

DEFINITIONS

Special words and terms used in this document are defined below. All other terms shall be defined per the Ontario Municipal Code. Terms not defined herein or in the Municipal Code shall have the meaning ascribed to them in *Webster's Collegiate Dictionary*.

Alternative Commute Mode - The use of any transportation commute mode that does not involve the operation of a single-occupant vehicle. These alternative modes include, but are not limited to: bicycling, walking, public transportation, carpooling, vanpooling, etc.

Alternative Commute Mode Awareness Plan - The preparation of a Transportation Demand Management Plan (initially prepared by developers or property owners of an individual project within the CCCN/Ontario Gateway Plaza/ Wagner Properties Specific Plan area, and later transferred to tenant-employers of the work site) that is designed to introduce and educate developers, property owners, tenant-employers, and employees as to the benefits of TDM and to allow, through the education process, a personal choice by employees, either now or in the future, of the options to reduce trips.

Applicant - Person or entity applying for a site plan, subdivision map or other land use or development approval submitted pursuant to this Specific Plan.

Approving Agent (CCCN) - Person or entity identified in the CC&Rs for the California Commerce Center North portion of the Specific Plan area who has been vested by the CC&Rs with the right to review and approve site plans, parcel maps, conceptual site plans, specific plan amendments, and other land use approvals prior to their submittal to the City of Ontario.

Arterial - A through road or street constructed as part of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area, which has the minimum design characteristics established herein and which conforms to the City of Ontario's standards.

Average Vehicle Ridership - The figure derived by dividing the work site's employee population arriving between 6:00 AM and 10:00 AM by the number of vehicles entering the work site during this same period. Approved low pollution vehicles (such as electric or methanol) shall be excluded from the calculation, although their occupants shall be counted. Motorcycles and other two-wheeled motorized vehicles are counted as vehicles.

Berm - A mound of earth.

Bollard - An ornamental guard typically used to obstruct or direct vehicular traffic. Bollards are also sometimes used for low-level lighting.

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Carpool - Any motor vehicle occupied by more than one employee commuting together to the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

City - The City of Ontario.

Collector Arterial - A through road or street constructed as part of the CCCN/Ontario Gateway Plaza/Wagner Properties project, which has an 88-foot right-of-way, a 64-foot curb separation and no median, conforming to the City of Ontario's standards.

Commute - A work-to-home trip or a home-to-work trip made in conjunction with employment.

Compressed Work Week - Work weeks whereby employees work 4/40 or 9/80 work schedules. A 4/40 work schedule means that an employee works 40 hours in less than five days over a one-week period. A 9/80 work schedule means that an employee works 80 hours in less than ten days over a two-week period.

DAB - The City of Ontario Development Advisory Board.

Decorative Block - Includes brick; slumpstone; ribbed and stuccoed block; and similar block treatments.

Divided Arterial - A through road or street constructed as part of the CCCN/Ontario Gateway Plaza/Wagner Properties project, which has a 120-foot right-of-way, 94-foot curb separation, and a 16-foot median, conforming to the City of Ontario's standards.

Employee - Any person working full-time, part-time, permanent or temporary at the work site. All contracted personnel and volunteers shall be counted as an employee if they commute to and from the work site two or more days per week.

Employee Transportation Coordinator (ETC) - Any employee located at the work site that has received training in an approved Transportation Demand Management program and has completed SCAQMD's mandated update training. This person is responsible for the implementation of the Transportation Demand Management program.

Employer - Any person, firm, business, educational institution, governmental agency, or other entity which employs 25 or more people at a single-tenant work site or any groups of the preceding at a multi-tenant work site who employ a cumulative total of 25 or more people.

Hardscape - Constructed features (walkways, walls) outside of a building integrated into landscape design.

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Landscape - Planting treatments (trees, shrubs, groundcovers).

Local Streets - Local streets serving internal circulation needs of the project.

Low-Rise Buildings - Buildings one to two stories in height.

Mid-Rise Buildings - Buildings three to eight stories in height.

Parapet - The part of a wall which rises above edge of the roof.

Permitted - Without the requirement of further discretionary permits, but subject to all other applicable regulations.

Private Street - A privately owned street within the CCCN/Ontario Gateway Plaza/ Wagner Properties Specific Plan area, which has the minimum design characteristics established herein.

Project - CCCN/Ontario Gateway Plaza/Wagner Properties.

Project Site - The area within the designated legal boundaries of the CCCN/Ontario Gateway Plaza/Wagner Properties.

Ridesharing - An alternative commute mode of travel consisting of two or more employees travelling together via a carpool, vanpool, buspool, taxipool, train, public transportation, etc. Employees may choose to rideshare on a regular basis (five days per week) or on an occasional basis (two days or less per week).

Single-Occupant Vehicle - Any motor vehicle utilized for commute purposes and occupied by one employee. Motorcycles and other two-wheeled motorized vehicles are included in this definition.

Standard Arterial - A through road or street constructed as part of the CCCN/Ontario Gateway Plaza/Wagner Properties project, which has a 100-foot right-of-way, a 76-foot-curb separation, and no median, conforming to the City of Ontario's standards.

Transportation Demand Management - The range of strategies intended to mitigate traffic congestion and/or air pollutant emissions by shifting drive-alone commuters into alternative commute modes or outside the peak commuting periods. The utilization of parking management, ridesharing modes, such as: carpooling, vanpooling, and alternative work hours are examples of the measures that may be taken to reduce trips.

Trip Reduction Plan - The preparation of a Transportation Demand Management Plan that meets all requirements within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan. The preparation of this plan is intended

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Definition of Sign Types and Related Terms

to be aggressive in trip reduction incentives offered to employees and ultimately result in the achievement of trip reduction goals. This plan must be prepared for work sites with 100 or more employees.

Vanpool - A van which is consistently operated and occupied by five or more employees commuting to the work site together.

Work site - A building or a group of related buildings utilized by either a single-tenant or by multiple tenants. The term work site applies to any project site within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan that was initiated by one property owner or one developer or a group of property owners and/or developers. If a single work site is ultimately sold to multiple buyers, this site is still treated as one work site for TDM purposes.

The following standards shall apply to Commercial/Office Sectors within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan.

Halo Lit Letters - Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surface immediately adjacent to letter, creating a halo effect.

Interior Illuminated Letters - Fabricated letter form with internal luminous tubing and translucent acrylic face.

Integral Graphic Bond - Constant horizontal band or fascia area of an architectural complex, where graphics must be placed.

Layout, Centered - Each line of typography is centered horizontally within the sign panel.

Layout, Flush Left - Topography begins at left margin, and any additional lines of typography are also flush with first line at left margin.

Sign Area - The area of a sign having an integral part of a building, wall, awning, canopy, marquee, or other part of a structure as its background shall be the area enclosed within the shortest line drawn to include all letters, designs, tubing, direct illumination sources, or other components of the sign, including all intervening spaces. The area of all other signs shall be the largest cross-sectional area measured to a line encompassing all portions of the sign, including the background and tubing, but excluding the supporting posts or poles without attached lighting. In determining the area of a sign having more than one face, only the area of one face shall be counted.

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Sign, Building Identification - Signs which are mounted on the face(s) of buildings and which identify the building or the major building tenant.

Sign, Building Street Address - Signs mounted on buildings designating the street address number.

Sign, Complex Identification - Signs which are freestanding and identify a multi-building development.

Sign, Directional and Regulatory - Signs within the development and within individual projects which control and direct the circulation of vehicles and pedestrians.

Sign, Entry Statement and Master Identification - Signs, graphics, and landscape treatments at perimeter access points to the project defining the entries to the development.

Sign, Flag - Sign panel projects horizontally from a single pole.

Sign, Freestanding Identification - Signs along streets and roadways (both public and private) which identify facilities, businesses, tenants, and addresses.

Sign, Major Tenant - Centrally located in each of the six landscape "rooms" within the parking lot, related to a pair of major tenants will be a tall identity sign with the names of the major tenants. These signs may be color-coded to help the visitors remember where they parked.

Sign, Mall Entries - At each of the six main entrances to the mall will be a sign identifying the theme of the entry. These will also be useful in visitor orientation.

Sign, Post and Panel - A sign with post supports at each end of a sign panel.

Sign, Temporary - Any sign, barrier, pennant, valance, or advertising display used for marketing purposes for a short period of time.

Sign, Tenant Directories - Signs in commercial facilities which identify the location of individual tenants.

Sign, Tenant Identification - Signs mounted on the face(s) of buildings or which are freestanding and identify a single tenant within the building.