CENTER Specific Plan, these existing Williamson Act Contracts will be cancelled. Cancellation would comply with provisions and requirements identified at Government Code (GC) §51280 et seq. The City would be required to make the required statutory findings (GC §51282(a)). The landowner would be required to pay the requisite cancellation fee.

2.5 EXISTING CIRCULATION AND ACCESS

2.5.1 Regional Circulation

Interstate 15 (I-15) is located approximately 7.0 miles east of the MERRILL COMMERCE CENTER Specific Plan. The Specific Plan area is accessible to and from I-15 via the Cantu-Galleano Ranch Road and Limonite Avenue on- and off-ramps. State Route 60 (SR-60) is located approximately 2.7 miles north of the Specific Plan area, with access to and from SR-60 provided by the Grove Avenue (abuts the Specific Plan to the west) and Archibald Avenue on- and off-ramps. State Route 83 (SR-83/Euclid Avenue) is located approximately 1.8 miles to the west of the Specific Plan area, with access available from Merrill Avenue which abuts the Specific Plan property on the south.

2.5.2 Local Circulation

Access to the MERRILL COMMERCE CENTER Specific Plan area is provided from Grove Avenue, Eucalyptus Avenue, Vineyard Avenue, Baker Avenue, Carpenter Avenue, Walker Avenue, and Flight Avenue. Merrill Avenue, Edison Avenue, and Euclid Avenue are City of Ontario designated truck routes that provide truck access to the MERRILL COMMERCE CENTER. Additionally, the City of Chino designates Carpenter Avenue, Walker Avenue, and Flight Avenue as truck routes, which provide access to MERRILL COMMERCE CENTER from the south.

Merrill Avenue abuts the Specific Plan on the south and consisted of two paved travel lanes at the time this Specific Plan was prepared. The Ontario Policy Plan designates Merrill Avenue as a 4-lane Collector Street.

Eucalyptus Avenue abuts the Specific Plan to the north, is designated as a 4-lane Collector Street by the Policy Plan, and consisted of two paved travel lanes at the time this Specific Plan was prepared.

Grove Avenue abuts the Specific Plan to the west and consisted of two paved travel lanes at the time this Specific Plan was prepared. The Policy Plan designates Grove Avenue as a 4-lane Principal Arterial.

Walker Avenue is a north-south oriented roadway that traverses the west-central portion of the Specific Plan and consisted of two paved travel lanes north of its intersection with Eucalyptus at the time this Specific Plan was prepared. The Policy Plan designates Walker Avenue as a 2-lane Collector Street.

Baker Avenue consisted of two paved travel lanes south of its intersection with Merrill Avenue at the time this Specific Plan was

prepared. Figure M-2, *Functional Roadway Classification Plan*, of the Policy Plan does not show a roadway classification for Baker Avenue. The Specific Plan will construct the on-site segment of Baker Avenue to be consistent with the segment of Baker Avenue located south of Merrill Avenue within the City of Chino.

Vineyard Avenue is a north-south oriented street that traverses the easterly portion of the Specific Plan that is designated as a 6-lane Principal Arterial by the Policy Plan. At the time this Specific Plan was prepared, no segments of Vineyard Avenue on-site or immediately abutting the Specific Plan had been constructed.

Carpenter Avenue abuts the Specific Plan to the east, with the segment of Carpenter Avenue that abuts the Specific Plan consisting of an unstriped semi-paved single travel lane. Figure M-2, *Functional Roadway Classification Plan*, of the Policy Plan does not depict a roadway classification for Carpenter Avenue. The Specific Plan will construct frontage improvements along Carpenter Avenue to be consistent with the segment of Carpenter Avenue located south of Merrill Avenue, at its ultimate right-of-way build-out.

2.6 EXISTING PHYSICAL SITE CONDITIONS

2.6.1 Topography

The MERRILL COMMERCE CENTER Specific Plan property is relatively flat and gently falls to the south, with elevations ranging from approximately 670 feet above mean sea level (AMSL) in the north to approximately 645 feet AMSL in the south. The existing topographic conditions for the Specific Plan property are illustrated on Figure 2-4, *USGS Topographic Map*.

2.6.2 Hydrology

Due to use of the majority of the Specific Plan property for agricultural and dairy farm operations, only a limited portion of the property was covered with impervious surfaces at the time this Specific Plan was prepared. Stormwater mostly percolated through on-site soils and did not result in high volumes of surface runoff that are associated with urban environments having predominantly impervious surfaces. The storm drain system throughout the Specific Plan property was generally unimproved and consisted primarily of open earthen swales along area roadways or curbed roadway surfaces. The MERRILL COMMERCE CENTER Specific Plan EIR includes additional detailed hydrology information for the property.

The MERRILL COMMERCE CENTER Specific Plan is located within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Numbers 06071C9375H and 06071C9335H. As shown on FIRM No. 06071C9375H, a large portion of the eastern area of the Specific Plan property is located within Flood Zone X, indicating it is protected by the Cucamonga Creek flood channel levees from hazards associated with a 1% annual chance flood event.

2.6.3 Geology and Soils

The Specific Plan property is located in the Upper Santa Ana Valley, a broad alluvial and fluvial plain located within the Los Angeles, Orange, Riverside, and San Bernardino Counties. The Upper Santa Ana Valley is a southwesterly draining basin bounded by the San Gabriel Mountains and San Bernardino Mountains on the north and east, the Puente and San Jose Hills on the west and the Jurupa Hills and the Santa Ana Mountains to the south.

Subsurface lithology in the general vicinity is mapped as recent-age alluvium and colluvium. Soil types at the Specific Plan property consist of cattle manure, artificial fill soils, and native alluvial soils.

According to the United States Department of Agriculture (USDA) Web Soil Survey database, the majority of the Specific Plan property is mapped as containing Delhi fine sand, with the remainder of the soils mapped as Hilmar loamy fine sand, Tujunga loamy sand, and Chino silt loam.

The property is not underlain by any seismic fault lines, with the nearest fault (Chino Fault) occurring 4.3 miles to the southwest.

2.6.4 Vegetation and Biological Resources

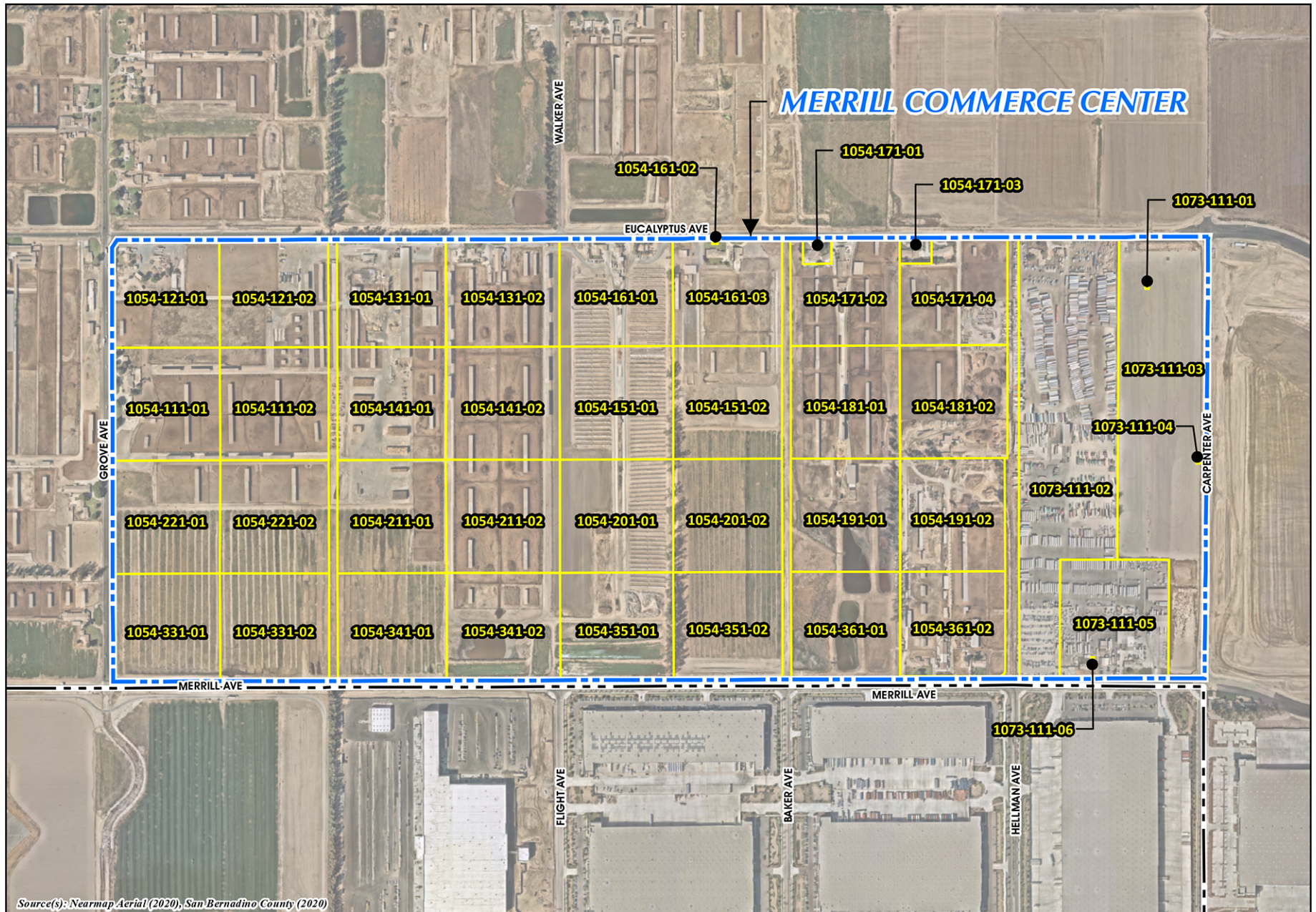
The Specific Plan property has been extensively used for agricultural operations (including dairy and row crop uses), residential uses, and a trucking operation, and therefore consisted of entirely disturbed/developed and agricultural vegetation/land cover types with little to no native vegetation at the time this specific plan was prepared. The MERRILL COMMERCE CENTER Specific Plan EIR includes a detailed evaluation of vegetation and biological resources.

2.6.5 Existing Ground Water Wells

In compliance with the Chino Basin Watermaster's Well Procedure for Developers, documentation that a well use/destruction plan and schedule for all existing private/ agricultural wells is in-process shall be submitted to the City of Ontario prior to any construction activities. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system (residential to the domestic water system and agricultural to the recycled water system) when available.

Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from the County Health Department. The locations of existing water wells are shown in Figure 2-5, *Existing Water Well Locations*.

Documentation that the well abandonment process is underway shall be provided to the Community Development Agency Engineering Department and the Ontario Municipal Utilities Company at the time of a grading permit and/or building permit being issued. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the Developer shall make a formal request to the City of Ontario for such use prior to the issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

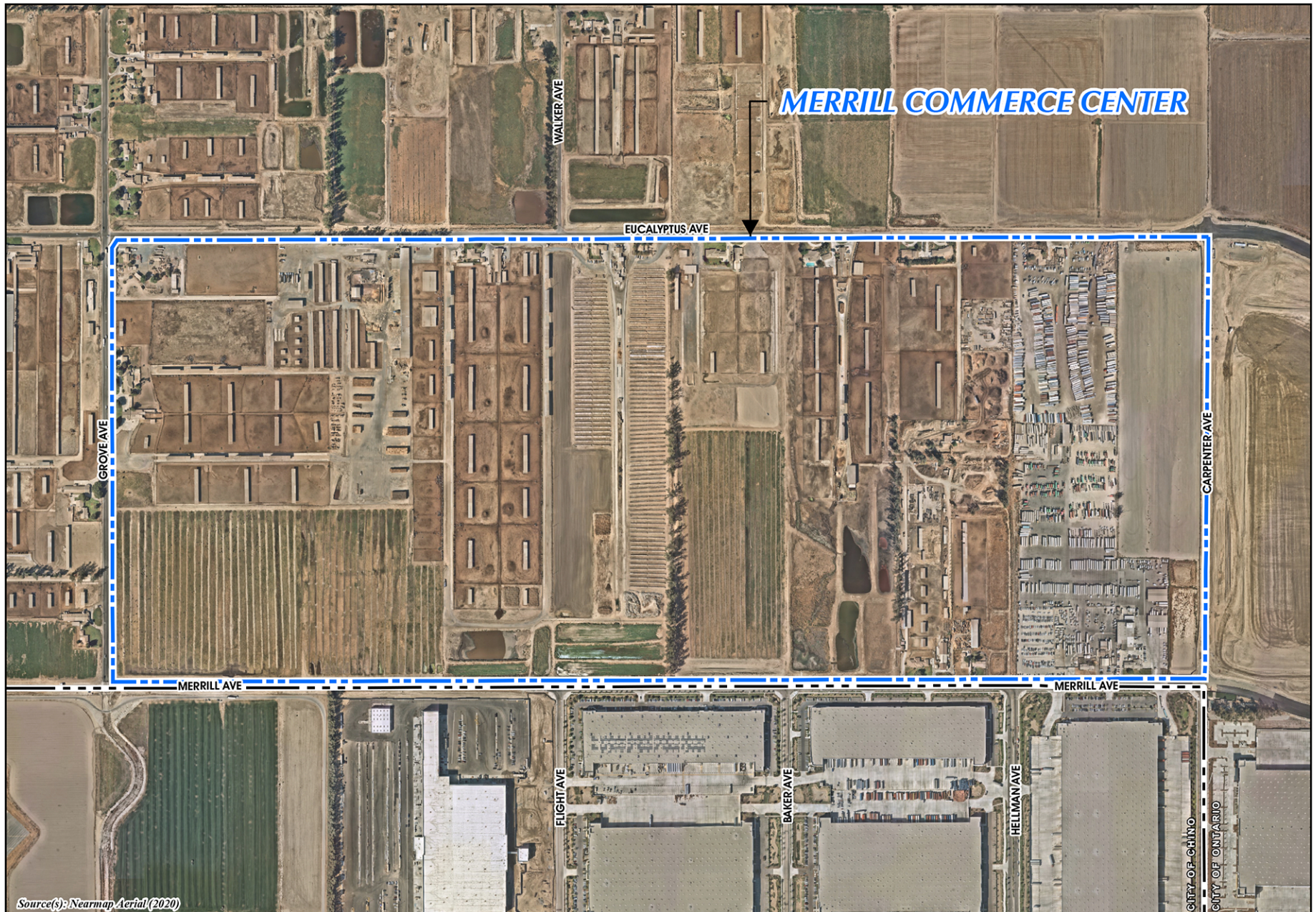


Source(s): Nearmap Aerial (2020), San Bernadino County (2020)

Existing APNs



Figure 2-1

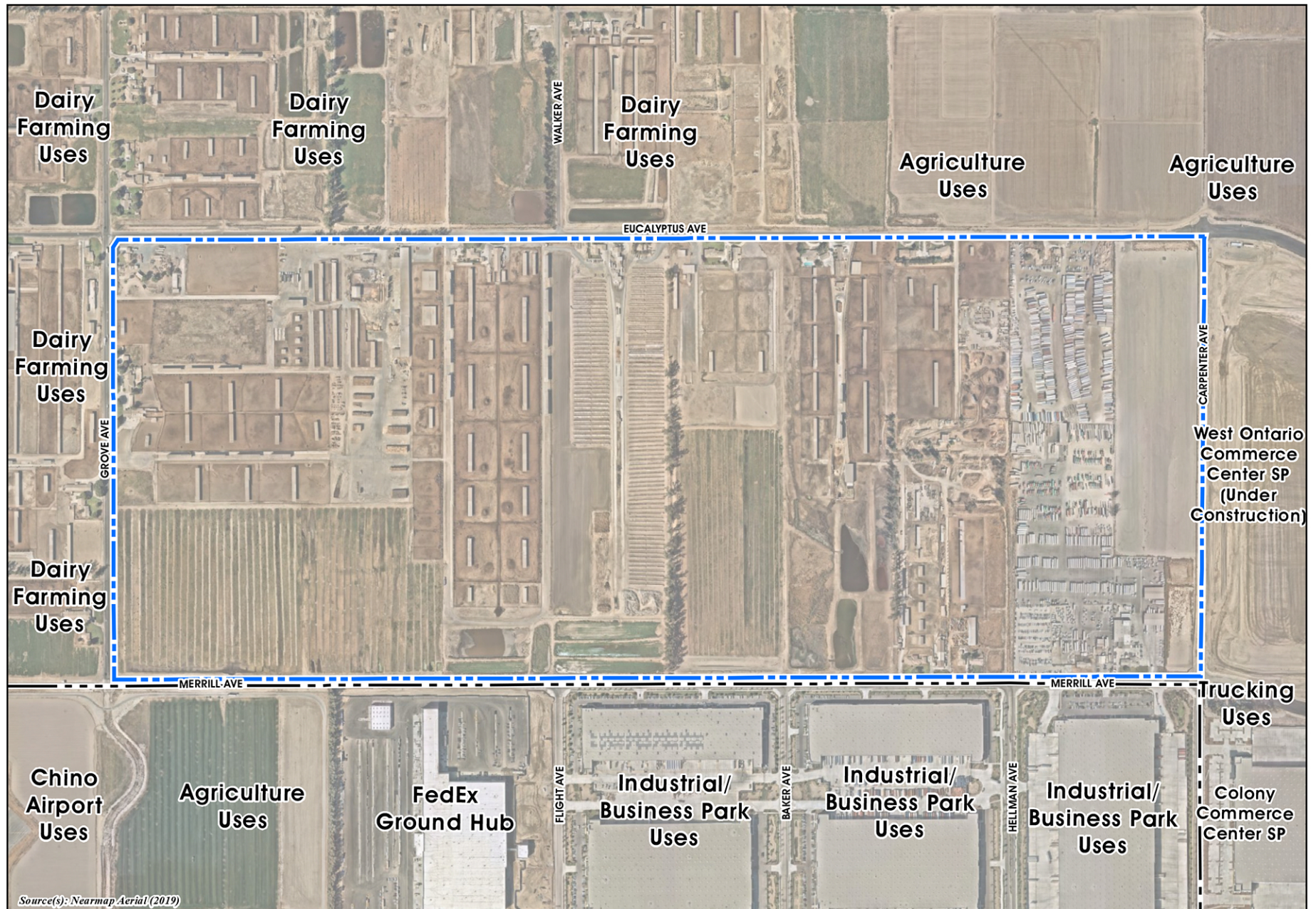


Source(s): Nearmap Aerial (2020)

Aerial Photograph



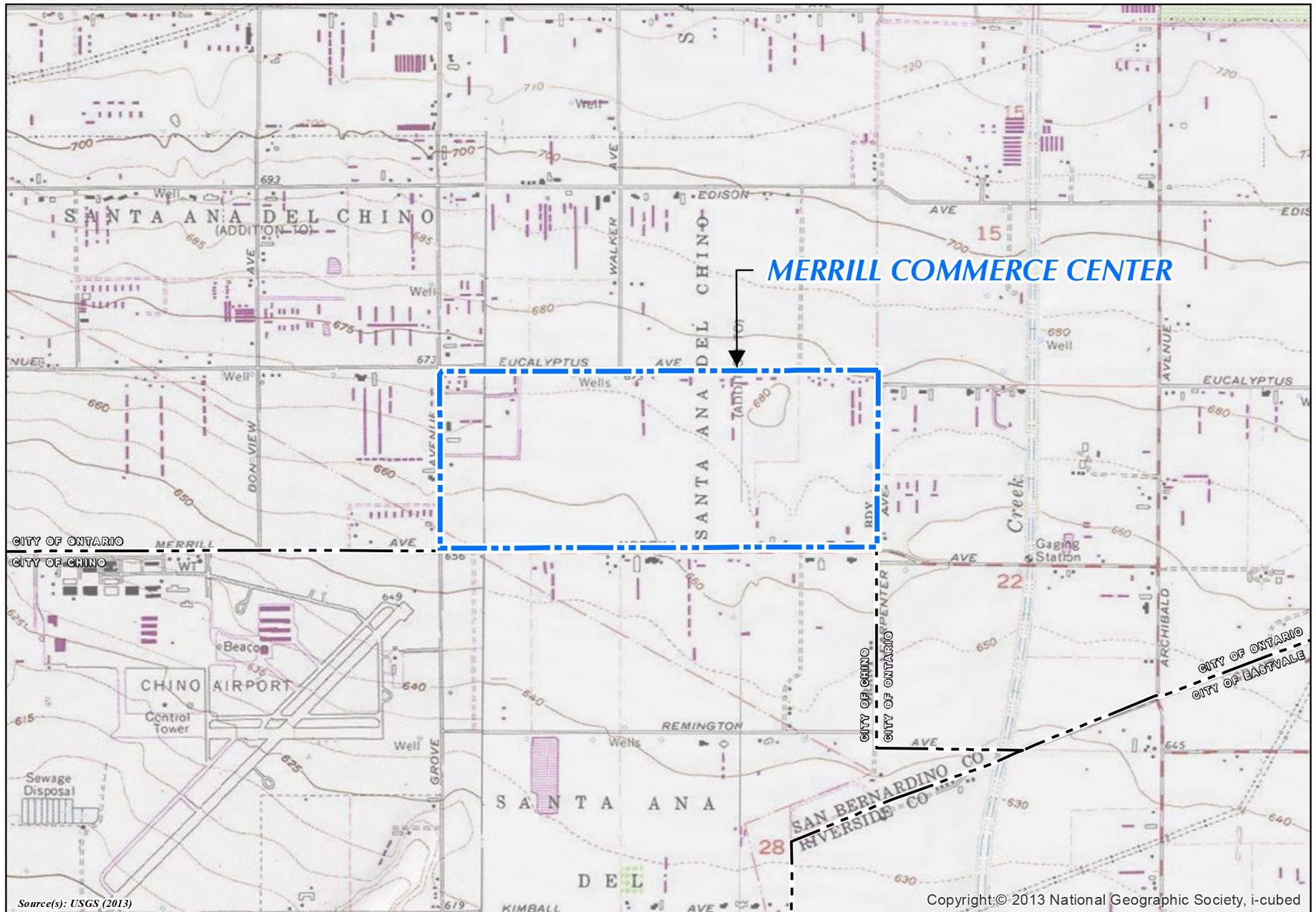
Figure 2-2



Surrounding Land Uses

Figure 2-3



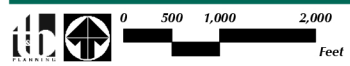


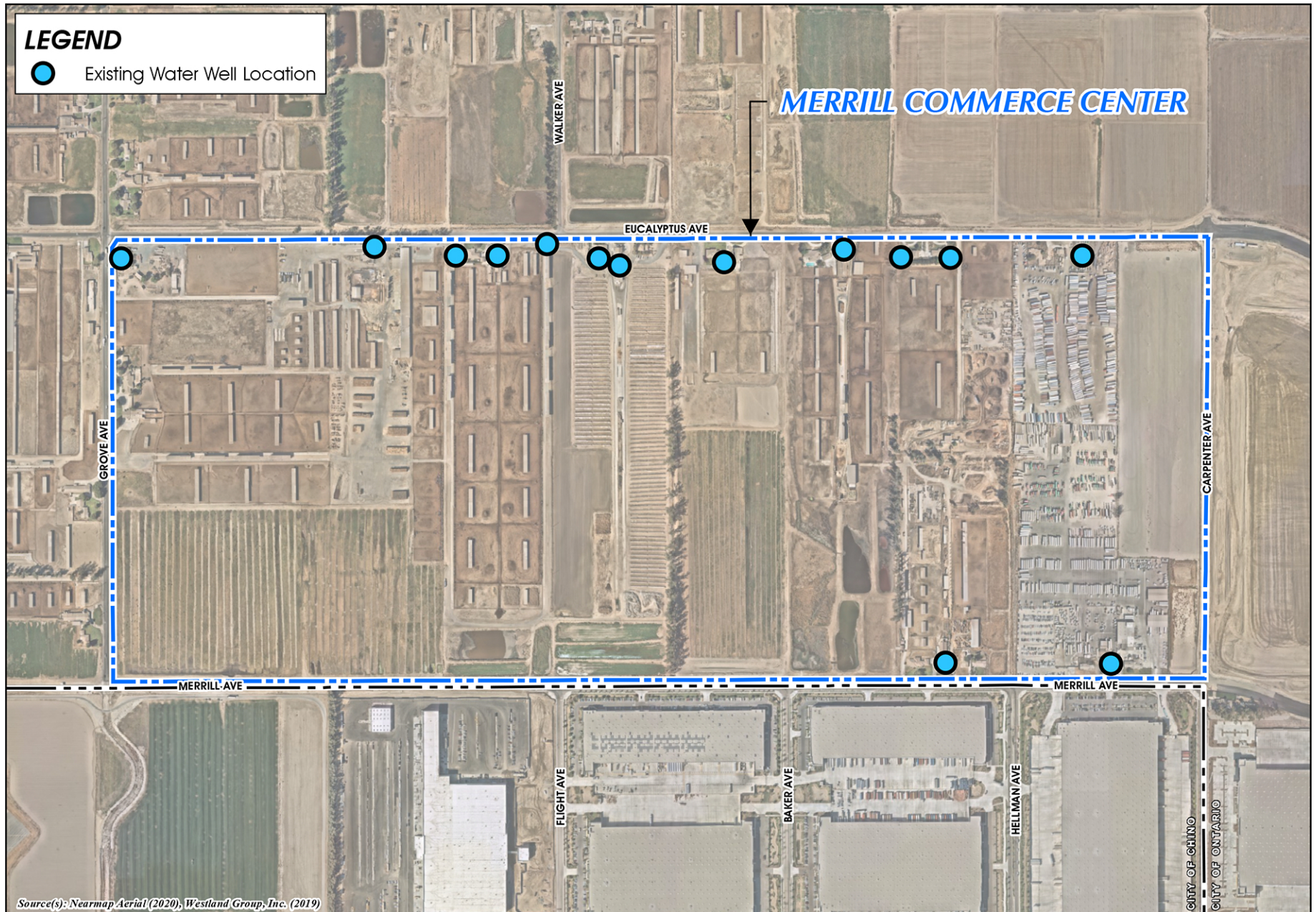
Source(s): USGS (2013)

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USGS Topographic Map

Figure 2-4





Existing Water Well Locations

Figure 2-5

