



LAND USE PLAN

CHAPTER 3

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CHAPTER 3 - LAND USE PLAN

3.1 VISION

The MERRILL COMMERCE CENTER is designed as a contemporary employment center laid out in a master-planned, campus-like setting. Located in the southern section of the City of Ontario in the heart of the Inland Empire, the MERRILL COMMERCE CENTER is positioned to attract a variety of business types and sizes, ranging from local enterprises to international corporations. With distant views of the San Gabriel Mountains to the north, the Chino Hills to the southwest, and the Santa Ana Mountains to the south, the MERRILL COMMERCE CENTER is envisioned as an attractive place where businesses can prosper, attract economic investment, and provide goods, services, and job opportunities to the surrounding community and region.

3.2 LAND USE PLAN

This Specific Plan establishes two land use designations: Industrial and Business Park. For planning purposes, the 376.3-acre Specific Plan area is divided into 11 planning areas. A “planning area” is a specific geographic area to which development standards are uniformly applied. Figure 3-1, *Land Use Plan*, depicts the physical arrangement of the planning areas and the major roads within and abutting the Specific Plan area.

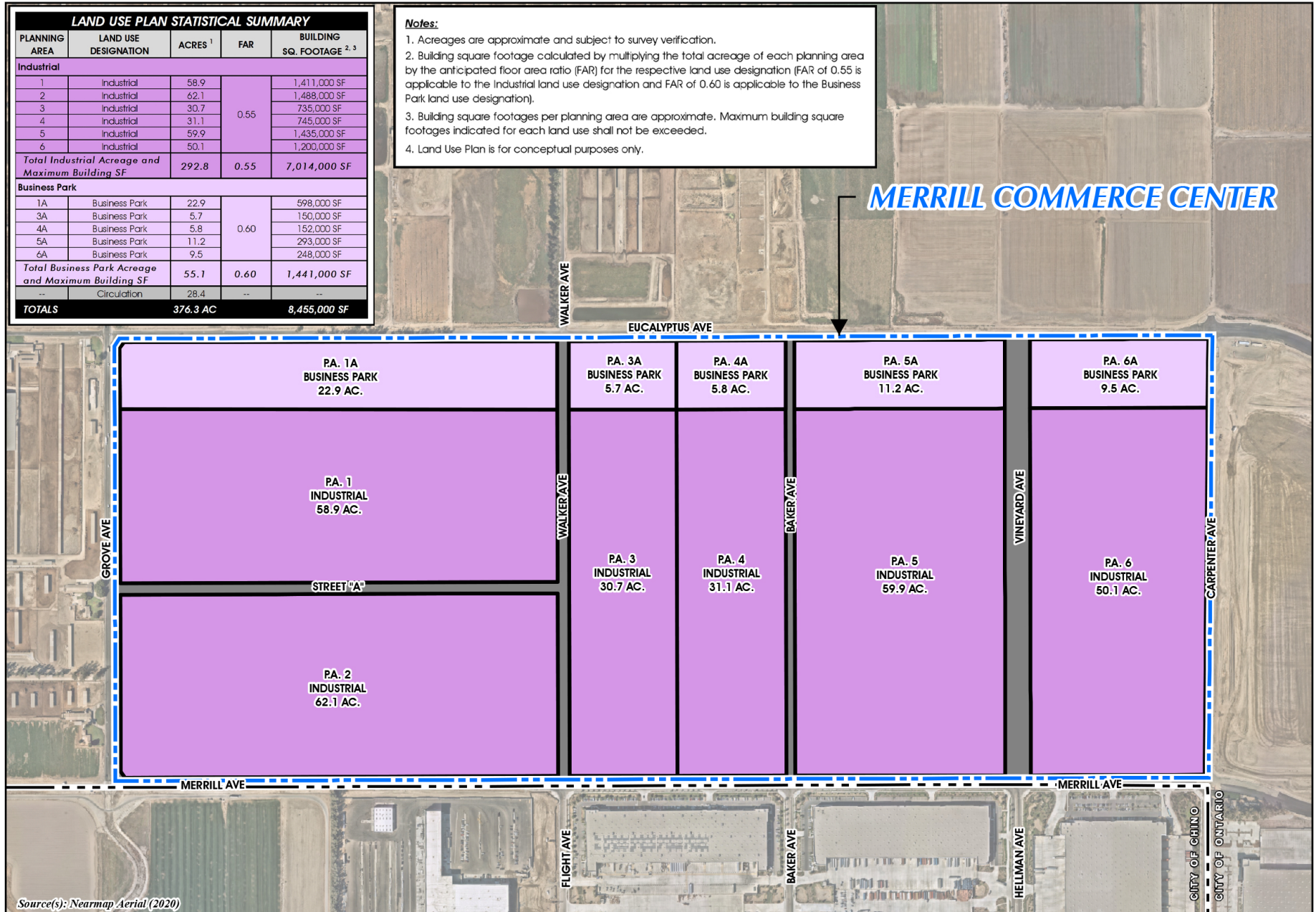
Table 3-1, *Land Use Plan Statistical Summary*, lists each planning area and their respective land use designation, acreage, and development intensity (amount of building square footage targeted for each planning area). The maximum building square footage in the Specific Plan area is 8,455,000 sq. feet.

Table 3-1 Land Use Plan Statistical Summary

PLANNING AREA	LAND USE DESIGNATION	ACRES ¹	FAR	BUILDING SQ. FOOTAGE ^{2, 3}
Industrial				
1	Industrial	58.9	0.55	1,411,000 SF
2	Industrial	62.1		1,488,000 SF
3	Industrial	30.7		735,000 SF
4	Industrial	31.1		745,000 SF
5	Industrial	59.9		1,435,000 SF
6	Industrial	50.1		1,200,000 SF
<i>Total Industrial Acreage and Maximum Building SF</i>		292.8	0.55	7,014,000 SF
Business Park				
1A	Business Park	22.9	0.60	598,000 SF
3A	Business Park	5.7		150,000 SF
4A	Business Park	5.8		152,000 SF
5A	Business Park	11.2		293,000 SF
6A	Business Park	9.5		248,000 SF
<i>Total Business Park Acreage and Maximum Building SF</i>		55.1	0.60	1,441,000 SF
--	Circulation	28.4	--	--
TOTALS		376.3 AC		8,455,000 SF

Notes:

1. Acreages are approximate and subject to survey verification.
2. Building square footage calculated by multiplying the total acreage of each planning area by the anticipated floor area ratio (FAR) for the respective land use designation (FAR of 0.55 is applicable to the Industrial land use designation and FAR of 0.60 is applicable to the Business Park land use designation).
3. Building square footages per planning area are approximate. Maximum building square footages indicated for each land use category (maximum of 7,104,000 s.f. for Industrial and maximum of 1,441,000 s.f. for Business Park) shall not be exceeded.



Land Use Plan

Figure 3-1

3.2.1 Industrial Planning Areas (292.8 Acres)

Six planning areas (Planning Areas 1, 2, 3, 4, 5 and 6) covering a total of 292.8 acres are designated “Industrial” and located in the southerly portion of the Specific Plan area. Up to 7,014,000 square(sq.) feet of building space is permitted across Planning Areas 1, 2, 3, 4, 5 and 6.

Industrial buildings are envisioned to range from approximately 100,000 sq. feet in size up to 1,500,000 sq. feet in size and house users such as general light industrial, manufacturing, warehouse/storage, fulfillment center, and e-commerce operations.

To facilitate vehicular access to and from the uses in these planning areas, Street “A” provides an interior connection between Grove Avenue and Walker Avenue, with its ultimate alignment to be determined and designed in conjunction with implementing projects. The other perimeter and interior public streets form a grid pattern, as called for by the Ontario Policy Plan.

3.2.2 Business Park Planning Areas (55.1 Acres)

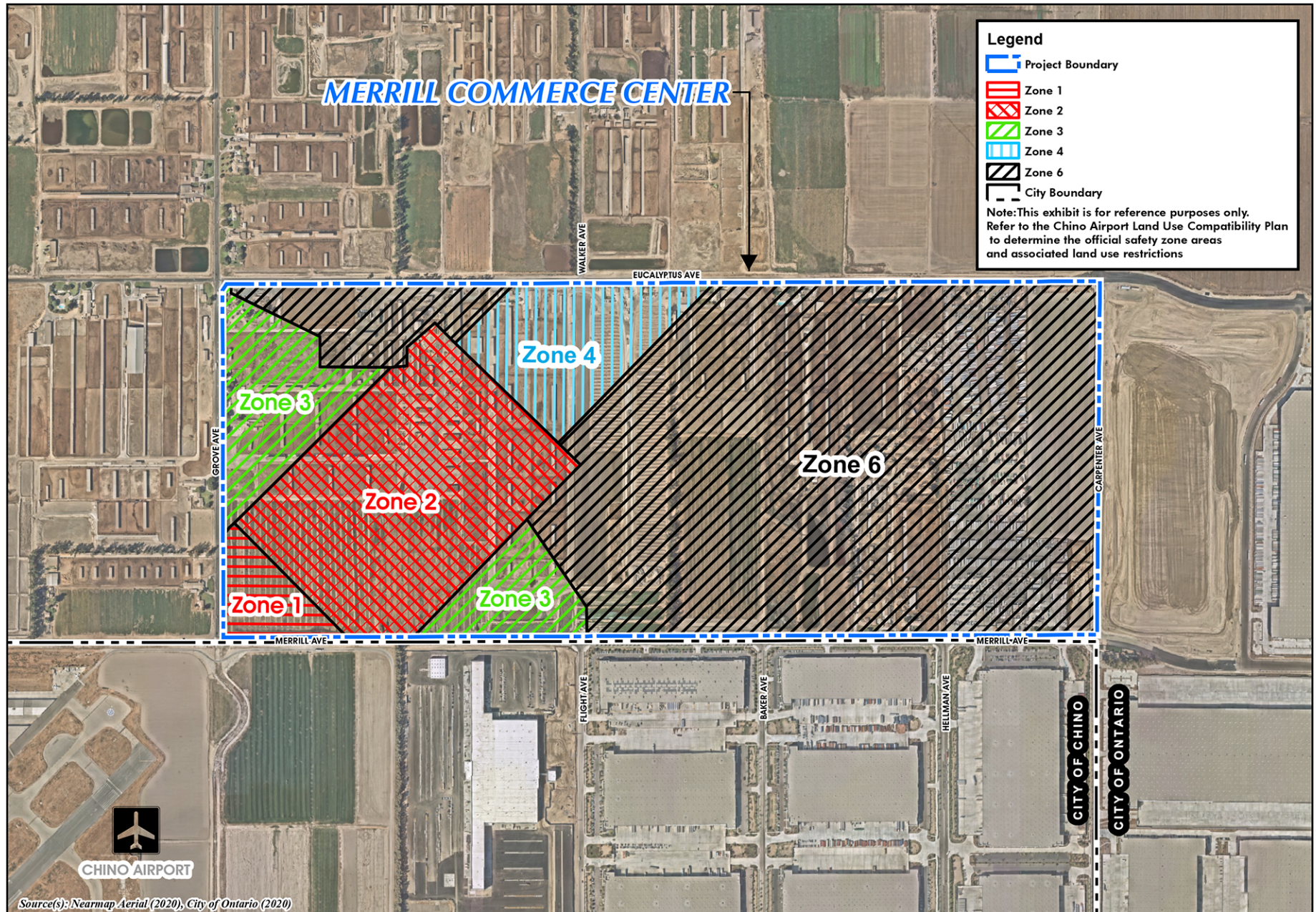
Encompassing 55.1 acres in the northerly portion of the Specific Plan area along its frontage with Eucalyptus Avenue, Planning Areas 1A, 3A, 4A, 5A and 6A are designated “Business Park.” Up to 1,441,000 sq. feet of building space is permitted across Planning Areas 1A, 3A, 4A, 5A and 6A.

The buildings constructed in Business Park planning areas are envisioned to be smaller than 150,000 sq. feet, oriented toward Eucalyptus Avenue, and primarily provide for merchant wholesalers, professional services, professional office, small-scale warehousing/storage, and research and development uses. Primary vehicular access is from Eucalyptus Avenue and private driveways interior to the planning areas.

3.3 CHINO ALUCP COMPLIANCE

The entire Specific Plan boundary is located within the Chino Airport Safety Zones (Safety Zones 1, 2, 3, 4 and 6), that may limit building height, land uses, and floor area ratio (FAR) based on the proposed land use and requirements for open land. Refer to Section 5, *Development Regulations*, for additional regulations and also refer to the Chino Airport Land Use Compatibility Plan. See Figure 3-, 2, *Chino Airport Safety Zone Map*, for additional land use restrictions.

Refer to Section 5, Development Regulations, for the specific land use and development standards applicable to each planning area, and Section 6, Design Guidelines, for information about architecture, landscaping, lighting, and signage.



Chino Airport Safety Zones

Figure 3-2

