V. LANDSCAPE CONCEPT

The landscape concept for the Ontario/Signal Commercentre project area is intended to be harmonious with the high quality landscaping concepts of The California Commerce Center South Specific Plan and the Draft Mission Boulevard Corridor Plan.

The conceptual landscape plan recognizes the need to conserve water and to use plants which do well in Ontario's hot, dry climate. The plan therefore proposes the use of drought tolerant plants, as well as other plants that may be native or naturalized to the area.

The plan identifies landscape elements which will visually emphasize the character of this project. These elements include streetscapes, buffer planting, entries and intersections, and suggested onsite landscape pallettes for individual projects within Ontario/Signal Commercentre. The plants within the palettes included in the landscape concept may be substituted by the City of Ontario with equivalent plant materials.

A. STREETSCAPE

The conceptual streetscape plan establishes structure, continuity, and visual identity for the project. The plant palette and the landscape treatment for each of the streets serve to reinforce the overall concept.

Preference has been given to those plant materials that are predominantly evergreen, thereby insuring maximum year-round foliage. The plants reflect the hierarchy of the street system with taller, more dominant trees defining the exterior major arterials, and canopy trees denoting the interior local street network.

Linear berms are to be utilized throughout the project area within landscape easements. These berms are intended to further enhance the landscape character of the Ontario/Signal Commercentre, and are designed to create topographical relief and interest on an otherwise flat site. Shrubs, groundcover and turf areas will articulate the ground plane. These streetscape elements will collectively yield the coherence, structure, and identity expected of the project. If commercial uses are proposed within the interior areas, a 5' sidewalk adjacent to curb shall be provided on one side of the appropriate street. A 5' sidewalk adjacent to the curb shall be intalled along the Archibald Avenue frontage regardless of land use.

Upon development of the individual parcels, the property owner shall be required to install the following streetscape treatments

ARCHIBALD AVENUE

Archibald Avenue is a 120 foot right-of-way, divided arterial which forms the eastern property boundary of the site. The landscape plan for this important north/south route is harmonious with the Mission Boulevard Corridor Plan's plant palette and landscape design. The center median will be constructed and landscaped by the project sponsor of the adjacent California Commerce Center South, utilizing Canary Island Pine as its primary vertical material. The Archibald Avenue parkway will be landscaped consistently with the California Commerce Center South landscape and sidewalk scheme. As such, random groupings of Ginko biloba and London plane trees will be the predominate landscape material, with Carrisa grandiflora and Pittosporum tobira shrub panels for ground plane variation. To finish the ground plane landscaping, a groundcover combination of Ganzania and Lonicera japonica will be planted.

MISSION BOULEVARD

Mission Boulevard is a major divided arterial with a right-of-way of 150 feet. Roadbeds for each side of the arterial are 38 feet in width, with 8 foot paved shoulders. Variable width parkways and a center median utilize the remaining right-of-way.

All landscaping within and landscape parkways and easements adjacent to the Mission Boulevard right-of-way will impliment the City of Ontario's Mission Boulevard Corridor Plan. At this time, it is anticipated the landscaping will be focused upon random groupings of Eucalyptus (Ruddi, Nichollii), California Pepper, and Australian Willow trees. Oleander and Rosemary shrub panels with white ice plant, New Zealand flax, and yellow gazania groundcovers will complete the landscape concept for Mission Boulevard (Figures V-A-2, V-A-3).

FRANCIS STREET

Francis Street is a 100 foot right-of-way collector street on the project's southern boundary. Being a collector street, Francis Street's landscaping will reflect the change of street hierarchy from the arterials. Plantings of medium Cinnamomum camphora canopy trees will give Francis Street a variation and interest separate from the arterials. The shrub and groundcover selection for Francis Street is also a color producing and plane variating Ceanothus "Julia Phelps" shrub intended to give aesthetic attention to the site's rights-of-way (Figure V-A-6).

"A," "B," and "C" STREETS

The project sponsor shall modify and/or upgrade the traffic signals at the intersections of Mission Boulevard and Archibald Avenue, and Archibald Avenue and Francis Street as determined by the City Engineer. These improvements shall be done to the satisfaction of the City Engineer. Such improvements may include the installation of new signal poles and appurtenances as needed due to the development of the site, but which need not be adjacent to the site.

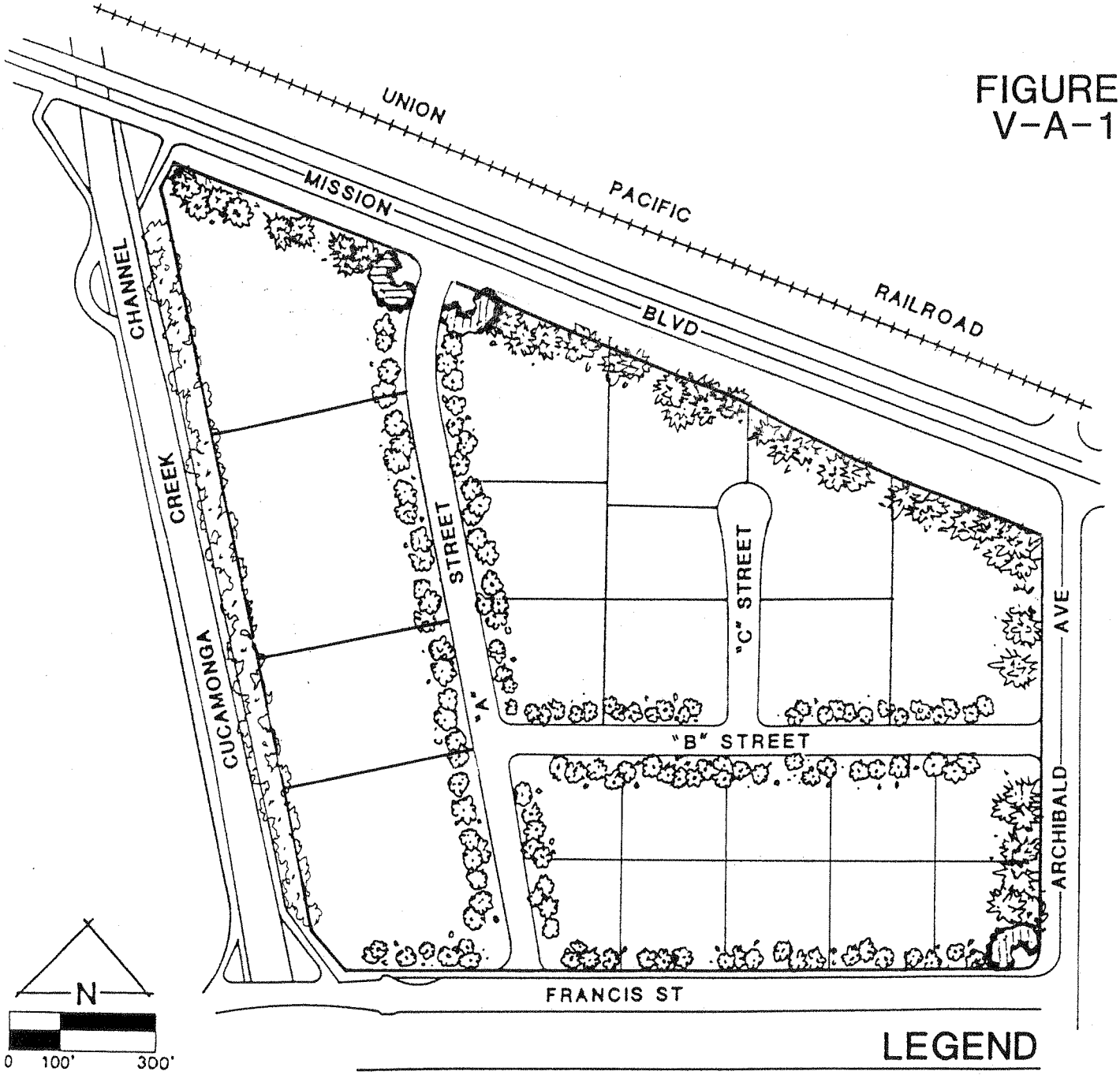
These local industrial streets are designed with 66 foot rights-of-way. On either side of the 48 feet of paving will be 9 feet of landscaped right-of-way followed by and additional 10 feet of landscaped setback. Within these landscaped areas will be Quercus agrifolia coast live oak planted 30 feet on center. Shrub selection will be in harmony with Francis street, again utilizing Ceanothus "Julia Phelps". Groundcovers will again be utilized for color and finish (Figures V-A-7, V-A-8).

CUCAMONGA CREEK CHANNEL

Separating the Cucamonga Creek Channel from the project site is approximately 55 feet of land owned the San Bernardino County Flood Control District (40') and the City of Ontario (15'). Due to the large distance between the property and the channel, the project sponsor shall landscape the City owned 15 foot strip immediately adjacent to the project site. The project sponsor may count 10 feet of this landscaping towards the 15% minimum landscape requirement. The landscape buffer shall be comprised of Brisbane box trees, 15 feet on center, with Oleander nerium planted 10 feet on center. Maintenance of the landscaped area shall be the responsibility of the Property Owner's Association. Alternate landscape designs may be approved by the City of Ontario Public Facilities Department.

CONCEPTUAL LANDSCAPE PLAN

FIGURE
V-A-1



LEGEND

SCREENING TREES &SHRUBS

MEDIUM CANOPY TREES

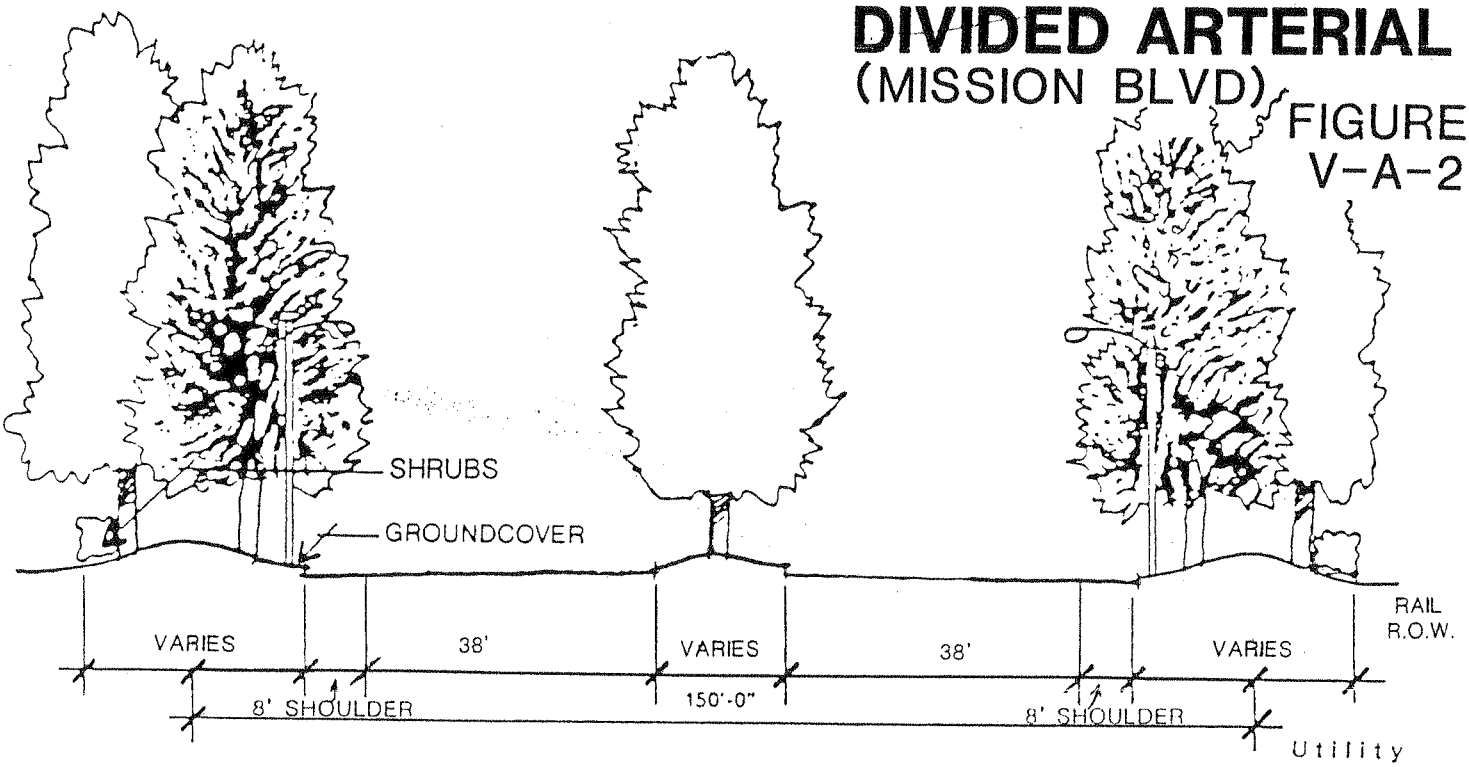
LARGE CANOPY TREES

ENTRANCE IDENTITY TREATMENT

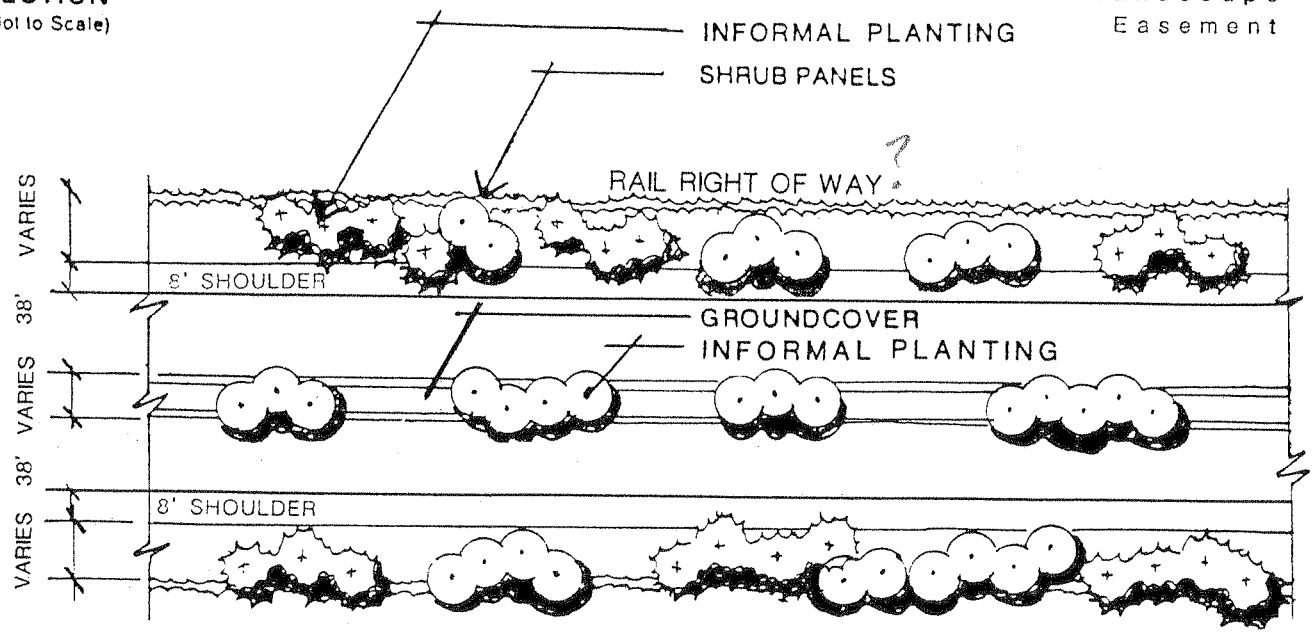
PLANNING
NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

STREETSCAPE/ DIVIDED ARTERIAL (MISSION BLVD)

FIGURE V-A-2



SECTION
(Not to Scale)



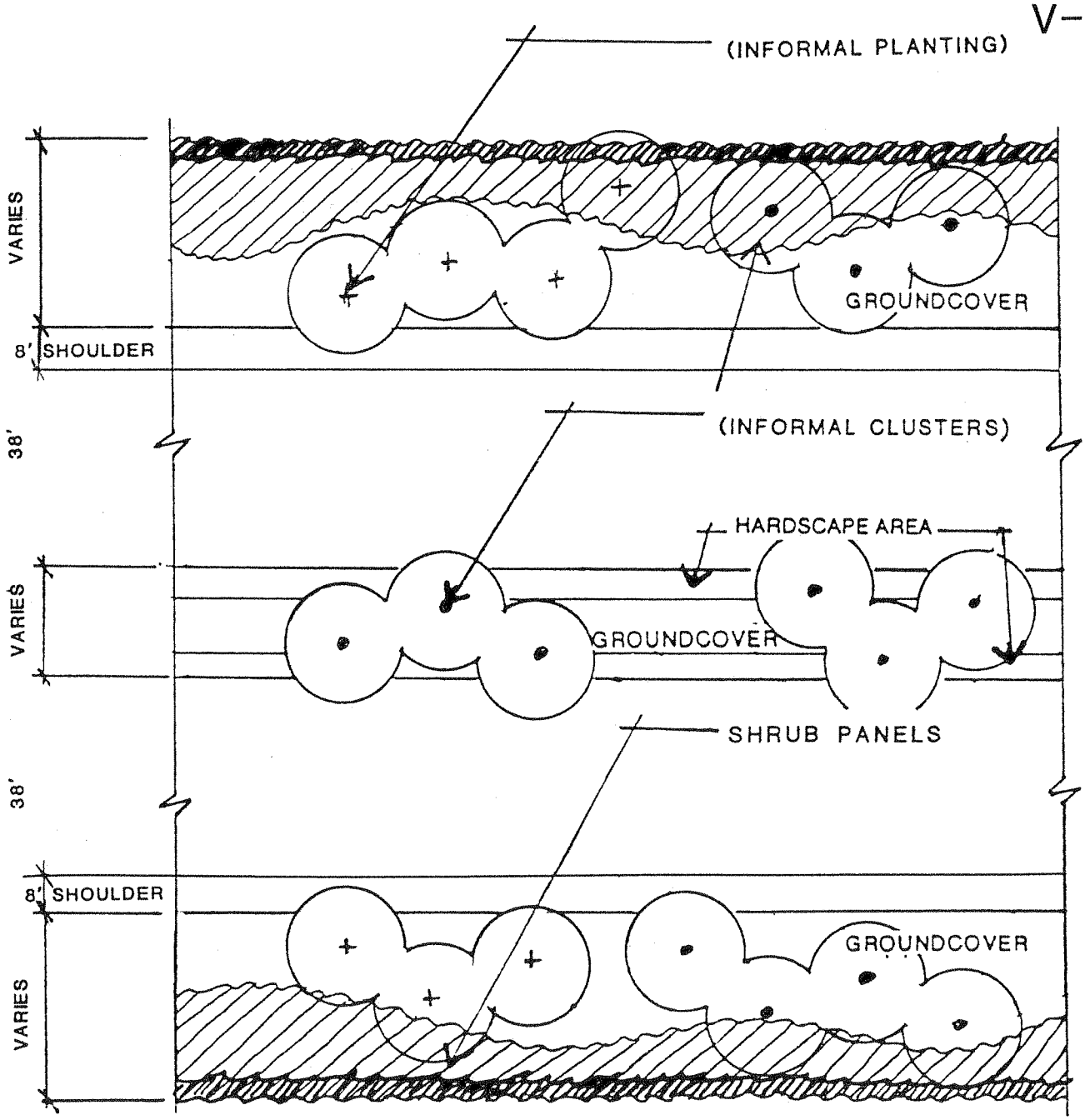
CONCEPTUAL PLAN
(Not to Scale)

NOTE: LANDSCAPE THEMES SHALL BE CONSISTENT WITH PROPOSED MISSION BLVD. STUDY

PLANNING NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

MISSION BOULEVARD

FIGURE
V-A-3

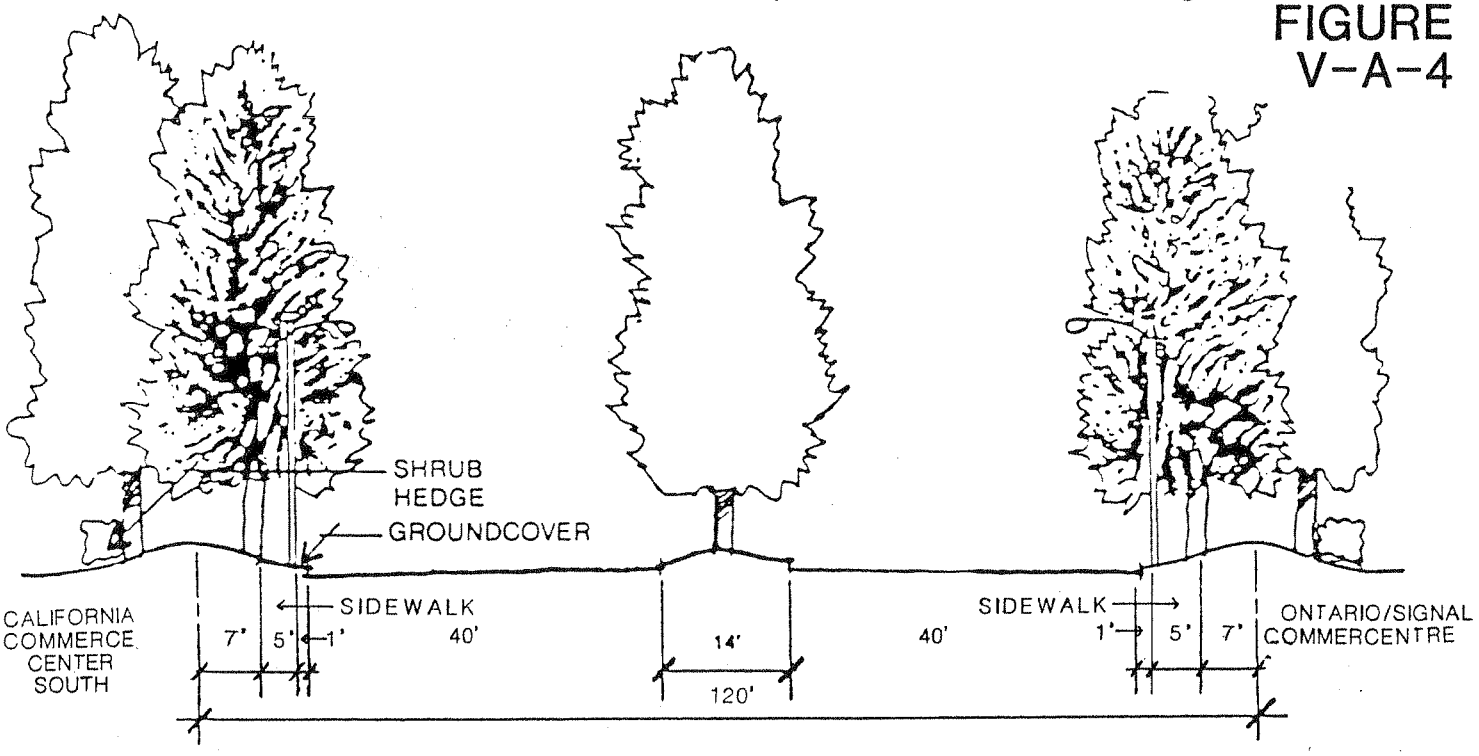


PLANNING
NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

STREETSCAPE
ARCHIBALD AVENUE

(Normal Mid-Block Looking South)

FIGURE
V-A-4



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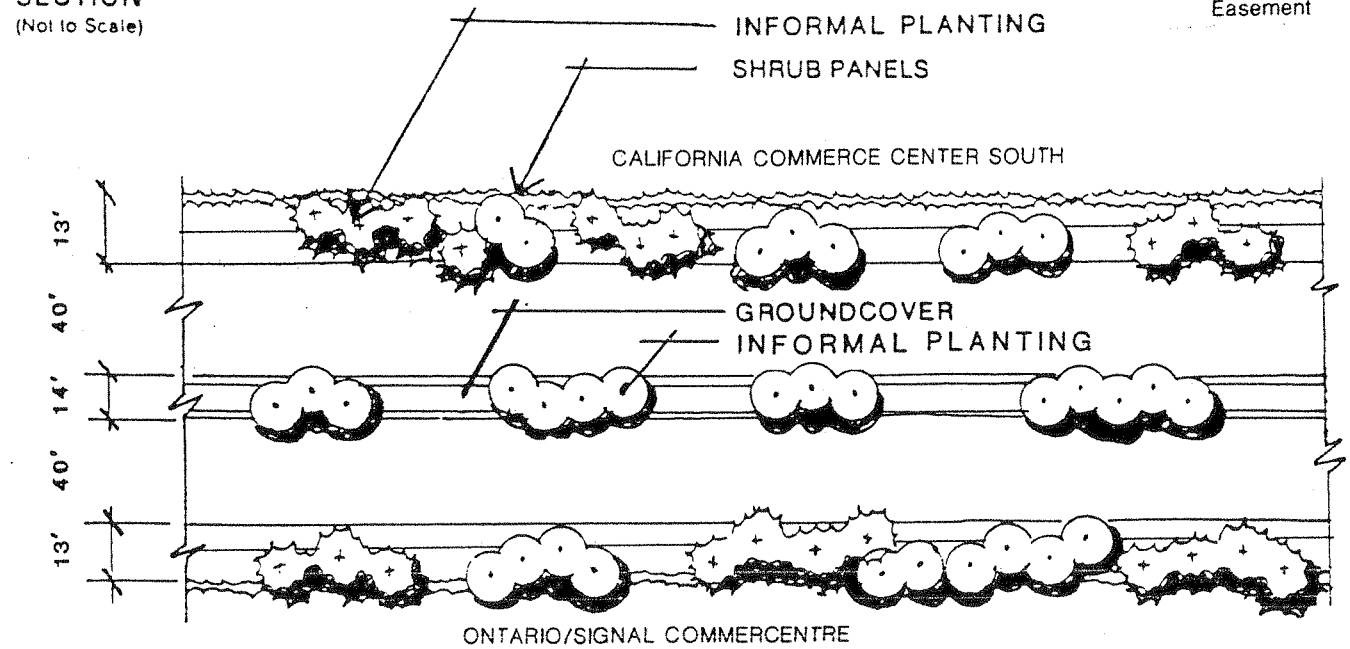
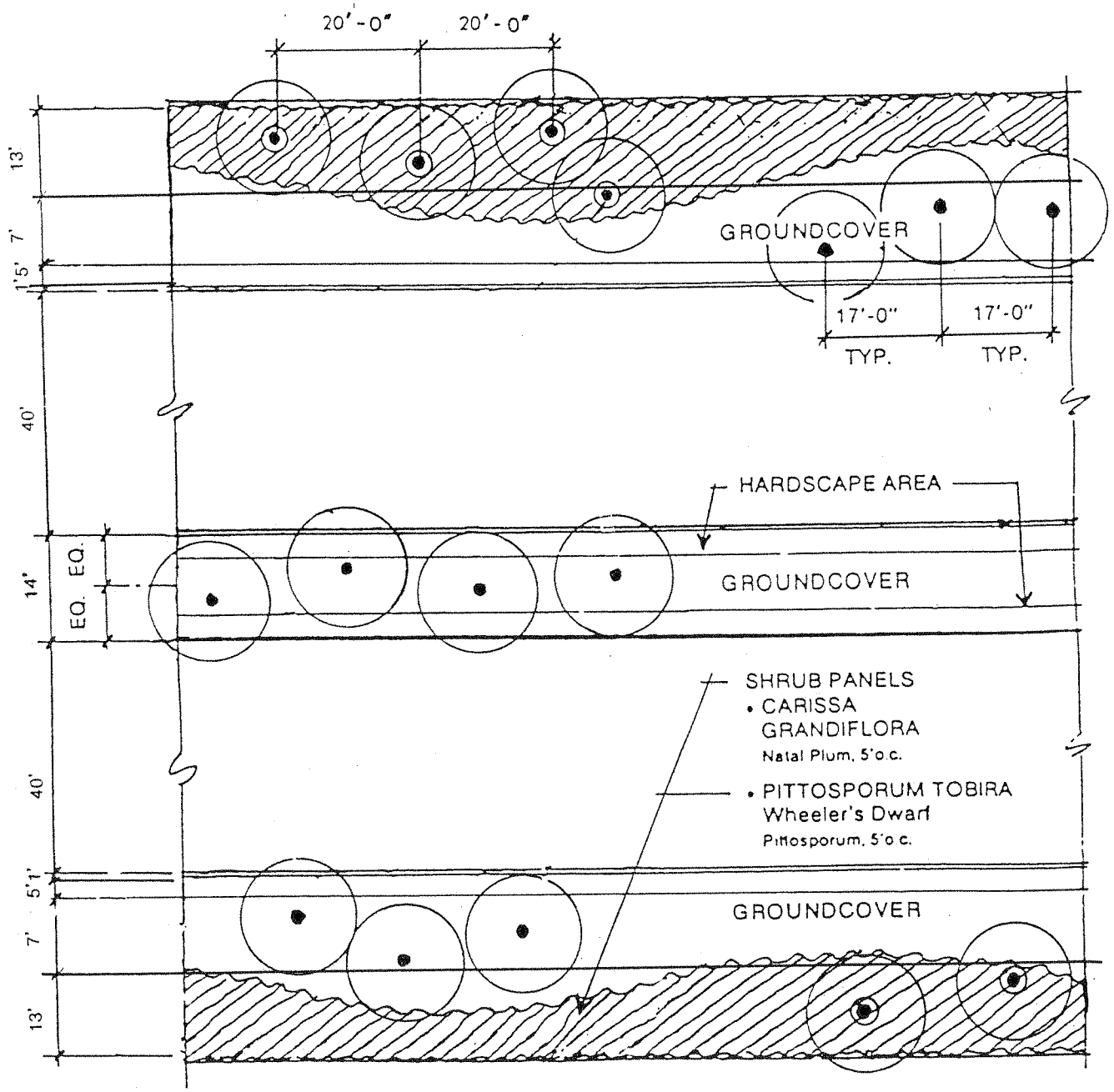


CONCEPTUAL PLAN
(Not to Scale)

PLANNING
NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

ARCHIBALD AVENUE

FIGURE
V-A-5

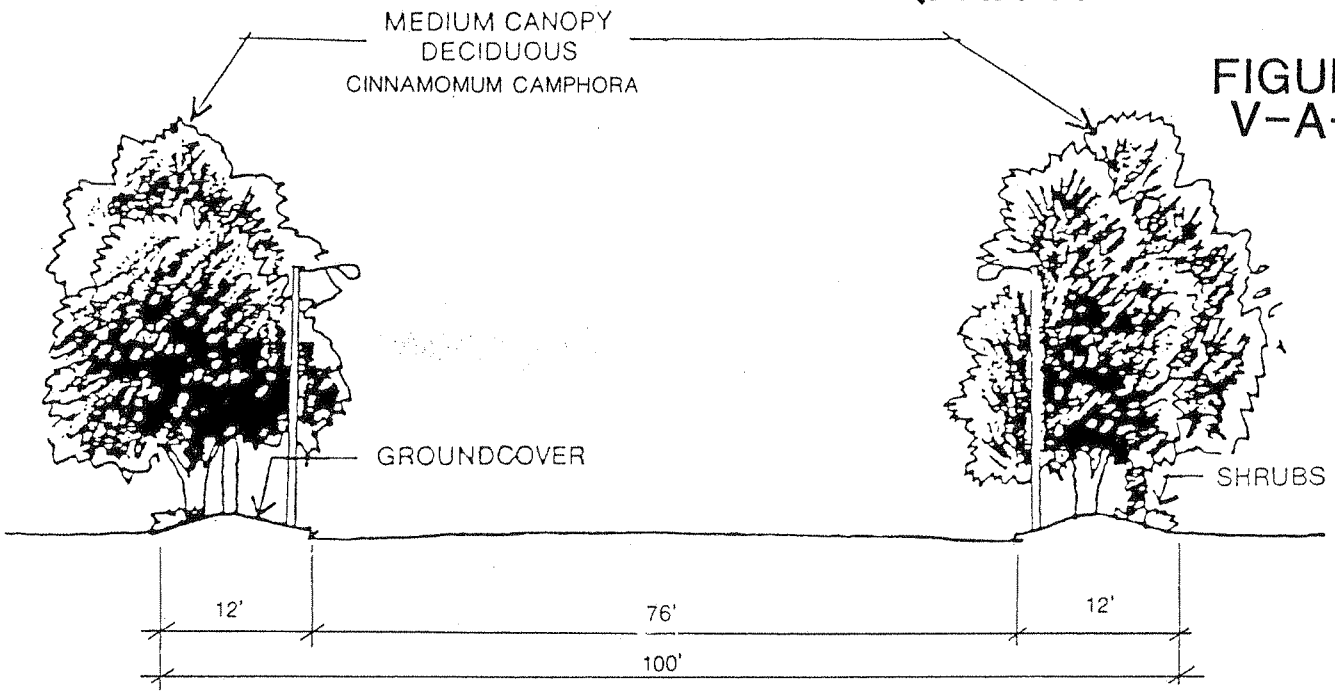


CONCEPTUAL PLANTING PLAN
(Not to Scale)

PLANNING NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

STREETSCAPE
(FRANCIS STREET)

FIGURE
V-A-6



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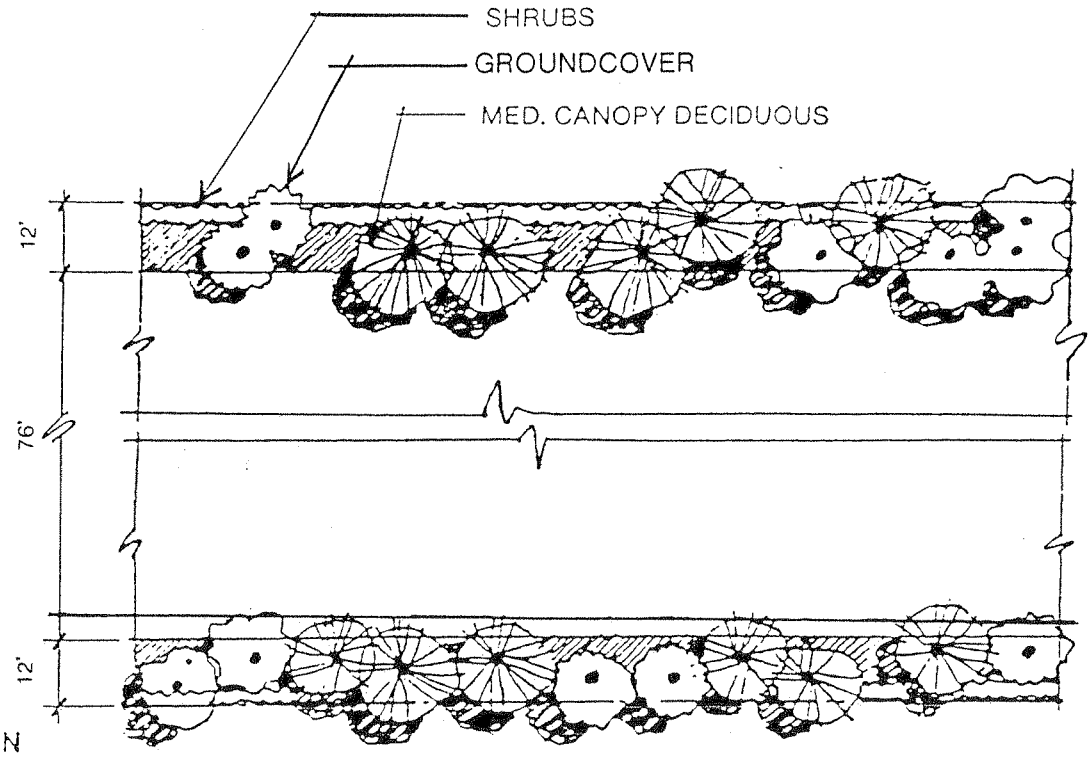
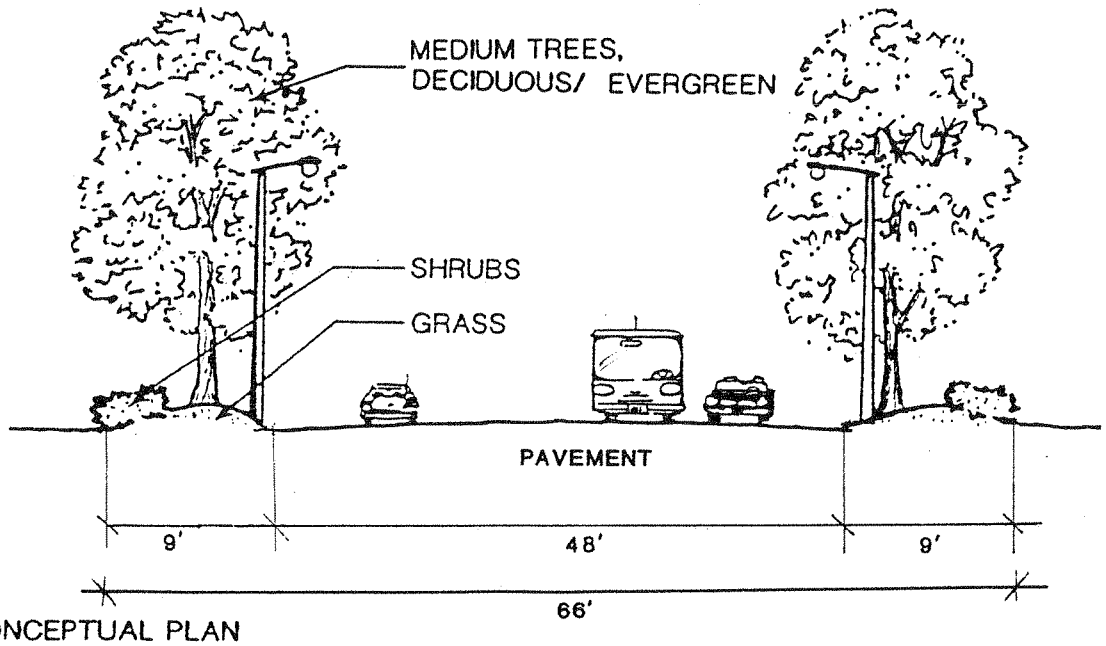


CONCEPTUAL PLAN
(Not to Scale)

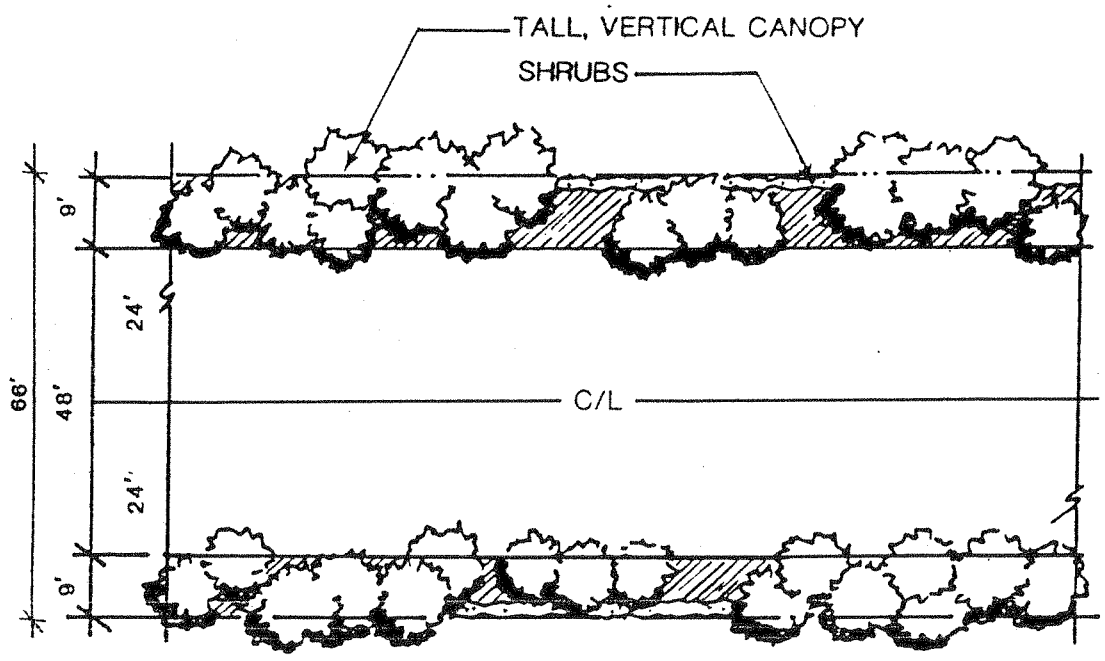
PLANNING
NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

STREETSCAPE
LOCAL INDUSTRIAL STREET

FIGURE
V-A-7



CONCEPTUAL PLAN
(Not to Scale)

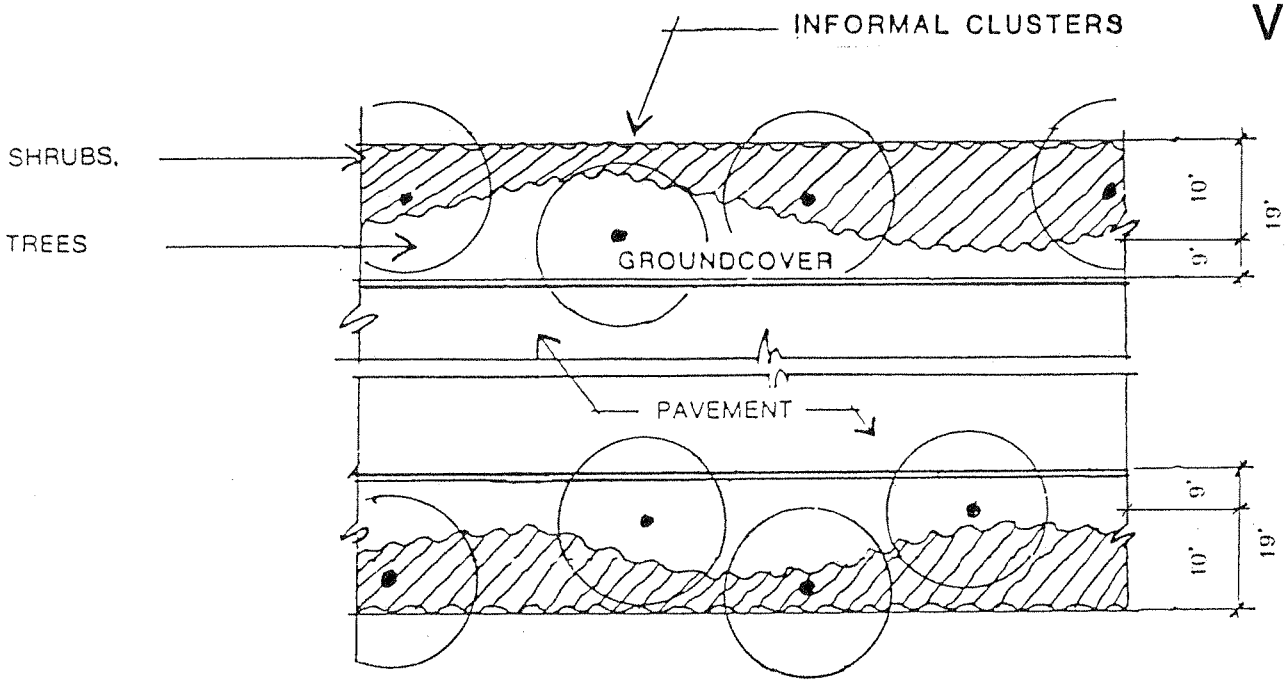


SECTION
(Not to Scale)

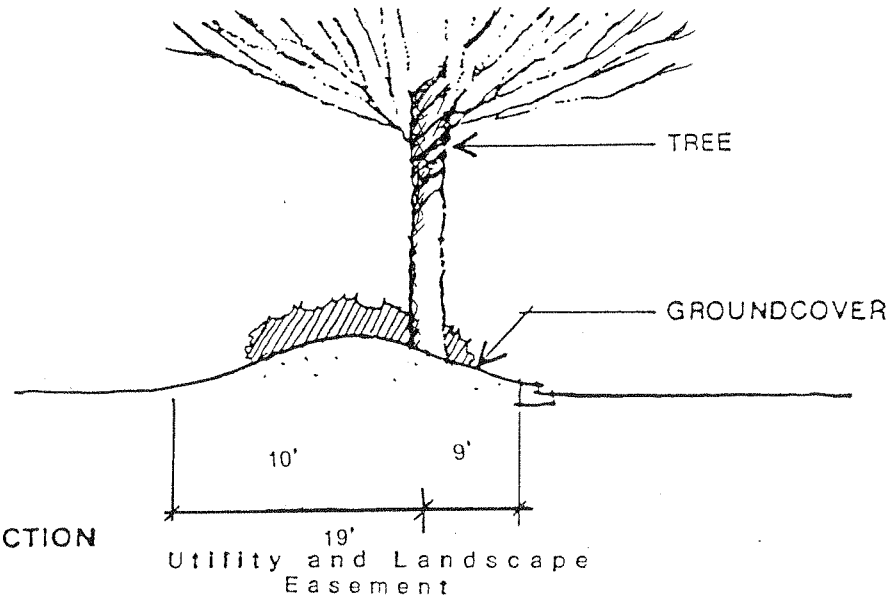
PLANNING
NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

LOCAL INDUSTRIAL STREETS

FIGURE
V-A-8



CONCEPTUAL PLANTING PLAN
(not to scale)



CONCEPTUAL PLANTING SECTION
(not to scale)

PLANNING NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

6. Street Intersections Landscape/Identity Statements

At the intersections of Mission Boulevard and "A" Street, and Archibald Avenue and Francis Street, landscaped identity statements will provide aesthetic relief and project identification. These areas will be consistent with what has been approved for California Commerce Center South. Therefore, a combination of Crape Myrtle and Sweetgum trees, which will provide background continuity and color for the corner focal areas, will be utilized. The focal areas will contain decorative monument identification for the project as well as additional color shrubs and groundcover for further aesthetic contribution (Figure V-B-1, 2, 2.1). These focal areas and identity statements shall be installed by the project sponsor as part of Phase 1 infrastructure construction.

B. ON-SITE LANDSCAPING

Criteria have also been established for landscaping of on-site areas. This landscaping will be the responsibility of individual parcel owners, and will be reviewed and approved by the City of Ontario as part of the site plan approval process.

Landscape areas will include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings including building entries. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover and turf, as appropriate (Figures V-B-4/V-B-6). A recommended plant palette has been provided that offers a variety of plant material that do well in this climate. (See Figure V-B-7, Recommended Plant Palette for On-Site Landscape Development Plans.)

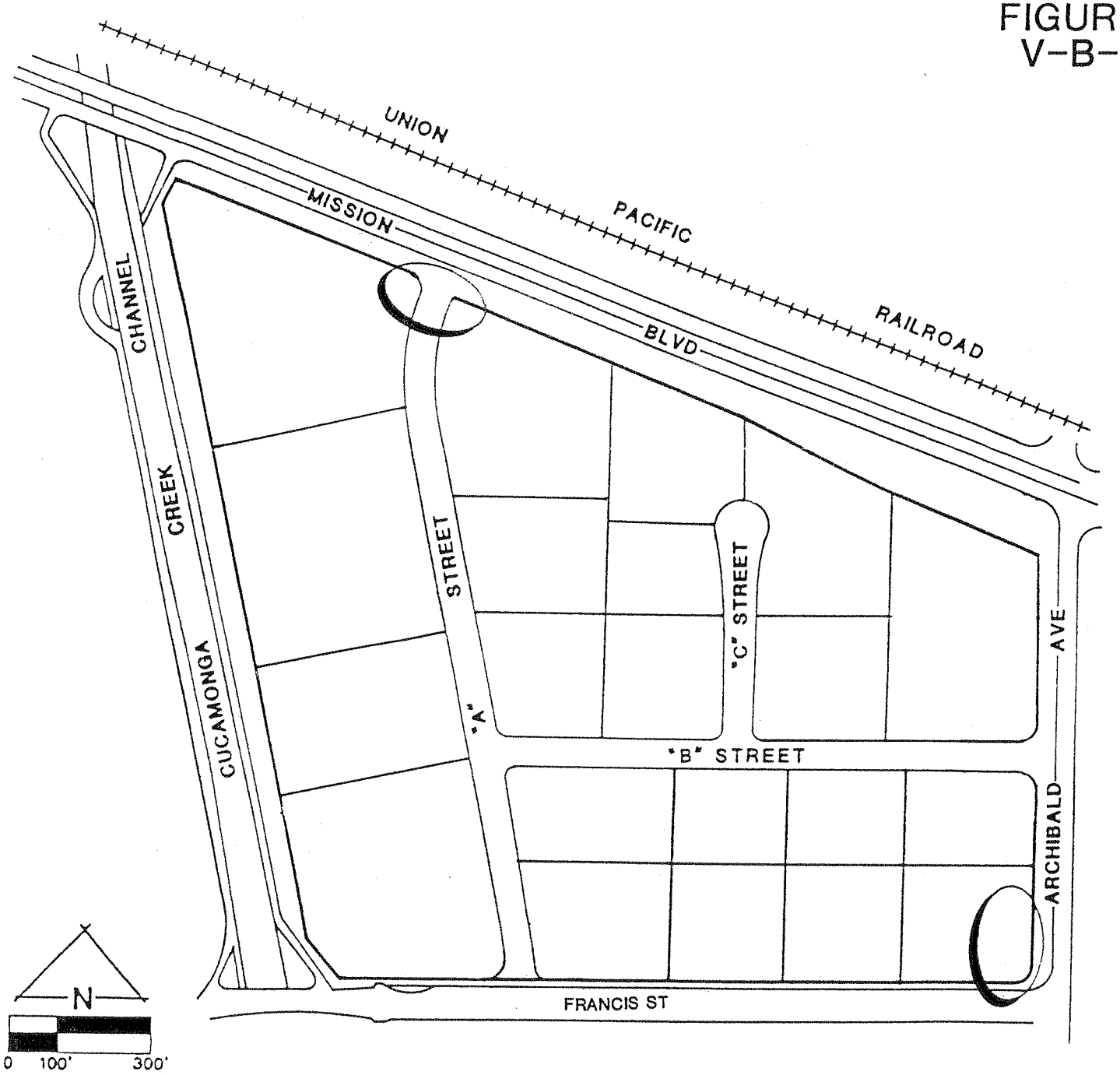
Since the water requirements of plant materials may vary extensively, attention should be given to selecting plants with similar water requirements in particular planting areas. Attention should also be given to installing irrigation systems that can regulate water requirements as needed.

Minimum sizes for trees shall be 15 gallons; minimum sizes for shrub plant material shall be 5 gallons. Smaller container-size plant material must be approved by the City of Ontario's Public Facilities Coordinator.

The quantity and actual placement of trees, shrubs, groundcover and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets and to visually enhance building entries. Such landscaping shall be designed with consideration given to parcel size and the intended building use.

MAJOR ENTRANCE/IDENTITY STATEMENT

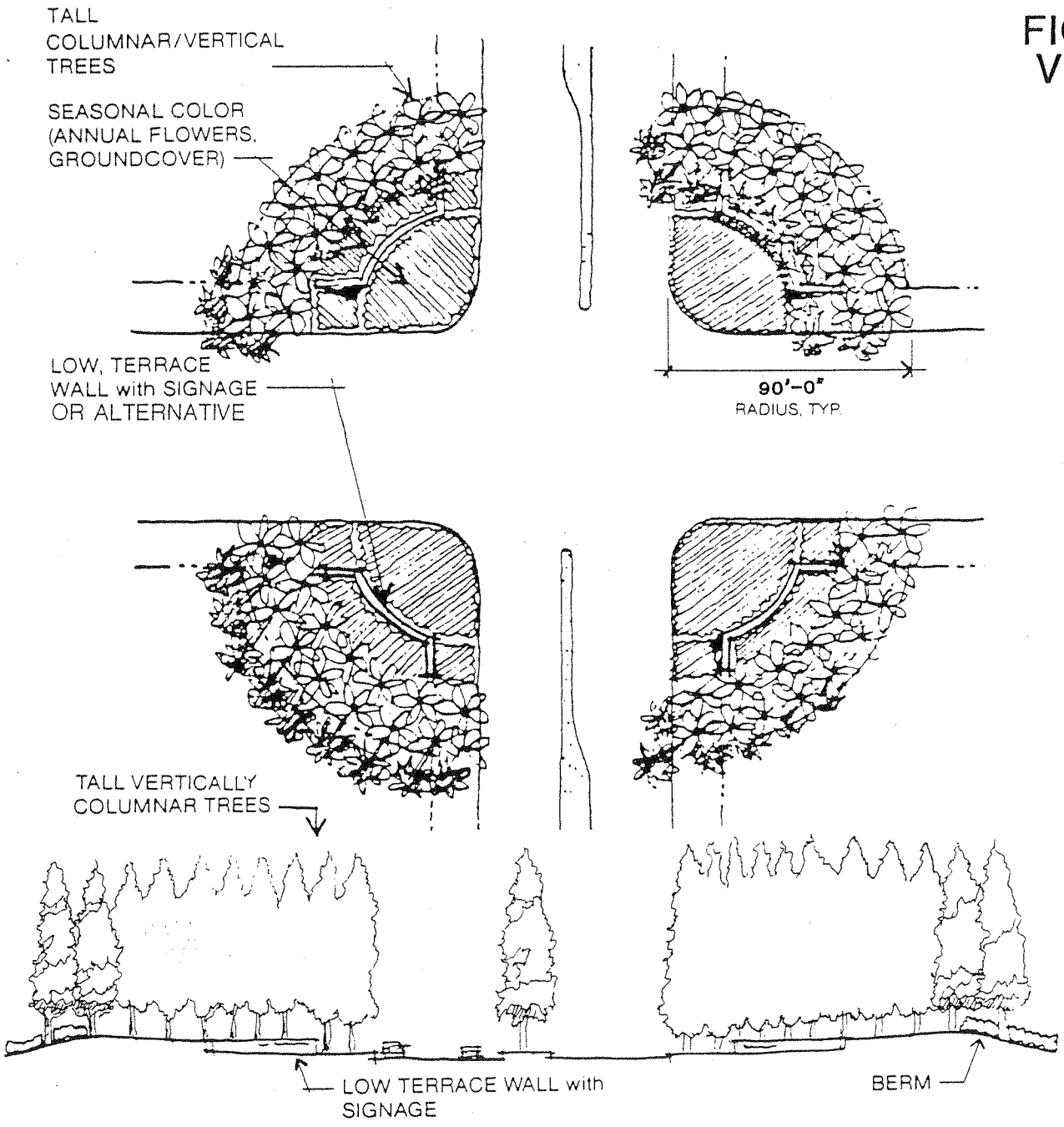
FIGURE
V-B-1



PLANNING NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

CONCEPTUAL ENTRANCE/ IDENTITY STATEMENT

FIGURE V-B-2



CONCEPTUAL SECTION
(Not to Scale)

PLANNING NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8