

SECTION 7 - LANDSCAPE PLAN

7.1 MASTER LANDSCAPE PLAN

7.1.1 COMMUNITY VISION

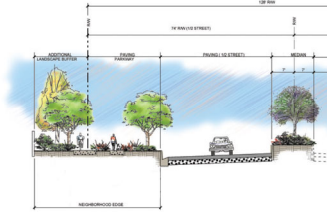
The landscape design concept for Rich-Haven is to create open spaces and lifestyle opportunities for a community that evokes traditional and timeless qualities. The emphasis in the landscape design is on community and neighborhood, focusing on the individuals and their interaction with their livable surroundings. Using innovative design to focus the street scene on entries and living areas, as opposed to garages and property walls, emphasizes neighborhood scale within the community. Importance is placed on connectivity and linkages between homes, parks, schools, retail and employment. A variety of park types and sizes provide for a wide array of activities to various community groups and users. Incorporating design elements such as clear sightlines, pedestrian lighting, and a separation of pedestrian from vehicular circulation impresses a premium on safety and individual security. Landscape elements selected will establish a community with a landscape that incorporates the diverse and traditional styles of the neighborhood and community architecture, yet share a common palette and streetscape pattern that unify neighborhoods and the community at large.



7.2 COMMUNITY STREET SCENE

7.2.1 COMMUNITY ARTERIALS

See Master Planned Circulation Plan (Figure 4-1A) for arterial locations as they apply to the Rich-Haven community.



Landscape guidelines concerning major community arterials in the Ontario Ranch are addressed by the City of Ontario in the Ontario Ranch Streetscape Master Plan. Street tree, under-story tree, and shrub palettes have been determined by the City of Ontario and shall be complied with where applicable within the Rich-Haven community.

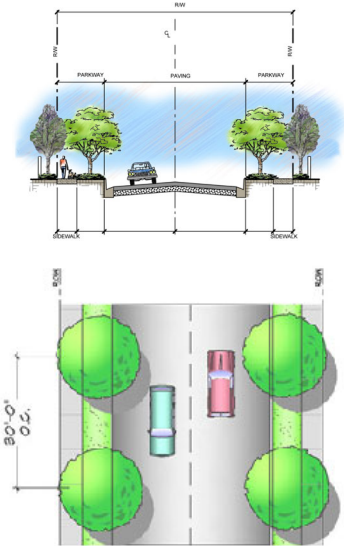
7.2.2 NEIGHBORHOOD STREETScape

7.2.2.1 Residential Theme Streets

Residential Theme Streets are those significant residential streets that are commonly designed to be used as ‘separator’ streets between residential neighborhoods, and therefore are usually faced by two different home types. These streets will be designed to connect and unify various neighborhoods and planning areas through the use of community theme elements such as unified street trees, lighting fixtures, directional signage, and construction materials.

Also, residential Theme Streets will act as primary pedestrian corridors in addition to vehicle corridors. These streets will be designed with a differentiating street trees/parkway planting treatment or a widened landscape edge to provide convenient and safe pedestrian circulation throughout the Rich-Haven community.

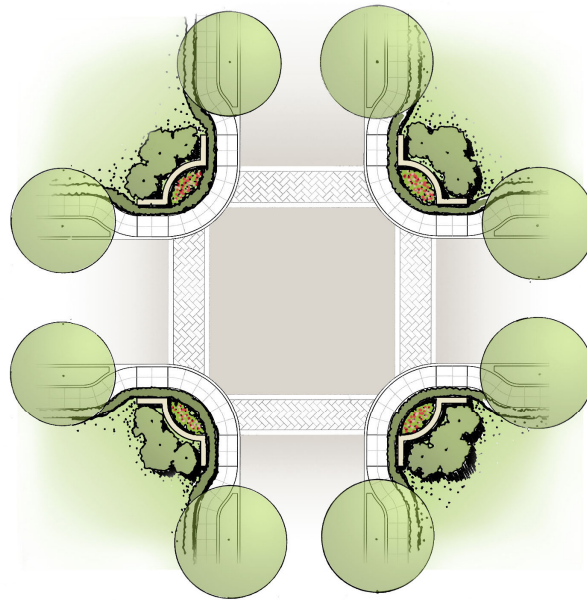
- Street Trees shall be spaced at 30’ O.C. When feasible, utilities and other obstructions shall be located outside of an 8’ clear space 30’ on center reserved for street trees.
- Street Trees shall be installed at 24” box size minimum.
- Street Trees located closer than 5’ of walks, walls, or other hardscape shall have a linear root barrier installed per manufacturer’s recommendation.
- Street Trees shall align on both sides of the street in a soldier course wherever possible subject to site conditions.
- The number of trees per street shall be based on 1 Street Tree per 30’ of linear street measured between beginnings of curves at intersections. The number of street trees shall only be reduced from this amount with permission from the City of Ontario.
- Parkway between sidewalk and roadside curb shall be planted with low water using groundcover, turf or approved equal.
- For all trees proposed in turf areas, a minimum 7’ area clear of turf, and in parks a 10’ area clear of turf, measured from the outside diameter of the tree trunk, shall be maintained to prevent damage from lawn maintenance equipment. Trees in parkway turf area shall have a turf free, groundcover only section the length and width to equal the parkway size.
- Street light fixtures shall be consistent, decorative in nature, and selected from the City of Ontario’s approved street light fixtures.
- Sidewalks shall be scored with a 24” x 24” score pattern.
- Turf shall only be used where play or pedestrian use is expected; such as parks, play areas or limited areas in parkways for access from street parking to avoid excessive water use.



7.2.2.2 Theme Street Intersections

Monumentation at the Local Theme Streets shall consist of ornamental walls with the following criteria:

- Walls shall be 2'-6" in height and be located outside sight triangles calculated per City of Ontario guidelines.
- Design shall be simple and timeless in nature and be symbiotic with the surrounding architectural styles. Walls will be finished in an antique brick veneer or stone veneer. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Color shall match or be in harmony with the surrounding neighborhood architecture.
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" high within sight triangles calculated per City of Ontario guidelines.
- Specimen type trees shall be chosen to accent the corner monumentation shall be multi-trunk, with unique branching, flowers or fall color.



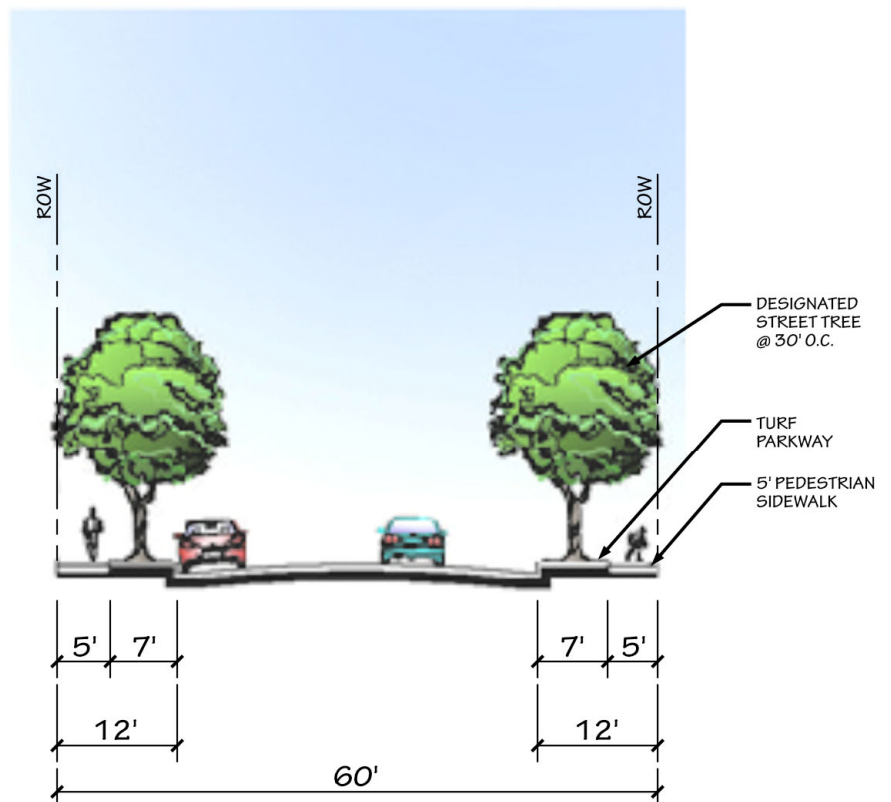
Plan View – Local Theme Street Wall Locations



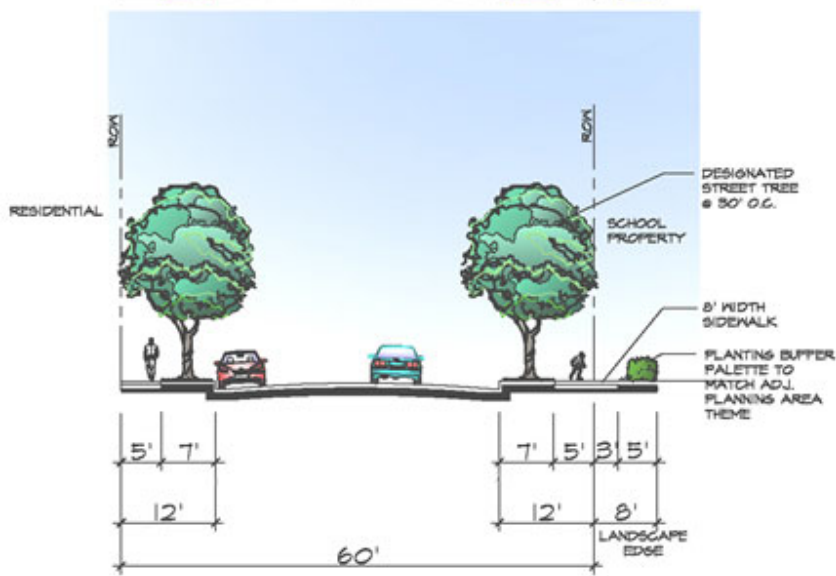
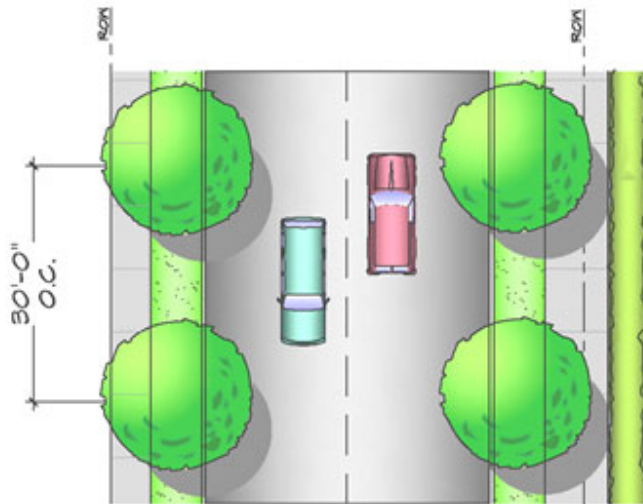
Example Theme Street Wall Elevation

7.2.2.3 Local Neighborhood Streets

- Local Neighborhood Streets unify and identify smaller neighborhoods and/or housing types within the Community. Primary identifiers include a common street tree type and similar hardscape materials.
- See Planning Area Landscape criteria (Section 6.4) for street tree designation on local neighborhood streets.
- Street trees shall be installed at 24" box size minimum at 30' O.C.
- Street Trees located within 5' of walks, walls, or other hardscape shall have a linear root barrier installed per manufacturer's recommendation.
- Parkway between sidewalk and roadside curb shall be planted with low water using groundcover, turf or approved equal.
- Where a Local Neighborhood Street exists adjacent to School Property, there shall be an additional 8' landscape edge provided on the School side to allow for a widened sidewalk and landscape buffer.



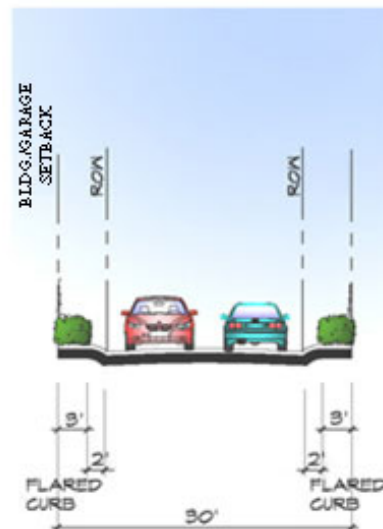
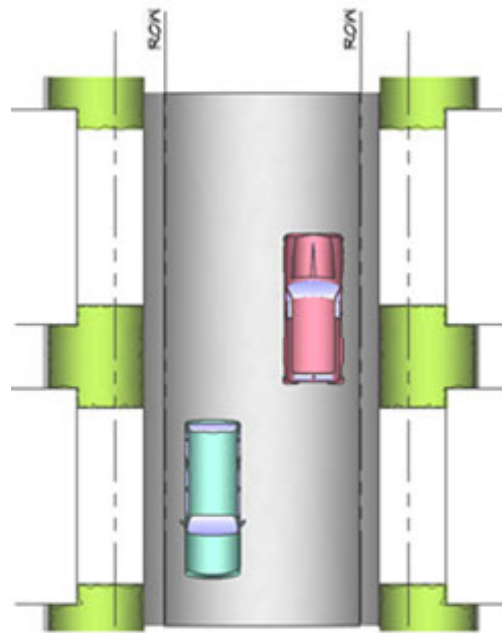
**Local Neighborhood Street
Parking Permitted**



**Local Street Next to School
Parking Permitted**

7.2.2.4 Common Drive/Alley

- Landscape materials and details shall soften and enhance essential service and vehicular access, creating a utility oriented residential street type. Shrubs and vines shall be used in conjunction with screen wall and fence types to provide a cohesive circulation element for alley-loaded product types.

**Common Drive/Alley (Private)****20' Pavement Minimum*****24' Pavement for Emergency Access Road**

7.2.3 COMMUNITY INTERSECTIONS

The City of Ontario, Ontario Ranch Streetscape Master Plan defines improvement requirements at intersections of City maintained primary and secondary arterials. In addition, the Streetscape Master Plan categorizes Major and Secondary Gateways and Intersections within the Ontario Ranch. These Design Standards and Guidelines for the intersection of streets shall be complied with.

7.3 ENTRIES AND MONUMENTATION

7.3.1 COMMUNITY MONUMENTATION



The Ontario Ranch Streetscape Master Plan defines guidelines for size, materials, and placement of monumentation at Major and Secondary Gateways and Intersections within the public right-of-way. All monumentation designs are subject to approval by the City of Ontario. And, all monuments shall be placed in accordance with City of Ontario Traffic and Transportation Design Guidelines for Monument Placement.

7.3.2 NEIGHBORHOOD MONUMENTATION

7.3.2.1 Community Entries

Neighborhood monumentation will exist primarily at intersections associated with Residential Theme Streets, Community entries, Neighborhood entries, and at residential area parks.

Community Entries are defined as those junctions where Residential Theme Streets intersect with major City of Ontario arterials, yet are not defined as Major Intersections per the Ontario Ranch Streetscape Plan. Community Entries shall consist of ornamental walls subject to the following criteria:

- Walls shall be maximum 6'-0" in height and be located outside sight triangles calculated per City of Ontario guidelines.
- Design shall be simple and timeless in nature and be symbiotic with the surrounding architectural styles. Walls will be finished in an antique brick veneer or stone veneer. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Color shall match or be in harmony with the surrounding neighborhood architecture.
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" height within sight triangles calculated per City of Ontario guidelines.
- Signage lettering will be wrought iron, brass, brushed aluminum, or similar high quality material.
- Ornamentation will be wrought iron, brass, stained wood, or similar high quality material.
- Other than decorative lanterns, monument lighting will be screened from pedestrian and vehicular traffic view.
- Community Entry monumentation is subject to City of Ontario approval.





Example Community Entry
Elevation

Where Private Development Entries coincide with Theme Street intersections, Guidelines for Private Development Entries shall prevail.

7.3.2.3 Neighborhood Entries

Monumentation at Neighborhood Entries shall consist of ornamental walls and signage subject to the following criteria:

- Walls shall be a minimum 2'-6" in height and a maximum of 4'-0" in height, and be located outside sight distance triangles as calculated by City of Ontario criteria.
- Design shall be simple and timeless in nature and be harmonious with adjacent architectural styles.
- Walls will be finished in an antique brick mix veneer or stone veneer. Concrete wall and pilaster caps will be permitted. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Signage will be wrought iron, brass, aluminum, tile mosaic, or recessed lettering in light sandblasted concrete.
- Ornamentation to be wrought iron, brass, wood, or similar high quality material.
- Other than decorative lanterns, monument lighting shall be screened from pedestrian view
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" high within sight triangles calculated per City of Ontario guidelines.
- Neighborhood monumentation is subject to approval by the City of Ontario.



Example Neighborhood Signage

7.3.2.4 Park Monumentation

At a minimum, monument signs will be placed at the primary entrances of community parks. These signs will be subject to the following criteria:

- Monumentation is strongly encouraged to include pilasters, arbors, and other design elements to create an entry statement or gateway into the park.
- Signage walls shall be 3'-5' in height and located outside sight distance triangles as calculated by City of Ontario criteria.
- Designs shall be simple yet strong in form and be harmonious with surrounding neighborhood architectural styles.
- Park names shall be embedded in light sandblasted concrete or on tile mosaic. Embedded letters filled with black or bronze enamel is permitted.
- Walls will be finished in an antique brick mix veneer or a stone veneer. Pre-cast or poured-in-place concrete wall caps and pilaster caps are permitted. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Additional walls without signage may be used throughout the park as a design element, but shall be consistent in material and theme throughout the individual park.
- Other than decorative lanterns, monument lighting shall be screened from pedestrian view.
- Park Monumentation is subject to approval by the City of Ontario.



Example Park Entry

7.4 PARKS AND OPEN SPACE



The parks contained within the residential development areas of the Rich Haven Specific Plan will be designed to provide a variety of uses and activities within the overall community. Each park will consider the unique opportunities of its location and provide complimentary facilities to suit the neighborhood setting. The parks will be developed as a “system” rather than an open space “island”, providing facilities, activities and open space to the surrounding neighborhoods.



Safety and visibility will be incorporated within the park system design. Design principles include maintaining clear site lines, adequate lighting, and elimination of “hiding spaces”. All parks shall be equipped with necessary maintenance and convenience facilities such as benches, trash receptacles, restrooms, ash urns, and bicycle racks.

All parks shall meet ADA guidelines in terms of accessibility.



All Parks shall be irrigated with Recycled Water.

All parks, open space areas, greenbelts, parkways and parking lots shall consider, where feasible, incorporating the latest Low Impact Design (LID) Best Management Practices for storm water collection and infiltration as discussed in Section 4.4 of this Specific Plan. These methods shall include: pervious pavement, engineered soil (amended soil), vegetated swales, retention/infiltration basins and trenches, dry wells and bio-treatment basins and structures, where infiltration is infeasible. Landscape design will need to coordinate with Civil engineer in planning and implementation of all these methodologies.



7.4.1 RESIDENTIAL DISTRICT PARKS

7.4.1.1 General Design Elements and Objectives

Suggested program elements for Residential District parks may include some or all of these elements:

ACTIVE

- Basketball court
- Sand Volleyball
- Turf field with clearance for pick-up games (football, soccer, softball, etc.)
- Perimeter walking/jogging trail
- Tot Lot (5-12 years)
- Tot Lot (ages 2-5) w/ play structure
- Open turf play field
- Softball backstop

PASSIVE

- Shade Trees and open lawn area.
- Picnic Tables
- Solid cover shade overheads
- Benches
- Gazebo structure
- Pavilion structure with barbecues and tables suitable for parties
- Individual solid cover shade structures with tables beneath
- Rose, flower or native plant garden
- Giant Chess Board

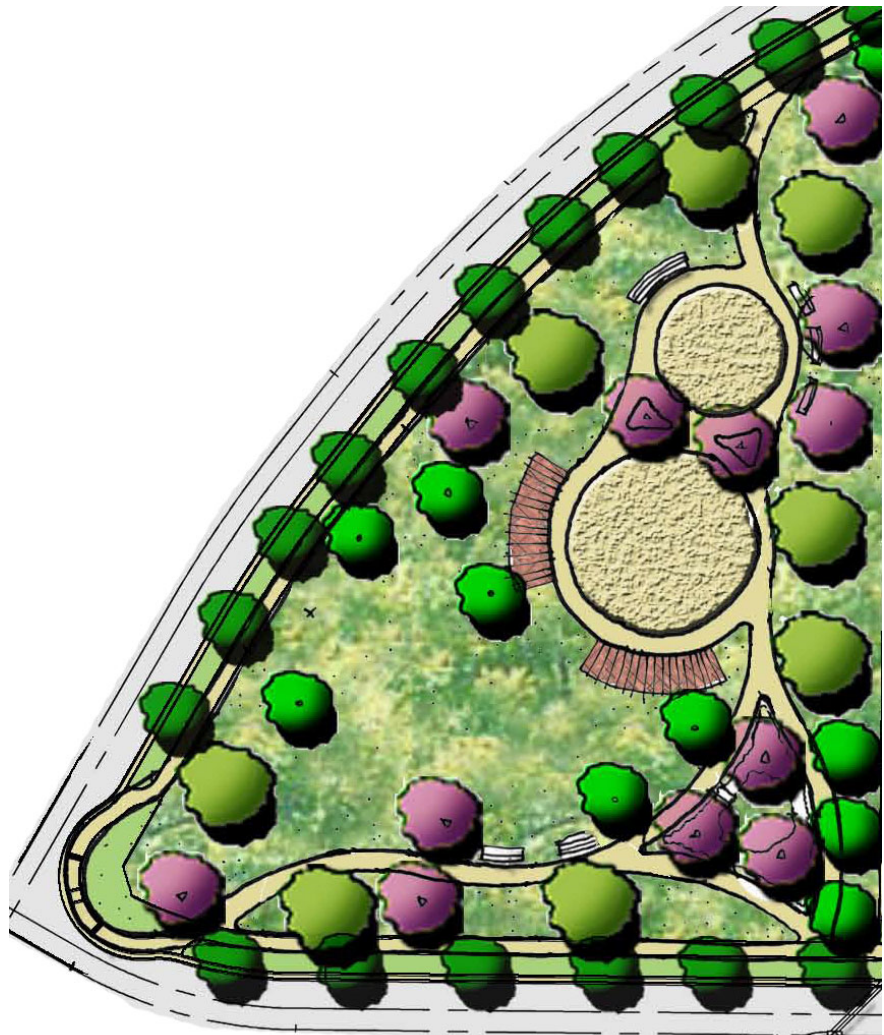
General requirements:

- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% minimum grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Wherever possible, Residential District Park areas should be finish graded to accept street runoff water and serve a dual purpose as stormwater runoff spreading and infiltration areas, as well as recreational areas.

Residential Park Concept

Park design is conceptual in nature. Final designs shall be reviewed and approved by the City of Ontario.

- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.
- Clearly delineated crosswalks shall be provided to connect surrounding amenities to adjacent use areas.
- On-site parking and a formal pick-up/drop-off area near the major entry point shall be provided.
- Parks shall have clearly delineated crosswalks to set them off from surrounding amenities to adjacent areas.
- Security lighting shall be provided around the park at 100' minimum spacing with 70-watt bulbs on minimum 14' high poles.

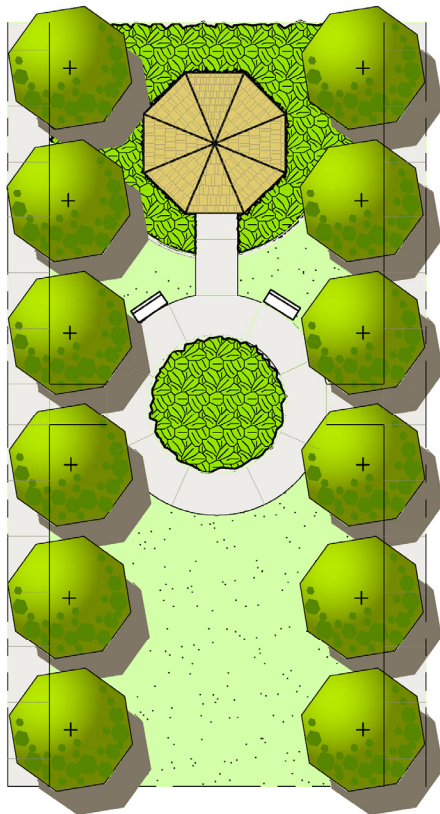


POCKET/LINEAR PARKS 7.4.2

Small Pocket/Linear Parks will be incorporated into the design of neighborhoods in order to both soften the built environment and provide open natural spaces for residents to experience and enjoy.

Example Pocket/Linear Park

- The pocket/linear park program may contain formal or informal layouts. They also will contain walkways and trails.
- Pocket/linear parks are exempt from the requirement to contain restroom facilities.
- Pocket/linear parks shall contain maintenance and convenience furnishings such as benches, trash receptacles, and ash urns.
- Built pergolas, arbors, gazebos, and walls are encouraged design features. Open lattice or solid roofs are allowed on overhead structures.
- Security lighting in the form of bollard lighting or decorative post lighting is encouraged.
- Pocket/Linear Parks shall be a minimum of 30' in width and 0.25 acres in size.
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Landscape within the Southern California Edison easements is subject to SCE requirements and review. All landscape plans shall be submitted and approved by SCE before implementation.

See the City of Ontario, Ontario Ranch Streetscape Master Plan for more guidelines concerning SCE Easements in the Rich-Haven project area.

7.4.3 SCE EASEMENTS

7.4.3.1 SCE Requirements

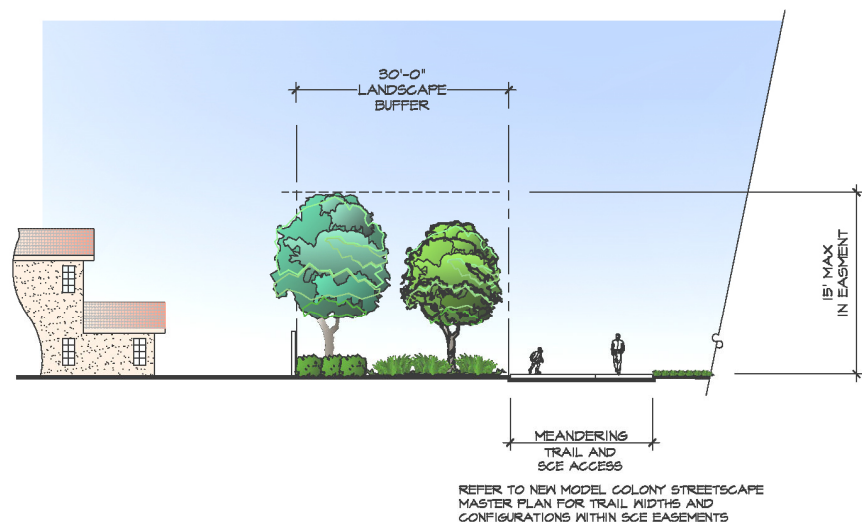
- Landscape design will follow current local and regional SCE guidelines concerning use of hardscape materials, planting materials, irrigation equipment, and clearances.

7.4.3.2 Design

- SCE easements will be designed as linear green spaces.
- It is expected and encouraged that SCE maintenance access will also be designed to be used by the community for pedestrian and bicycle use.
- Community Gardens shall be considered as a design element in SCE easements.

7.4.3.3 Screening

- Where use of an SCE Easement is deemed unsightly, a 30' minimum area shall be used to buffer and screen the use from adjacent areas.
- Provide a separation for trails and landscape from SCE easements with a minimum 24" high block garden wall or 12" high curb and dense hedge material to prevent blowing dust, soil and tumble weeds from damaging trail and landscape.



SCE EASEMENT EDGE/PATH

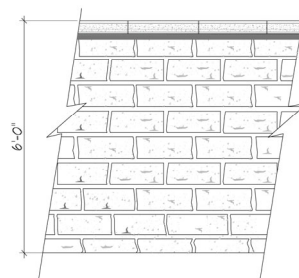
7.5 COMMUNITY WALLS AND FENCES

7.5.1 RESIDENTIAL DISTRICT WALL AND FENCE TYPES

Community Walls will be set back and de-emphasized wherever possible. Where walls are determined necessary, the requirements listed herein will apply. The spacing of pilasters and wall offsets shall be subject to City of Ontario Planning Department review and approval. (See Figure 7.2)

7.5.1.1 Solid Walls

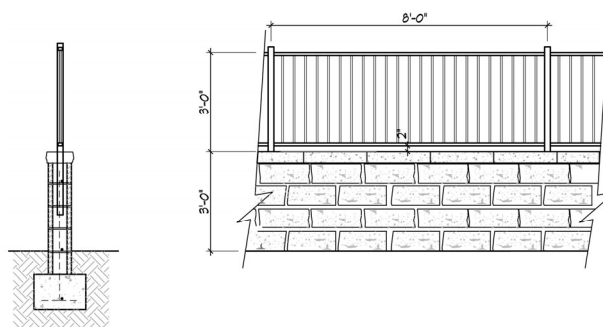
- Solid walls shall not exceed 8’ in height unless expressly required in a sound study conducted by a qualified acoustic engineer. Walls that exceed 6’ in height are subject to approval by the planning department.
- Walls facing and/or viewed by public spaces shall be decorative in nature consisting of split face block, stone or brick veneer, or plaster.
- Wall caps shall be either precast concrete, concrete block, or plaster stucco finish. Mortar caps are not allowed.
- Wall materials and color shall match or be in harmony with adjacent architectural features.



Typical Wall Elevation

7.5.1.2 View Fencing

- View fencing may be implemented where property walls abut park, open space, or where views are deemed appropriate.
- View fencing shall consist of 3’ high maximum wrought iron, tubular steel, or glass over 3’ high decorative block wall.
- Steel fencing shall be black in color and appropriately treated to prevent rust.



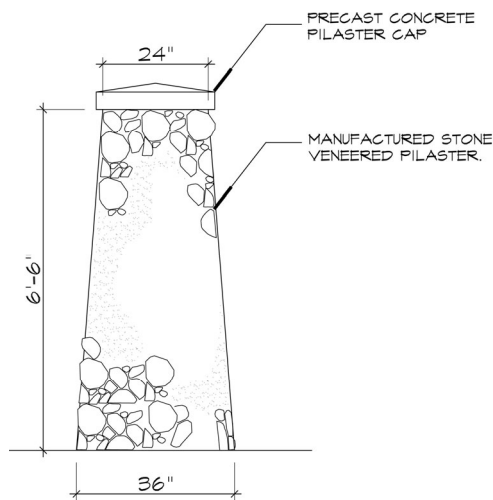
Typical View Fence Elevation

7.5.1.3 Private Homeowner Lot Fencing

- Private fencing between homeowner lots shall be 6' high.
- Private fencing shall be of solid wall or view fence construction subject to section 7.5.1.1 and 7.5.1.2.
- Interior side residential walls, not exposed to public view, may consist of precision face block with a cap consistent in color with any adjacent walls.

7.5.1.4 Pilasters

- Decorative pilasters shall be used on walls adjacent to or viewable from public areas.
- Pilasters shall be decorative in nature consisting of split face block, stone or brick veneer, or plaster.
- Pilaster materials and color shall match or be in harmony with adjacent architectural features.
- The spacing of pilasters and wall offsets shall be subject to City of Ontario Planning Department and review.



Example Pilaster Elevation

7.5.1.5 Retaining Walls




- Retaining walls shall not exceed 5 feet above rough grade and must be set 5' clear from rear and side property lines.
- Retaining walls that terrace must include a 3' clear planting area between walls and/or hardscape.
- Retaining walls must be screened with substantial planting.
- Retaining walls must be properly waterproofed and drained.
- Retaining walls facing or viewable from public areas shall decorative in nature consisting of split face block, brick or stone veneer, or plaster.

Residential District
Community Wall
Figure 7-2

Breaks may occur in walls shown to accommodate local neighborhood entries, walks, and trails subject to City of Ontario approval.



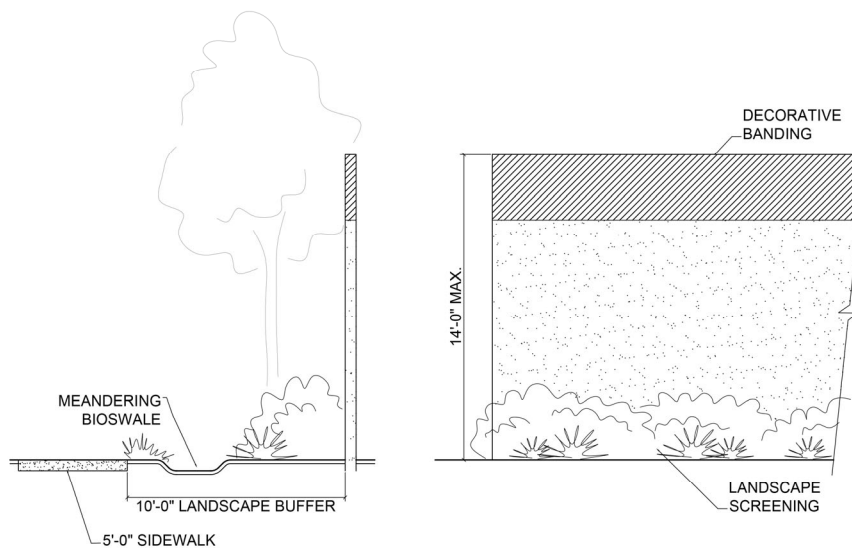
REFER TO SECTION 7.8 FOR PLANNING AREAS 4, 5B, 6B, 7, 8, 9 AND 10 MIXED USE LANDSCAPE DESIGN STANDARDS

-  GENERAL PARK LOCATION
-  COMMUNITY WALLS - Exact placement per New Model Colony Master Plan. Materials per these design guidelines subject to City of Ontario.
-  COMMUNITY WALLS - Exact placement and construction per these

7.5.2 INDUSTRIAL DISTRICT WALL AND FENCE TYPES

7.5.2.1 Solid Walls

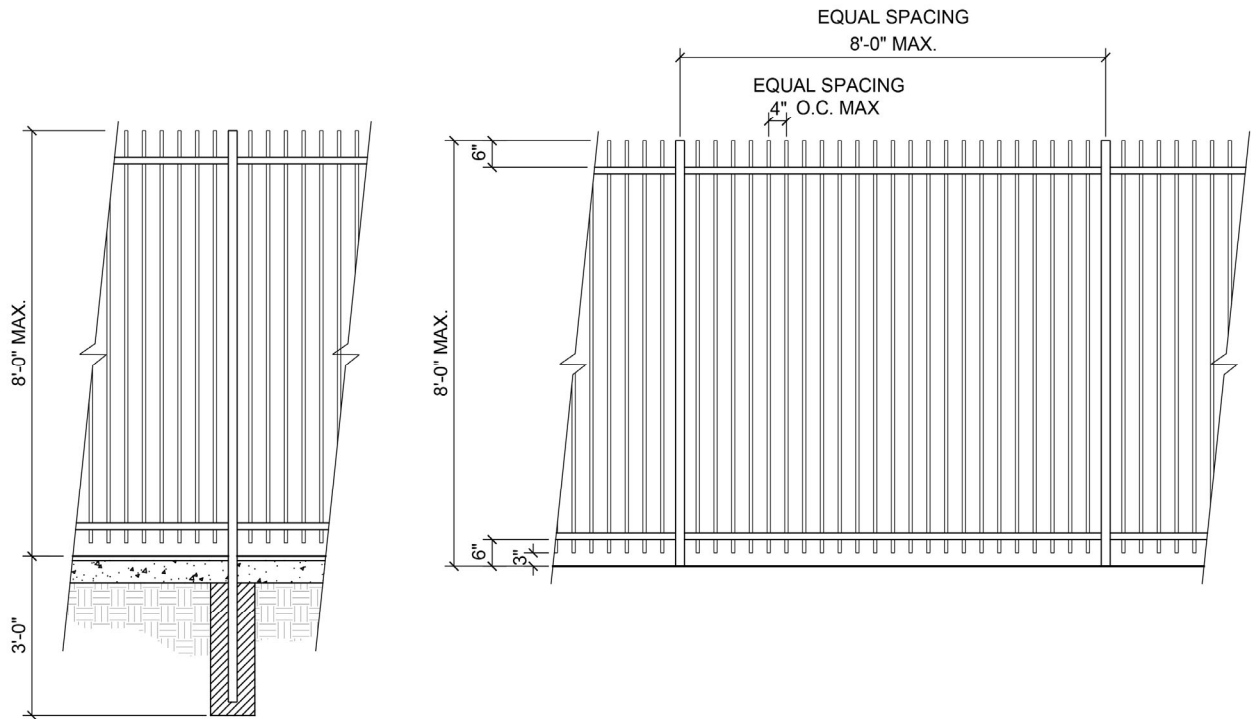
- Solid walls shall not exceed 14' in height unless expressly required in a sound study conducted by a qualified acoustic engineer.
- Walls facing and/or viewed by the public spaces shall be decorative in nature. Approved materials include concrete tilt-up walls with a decorative banding or finish detailing, split face block or stucco.
- Walls in excess of 50 feet long shall include a decorative pilaster or horizontal plane break every 100 feet.
- Wall materials and colors shall match or be in harmony with adjacent buildings or architectural features.



TYPICAL SOLID WALL ELEVATION

7.5.2.2 Perimeter Fencing

- Perimeter fencing may be implemented along SCE easements, compatible land uses or where visual access is deemed appropriate.
- Perimeter fencing shall consist of 6' to 8' high tubular steel or aluminum fencing with or without vertical pickets.
- Perimeter fencing shall be black in color and appropriately treated to prevent rust. Alternative colors may be approved subject to approval by the Planning Director.



TYPICAL PERIMETER FENCE ELEVATION

7.6 GENERAL LANDSCAPE

7.6.1 IRRIGATION GUIDELINES

- All planting areas shall be irrigated with an automatic irrigation system.
- Parks, parkways, HOA landscaped areas, and other common areas shall be irrigated with recycled water. See Section 4.2.2 for recycled water system.
- HOA areas are to be controlled with a central control irrigation system.
- Trees shall have a bubbler system on a dedicated bubbler valve.
- Drip systems are permitted.
- Above grade Backflow Preventers shall be located in planting areas, protected with locking enclosures, and screened with plant material.
- Irrigation systems shall be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements (hydro-zones) of plant material.
- Turf shall be zoned separately from shrub and groundcover systems.

7.6.2 UTILITY PLACEMENT

- Various utility boxes shall be grouped together as much as possible.
- Utility boxes shall be placed in landscape easements and shrub/groundcover areas. Utility boxes shall not be placed in lawn areas unless absolutely necessary.
- Utility boxes shall not be placed closer than 50 feet to street corners or intersections measured from the beginning of curve.
- Above grade utility boxes shall be screened with planting to the extent possible to allow required access and clearance.

7.6.3 SLOPES

- Slopes shall be irrigated separately from flat areas on dedicated valves.
- All landscape slopes 3:1 or greater to have jute matting installed and all slopes 2:1 or greater to have erosion control blankets with a 3 year durability installed.
- Slopes shall be planted with trees, shrubs, and groundcover to cover 100% of the slope at maturity to help prevent slope erosion.
- Turf shall only be used on slopes with a grade equal to or flatter than 4:1.

7.6.4 STREET ENDS AND ALLEYS

Where street ends or alleys do not terminate in housing, a trailhead, or a park, the terminus shall be treated with landscape screening or a focal point as appropriate.

7.7 COMMUNITY PLANT MATRIX

7.7.1 TREES

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	SCE Easements	Light Industrial
Agonis flexuosa	Peppermint Tree	•	•			•		•		•			•
Arbutus unedo	Strawberry Tree		•		•		•			•			•
Bauhinia blakeana	Hong Kong Orchid Tree			•	•					•	•		•
Callistemon viminalis	Weeping Bottlebrush												•
Cedrus atlantica 'Glauca'	Atlas Cedar			•		•		•		•			•
Cedrus deodara	Deodar Cedar				•	•		•		•			•
Cecidium floridium	Blue Palo Verde	•	•		•					•			•
Cercis canadensis	Eastern Redbud			•	•			•		•	•		•
Cercis occidentalis	Western Redbud	•			•			•		•			•
Celtis sinensis	Chinese Hackberry			•				•	•	•			•
Chamaerops humilis	Mediterranean Fan Palm		•						•	•	•		•
Chitalpa tashkentensis	Chitalpa			•	•			•		•			•
Cordyline australis	Giant Dracaena	•	•							•			•
Cinnamomum camphora	Camphor Tree					•	•	•		•			•
Citrus spp.	Citrus	•			•			•					•
Cupressus glabra	Smooth Arizona Cypress					•		•		•			•
Cupressus sempervirens	Italian Cypress		•			•		•	•	•			•
Eucalyptus species	Eucalyptus												•
Feijoa sellowiana	Pineapple Guava	•			•					•	•		•
Ginkgo biloba	Maidenhair Tree			•	•					•	•		•
Geijera parviflora	Australian Willow	•			•			•		•			•
Jacaranda mimosifolia	Jacaranda		•		•	•				•	•		•
Koelreuteria bipinnata	Chinese Flame Tree			•	•			•		•	•		•
Koelreuteria paniculata	Golden Rain Tree			•				•	•	•	•	•	•
Lagerstroemia indica	Crape Myrtle			•		•		•	•	•	•	•	•
Laurus nobilis	Sweet Bay	•				•	•			•			•
Liriodendron tulipifera	Tulip Tree			•	•			•		•			•
Melaleuca nesophila	Pink Melaleuca	•	•		•					•			•
Melaleuca quinquenervia	Cajeput Tree				•	•		•	•	•			•
Olea europea – fruitless variety	Fruitless Olive		•					•	•	•	•		•
Parkinsonia aculeata	Mexican Palo Verde	•	•		•					•			•
Phoenix canariensis	Canary Island Palm												•

7.7.1 TREES

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	SCE Easements	Light Industrial
<i>Phoenix dactylifera</i>	Senegal Date Palm		•						•	•			•
<i>Pinus brutia</i>	Calabrian Pine			•		•		•		•			•
<i>Pinus canariensis</i>	Canary Island Pine		•	•	•					•			•
<i>Pinus eldarica</i>	Afghan Pine			•		•		•		•			•
<i>Pinus halepensis</i>	Aleppo Pine												•
<i>Pinus pinea</i>	Italian Stone Pine			•		•		•		•			•
<i>Pinus thunbergiana</i>	Japanese Black Pine												•
<i>Pinus torreyana</i>	Torrey Pine												•
<i>Pistacia chinensis</i>	Chinese Pistache		•		•		•			•	•		•
<i>Platanus x acerifolia</i>	London Plane Tree				•	•		•		•			•
<i>Platanus racemosa</i>	California Sycamore					•	•	•		•			•
<i>Podocarpus gracilior</i>	Fern Pine				•	•		•		•			•
<i>Punica granatum</i>	Pomegranate	•			•		•			•			•
<i>Quercus agrifolia</i>	Coast Live Oak	•	•			•	•			•			•
<i>Quercus engelmannii</i>	Engleman Oak	•	•		•		•			•			•
<i>Quercus ilex</i>	Holly Oak	•				•		•		•			•
<i>Rhaphiolepis indica</i> 'Majestic Beauty'	India Hawthorn			•	•			•	•	•		•	•
<i>Rhus lancea</i>	African Sumac		•		•		•			•			•
<i>Schinus molle</i>	California Pepper	•	•		•		•			•	•		•
<i>Tipuana tipu</i>	Tipu Tree			•	•			•		•		•	•
<i>Trachycarpus fortunei</i>	Windmill Palm		•		•					•			•
<i>Tristania conferta</i>	Brisbane Box					•	•	•		•		•	•
<i>Ulmus parvifolia</i>	Chinese Elm			•		•		•		•			•
<i>Washingtonia filifera</i>	California Fan Palm												•
<i>Zelkova serrata</i>	Sawleaf Zelkova			•		•		•		•			•

NOTE:

- Designated Street Trees for each planning area are listed in Section 6.4
- Designated Theme Street Trees are listed in Section 7.2.2
- See NMC Master Plan for landscape requirements for all master plan roadways.

7.7.2 SHRUBS

Architectural Characters

Botanical Name	Common Name	Architectural Characters										
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial
Acacia redolens 'Prostrata'	Prostrate Acacia	•			•		•					•
Agave spp.	Century Plant											•
Aloe spp.	Aloe	•			•		•					•
Alyogene huegelii	Blue Hibiscus		•	•	•					•		•
Arctostaphylos spp.	Manzanita	•		•			•			•		•
Aspidistra elatior	Cast Iron Plant			•		•		•	•			•
Baccharis x 'Centennial'	Prostrate Desert Broom											•
Baccharis Pilularis 'Twin Peaks'	Dwarf Coyote Bush											•
Buxus microphylla japonica	Japanese Boxwood			•		•		•	•	•		•
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	•			•		•		•	•		•
Carex Divulsa	Berkley Sedge											•
Carex Pansa	California Meadow Sedge											•
Carex Praegracilis	Clustered Field Sedge											•
Carissa 'Green Carpet'	Prostrate Natal Plum											•
Carissa grandiflora 'Emerald Carpet'	Dwarf natal Plum		•		•			•			•	•
Carpenteria californica	Bush Anemone	•			•		•			•	•	•
Ceanothus spp.	California Lilac	•			•		•			•	•	•
Ceanothus griseus horizontalis	Caramel Creeper											•
Cistus purpureus	Orchid Rockrose	•	•		•		•			•		•
Convolvulus cneorum	Bush Morning Glory			•	•	•				•		•
Convolvulus mauritanicus	Ground Morning Glory		•	•		•				•	•	•
Cotoneaster spp.	Cotoneaster		•		•		•			•	•	•
Cotoneaster Horizontalis	Rock Contoneaster											•
Diplacus hybrids	Monkey Flower	•			•		•			•	•	•
Dalea gregii	Trailing Indigo Bush											•
Dietes bicolor	Fortnight Lily			•	•	•			•	•		•
Dietes vegeta	Fortnight Lily			•	•	•			•	•	•	•
Dodonea viscosa	Hopseed bush											•
Echium fastuosum	Pride of Madeira		•		•		•			•	•	•
Elaeaganus pungens	Silverberry	•		•			•			•	•	•
Ensete ventricosum 'Maurelii'	Abyssinian Banana		•						•	•		•
Euryops pectinatus	Grey-leafed Euryops	•			•		•			•		•
Fuschia t. 'Gartenmeister Bonstedt'	Fuschia			•	•	•				•		•
Gaura lindheimeri	Gaura			•	•	•				•	•	•

7.7.2 SHRUBS

Architectural Characters

Botanical Name	Common Name	Architectural Characters										
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial
Hemerocallis cvs.	Daylily			•	•			•	•	•		•
Heteromeles arbutifolia	Toyon	•						•	•		•	•
Ilex spp.	Holly			•		•		•	•		•	•
Juniper horizontalis 'Varieties'	Trailing Juniper Varieties											•
Juniperus spp.	Juniper					•		•	•		•	•
Juniperus chinensis x pfitzeriana	Pfitzer Juniper											•
Lantana spp.	Lantana	•	•	•				•		•	•	•
Lantana camara	Bush Lantana											•
Lantana montevidensis	Trailing Lantana											•
Lavandula augustifolia	English Lavender		•	•	•					•	•	•
Lavandula augustifolia 'Hidcote'	Pink English Lavender		•	•	•					•	•	•
Leptospermum scoparium cvs.	New Zealand Tea Tree		•					•	•		•	•
Leptospermum laevigatum	Australian Tea Tree											•
Leucophyllum candidum	Violet Silverleaf											•
Leucophyllum frutescens*	Texas Ranger											•
Leucophyllum laevigatum	Chihahuan Rain Sage											•
Leucophyllum pruinoseum	Sierra Bouquet											•
Leymus arenarius	Lyme Grass											•
Ligustrum japonica 'Texanum'	Texas Privet			•				•	•	•	•	•
Liriope muscari	Big Blue Lily Turf			•		•		•		•	•	•
Liriope muscari 'Silvery Sunproof'	Variiegated Big Blue Lily Turf			•	•	•				•	•	•
Lomandra longifolia	Nyalla											•
Lonicera japonica 'Halliana'	Hall's Honeysuckle		•			•		•		•		•
Mahonia repens	Creeping Mahonia											•
Muhlenbergia capillaris	Pink Muhly											•
Muhlenbergia rigens	Deer Grass											•
Myoporum pacificum	Creeping Myoporum											•
Myrtus communis 'Compacta'	Dwarf Myrtle			•		•		•	•	•	•	•
Osmanthus fragrans 'Goshiki'	ncn			•	•	•				•		•
Pennisetum setaceum	Fountain Grass	•	•		•			•		•	•	•
Photinia fraseri	Fraser's Photinia				•	•		•		•		•
Pittosporum tobira cvs.	Mock Orange		•		•			•	•	•		•
Pittosporum tobira 'Wheeler Dwarf'	Wheeler Dwarf Pittosporum											•
Plumbago auriculata	Cape Plumbago			•	•	•			•	•		•

7.7.2 SHRUBS

Architectural Characters

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial	
Prunus caroliniana 'Compacta'	Dwarf Cherry Laurel												•
Rhamnus californica	Coffeeberry												•
Raphiolepis indica cvs.	India Hawthorn					•	•	•		•	•	•	•
Raphiolepis springtime	Indian Hawthorn												•
Raphiolepis 'Pink Lady'	Indian Hawthorn												•
Rosa spp.	Rose		•			•		•		•	•	•	•
Rosa banksiae	Lady Bank's Rose		•		•			•			•		•
Rosa floribunda 'Carpet Rose'	Carpet Rose												•
Rosmarinus officinalis 'Majorca Pink'	Rosemary	•			•		•	•		•			•
Rosmarinus o. 'Tuscan Blue'	Bush Rosemary												•
Salvia apiana	White Sage												•
Salvia gregii 'Flame'	Furman's Red Autumn Sage	•	•		•		•			•	•	•	•
Salvia leucantha	Mexican Bush Sage	•			•		•			•	•	•	•
Salvia mellifera	Black Sage												•
Santolina virens	Green Santolina	•			•		•			•	•	•	•
Scaevola 'Mini-Pink'	ncn	•			•		•			•			•
Senecio mandraliscae	Senecio												•
Strelitzia reginae	Bird-Of-Paradise		•		•					•	•	•	•
Tecoma stans	Yellow Trumpet Flower												•
Trachelospermum jasminoides	Star Jasmine												•
Viburnum japonicum	Viburnum												•
Viburnum tinus 'Spring Bouquet'	Dwarf Laurustinus			•			•	•		•	•	•	•
Westingia fruticosa	Coast Rosemary												•
Xylosma congestum cvs.	Shiny Xylosma			•		•		•		•			•
Yucca aloifolia	Spanish Bayonet												•
Yucca baccata	Banana Yucca												•
Yucca elata	Soaptree Yucca												•
Yucca gloriosa	Spanish Dagger												•
Yucca rigida	Blue Yucca												•
Yucca whipplei	Our Lord's Candle												•

7.7.3 GROUNDCOVERS

Architectural Characters

Botanical Name	Common Name	<i>Architectural Characters</i>										
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial
Arctostaphylos spp.	Manzanita	•			•		•			•		•
Baccharis pilularis	Dwarf Coyote Brush	•			•		•			•		•
Fragaria chiloensis	Wild Strawberry			•			•	•	•	•	•	•
Juniperus spp.	Juniper		•			•		•		•		•
Myoporum spp.	Myoporum	•			•		•			•		•
Pelargonium peltatum	Ivy Geranium			•	•	•			•	•	•	•
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	•	•		•		•		•	•	•	•
Thymus praecox	Thyme			•		•	•		•	•	•	•
Trachelospermum jasminoides	Star Jasmine			•		•		•	•	•	•	•
Verbena peruviana	Verbena		•		•			•	•	•	•	•
Vinca Minor	Dwarf Periwinkle			•		•		•	•	•	•	•

7.7.4 VINES

Architectural Characters

Botanical Name	Common Name	Architectural Characters											
		Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	Light Industrial	
Bougainvillea spp.	Bougainvillea	•	•		•		•		•				•
Clytostoma callistegioides	Violet Trumpet Vine			•		•			•	•	•		•
Distictus buccinatoria	Blood Red Trumpet Vine	•	•	•				•		•	•		•
Jasminum polyanthum	Pink Jasmine			•		•			•	•	•		•
Macfadyena unguis-cati	Cat's Claw	•	•		•			•		•	•		•
Pandorea jasminoides	Bower Vine			•	•			•	•	•	•		•
Parthenocissus tricuspidata	Boston Ivy			•		•			•	•	•		•
Rosa banksiae	Lady Bank's Rose	•	•	•					•	•			•
Solanum jasminoides	Potato Vine				•	•		•		•	•		•
Vigna caracalla	Snail Vine			•	•	•				•	•		•
Wisteria sinensis	Wisteria			•	•				•	•	•		•

7.8 REGIONAL COMMERCIAL / MIXED-USE LANDSCAPE DESIGN GUIDELINES

7.8.1 COMMUNITY VISION

To create a distinct and unified landscape character for the Regional Commercial/Mixed-Use District that will provide visual cohesiveness, pedestrian connections and functional spaces throughout the different districts and streetscapes.

Soft and hard landscape design is to give character and define the hierarchy of open spaces within this mixed-use area using the following principles:

- The provision of an open space network that includes passive space, social space, activity areas and facilities. Consideration should be given to the orientation of such areas with regard to sunlight and shade
- Using plant species and trees at an appropriate scale to define, identify, separate and enclose space
- The encouragement of visual links and view corridors throughout the neighborhood
- Creating a balance between lush community landscapes while considering the needs for commercial visibility
- Co-ordination and appropriate scale of street furnishings, signage and lighting
- The use of materials to stimulate the senses through texture, smell, color and contrast
- Safety through visibility and pathways located where they are overlooked by buildings
- The use of landmarks, public art and focal points at entrances/key buildings
- The use of materials to define pedestrian dominated areas and slow traffic
- To screen utility equipment, loading and trash collection areas.
- Adequate aftercare and maintenance of all areas

These Landscape Design and Development Guidelines provide design criteria for the Rich Haven Regional Commercial Mixed-Use District as a whole including Planning Areas 4A, 4B, 5B, 6B, 7, 8, 9, 10A and 10B.

Also provided within the Landscape Palate Matrix is a list of additional planting materials that will give a more urban feel to this mixed-use area.



7.8.1.1 PA 4A, 4B, 5B, 6B, 7, 8, 9, 10A and 10B “Urban” Parks

The Planning Areas 4A, 4B, 5B, 6B, 7, 8, 9, 10A and 10B parks will be located at the south end of the project within the Mixed-Use District. Where the aforementioned Parks in Planning Areas 1A, 1B, 1C, 2B, 2C, 3A, 3B and 3C lend themselves to a more informal and pastoral arrangement, the Mixed-Use District parks have an opportunity for a more formal village green style park. With a strong axial design, this park would be divided into different areas. This park would provide facilities and varied activities to all user groups, and contain more specialized elements such as themed gardens, a bandstand and / or community gathering facilities.

Suggested program elements include:

ACTIVE

- Tot lot (ages 2-5)
- Tot lot (ages 5-12)
- Play lawn
- Lighted dancing/party square with bandstand
- Pools
- Clubhouse

PASSIVE

- Rose Garden
- Native Plant Garden
- Annual/Perennial Flower Garden
- Giant Chess Board
- Gazebo structure
- Benches

General requirements:

- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Security lighting shall be provided around the park at 100' minimum spacing with 70-watt bulbs on minimum 14' high poles.
- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.

7.8.2 COMMUNITY PARKS (NON-PUBLIC)

7.8.2.1 General Design Elements and Objectives

- Community parks provide focal points at the entries, and an attractive frontage for surrounding buildings.
- Community Parks include active recreation areas of 5 acres or more.
- These parks are the main recreation areas for the mixed use neighborhoods and provide a buffer between residential and mixed used development.
- Facilities will provide for a broad range of uses and activities, by all segments of the neighborhood population.
- Trees help define and enclose space and furnishing co-ordinate with that in other parks and with the overall architectural style.
- The active recreation area should include lighted playing fields and courts.
- Community Park should provide some on-site parking and formal pick-up/drop-off area.
- Design shall provide a play area near the main hub of park.
- Security lighting shall be provided throughout the park.
- Maintain clear and effective sightlines to make park visible from surrounding roadways.
- Wherever possible, Community Park areas should be finish graded to accept street runoff water and serve a dual purpose as stormwater runoff spreading and infiltration areas, as well as recreational areas.

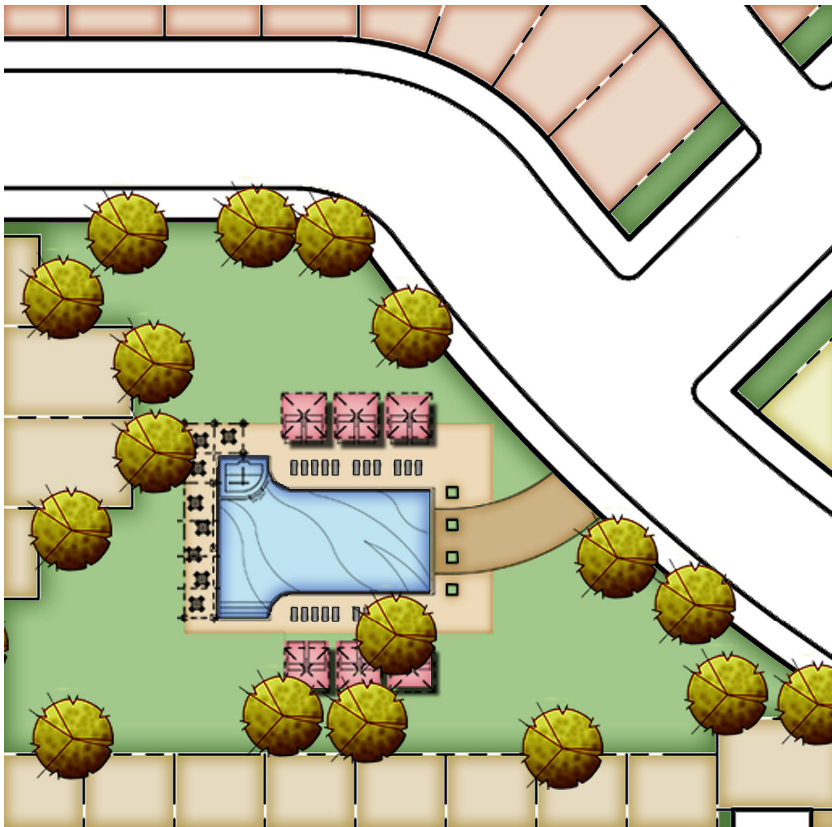




7.8.3 POOL AREAS

7.8.3.1 General Design Elements and Objectives

- Located within easy access of residential units, facilities include a pool, restroom building, cabanas, lounge chairs, shade structures, tables and chairs.
- Planting in this area provides a buffer to adjacent residences.



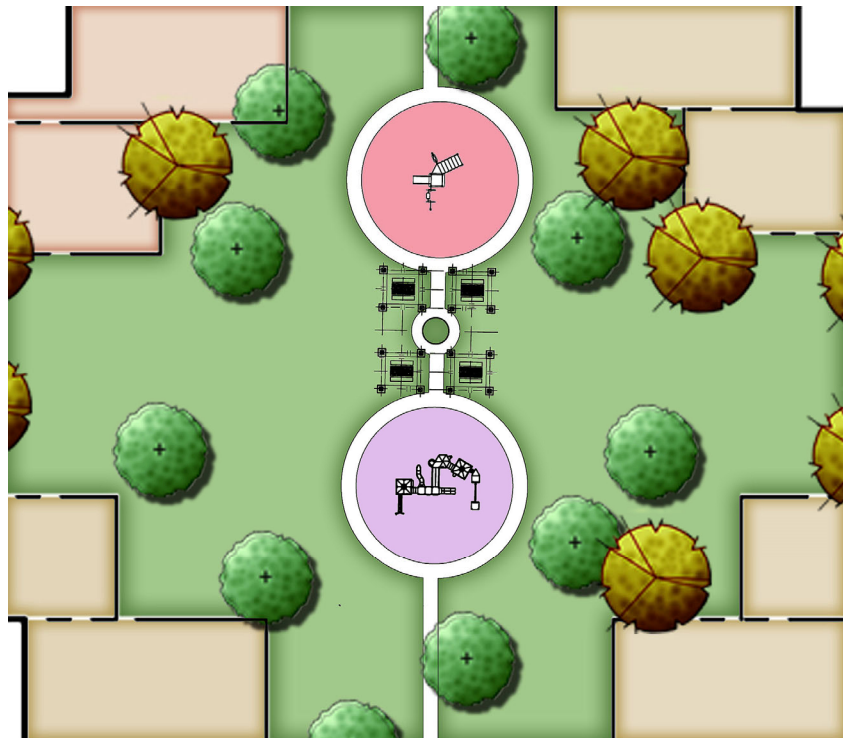
TYPICAL PARK AMENITIES

7.8.4 TOT LOTS



7.8.4.1 General Design Elements and Objectives

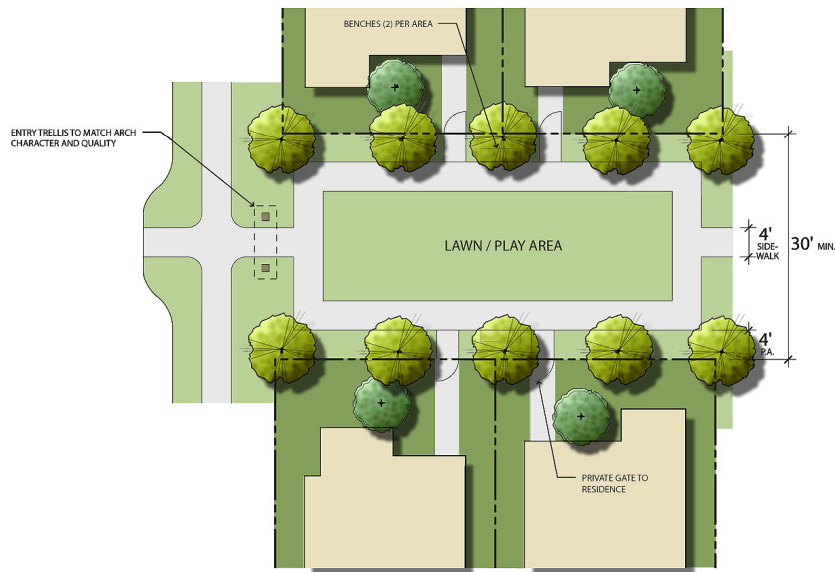
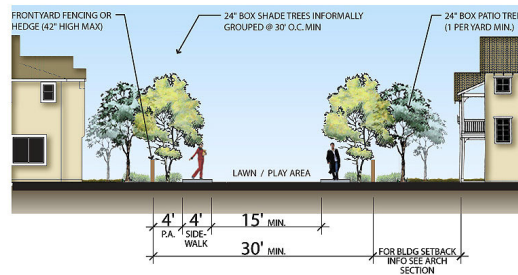
- The tot lot is located in easily accessible areas away from traffic.
- Trees are used to help provide structure and shade while shaded seating areas enable comfortable supervision.
- Play equipment is to cater for a range of ages and be installed with a colorful safety surface.



7.8.5 PASEO GARDENS

7.8.5.1 General Design Elements and Objectives

- This space acts as a buffer between commercial districts and residential areas
- It is intended to provide a semi private space for activity, play or relaxation for residents
- The entry and end points are defined by a trellis
- The sidewalk parts to provide circulation to adjacent housing and rejoins to enable direct circulation
- Benches are located along sidewalks
- Landmarks and public art help to provide a sense of place and character.

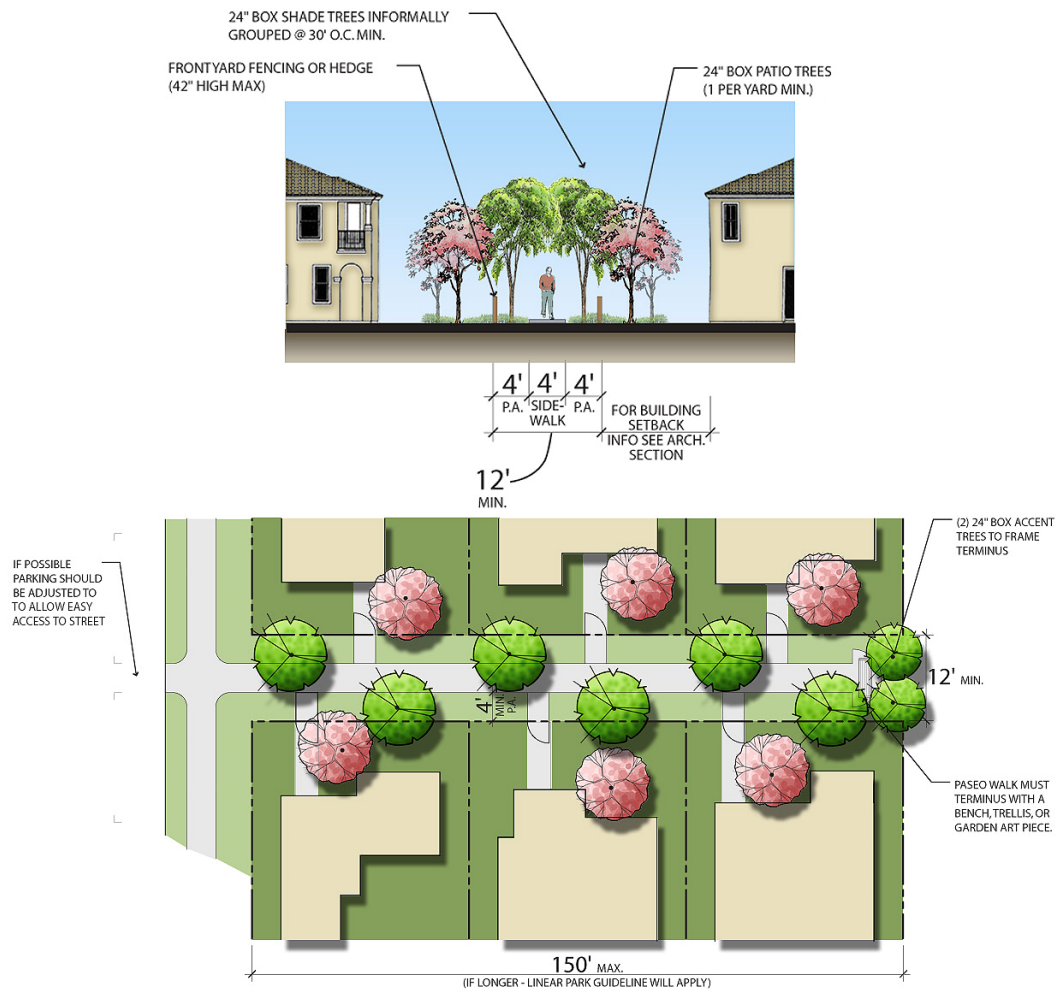


7.8.6 PASEOS

7.8.6.1 General Design Elements and Objectives



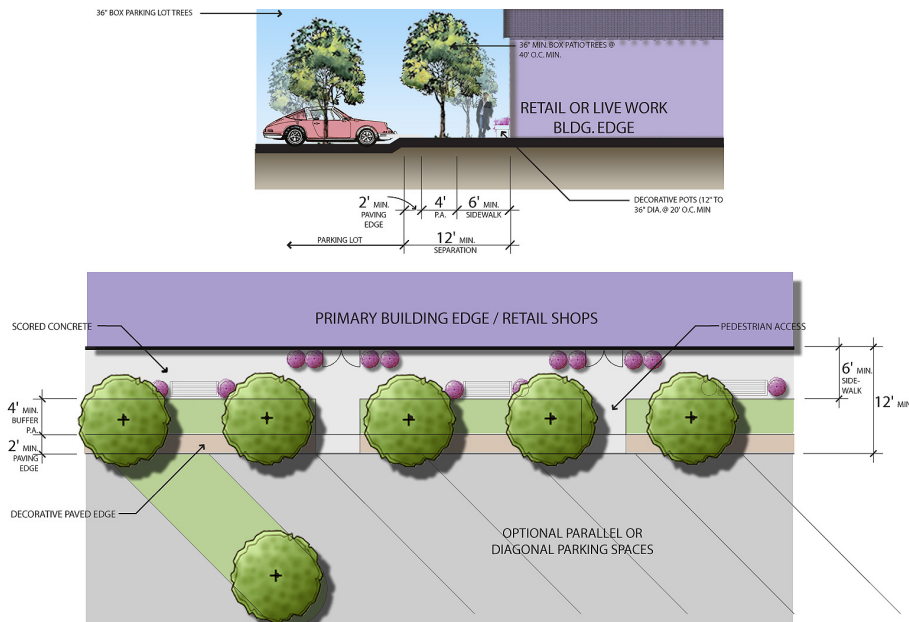
- Paseos provide a safe and informal greeting zone for residents and attractive access from the houses
- They end in a terminus with a focal point framed by trees
- Paseos provide safe and informal passive play areas
- Paseo lighting should balance scale, safety and glare. It should be integrated into the paseo design. It may be provided by free standing fixtures, integrated into the adjacent buildings, or both



7.8.7 PARKING/SHOPPING INTERFACE

7.8.7.1 General Design Elements and Objectives

- The intent is to provide a safe and comfortable pedestrian experience and reduce the presence of the parking area from shoppers with buffer planting
- These areas are intended to be used predominantly for circulation, but rest areas are also provided for people watching
- Adequate seating and resting areas are to be provided within this zone
- Various functions are defined with use of enhanced paving (interlocking pavers, brick, stone, or stamped concrete)
- A 2' decorative paving edge is to be used in direct/primary store front openings
- The overall dimension from curb to building can be reduced from 12' to 8' when adjacent to a building, but not a direct/primary store front
- Pedestrian paved surfaces should typically be scored concrete with colored stamped concrete or paved accents
- Planters and furniture should be located as to not block building entries or prohibit ADA access
- Furnishings are coordinated throughout the project

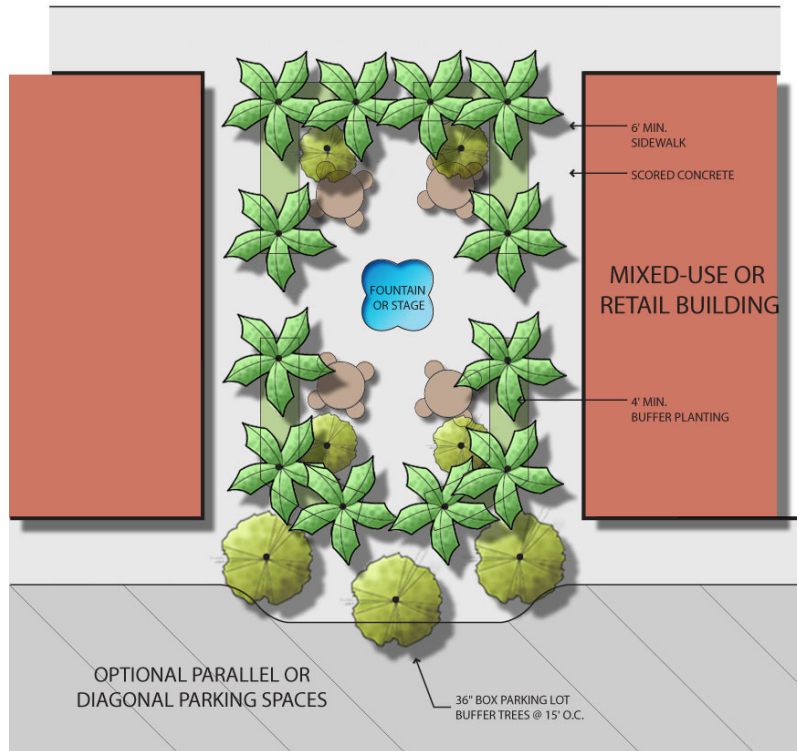
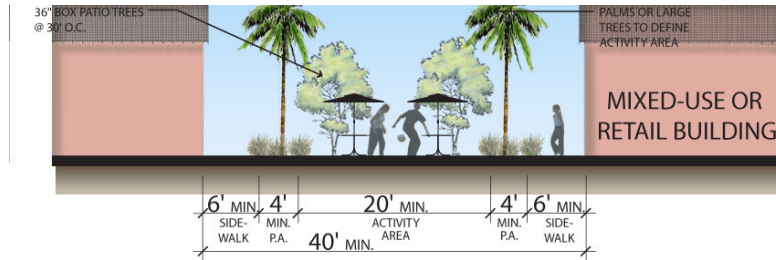


7.8.8 RETAIL PLAZAS



7.8.8.1 General Design Elements and Objectives

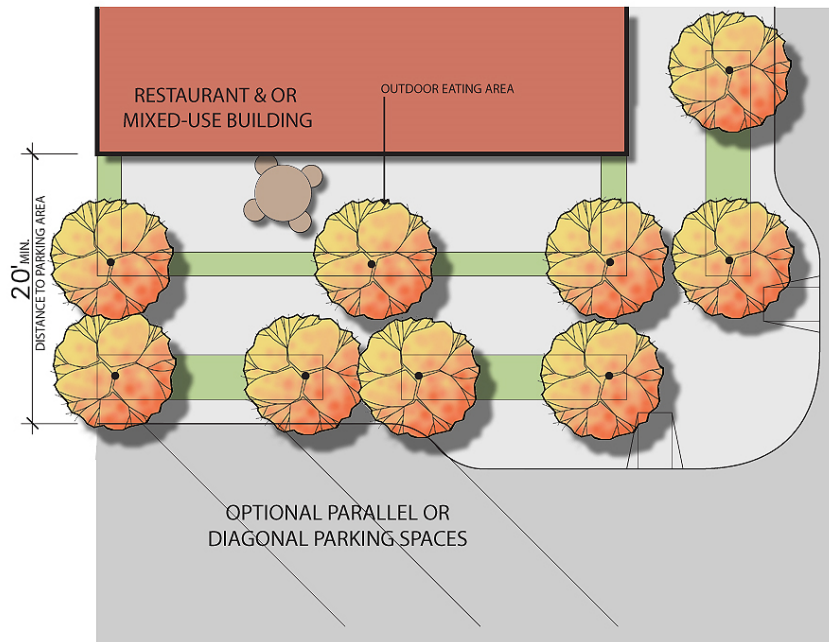
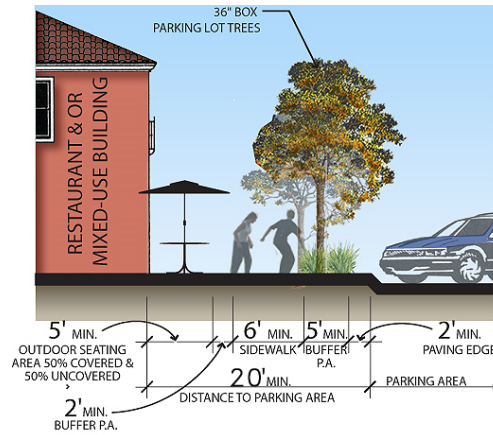
- Plazas are intended to provide active and passive pedestrian spaces that encourage user interaction.
- Fountains, stages, public art, and game tables are not a requirement, but are appropriate in these areas.
- Both shaded and open seating areas should be included.
- Refer to Section 6.3.4.3 for patio dining guidelines.
- Plaza design should consider their use during holiday and specialty sales festivals, and community events.



7.8.9 RESTAURANTS/OUTDOOR EATING AREAS

7.8.9.1 General Design Elements and Objectives

- These are intended to provide shaded and non-shaded dining areas.
- Shade devices such as awnings or umbrellas should be provided especially in West or South facing exposures.
- Planting should provide a comfort barrier, but also allow for people watching.
- The 2'-wide minimum plant barrier can be substituted with a rail; less the 2' wide.

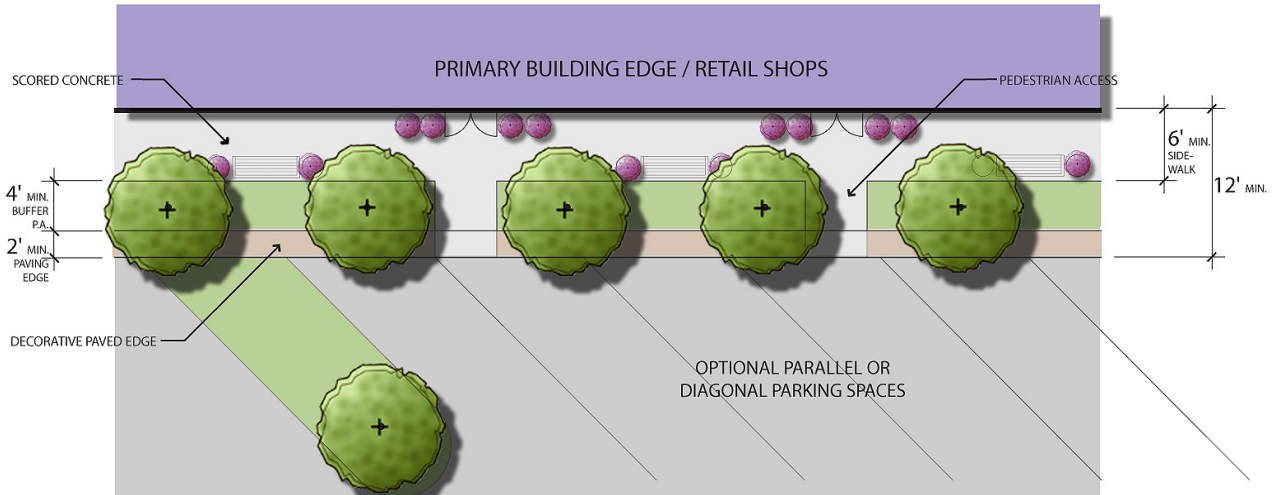
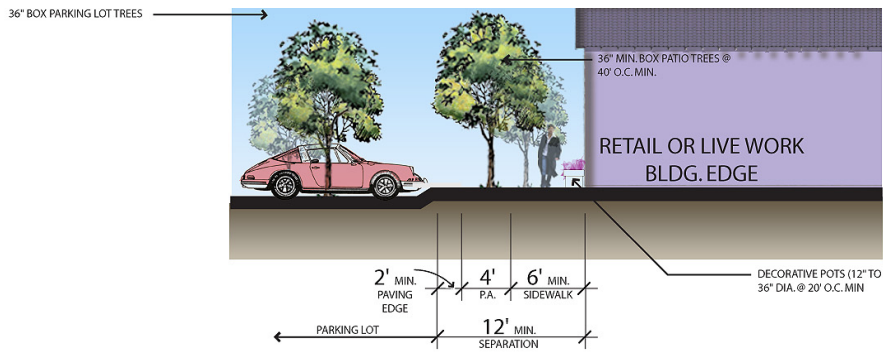


7.8.10 BUILDING EDGE/RETAIL SHOPS

7.8.10.1 General Design Elements and Objectives



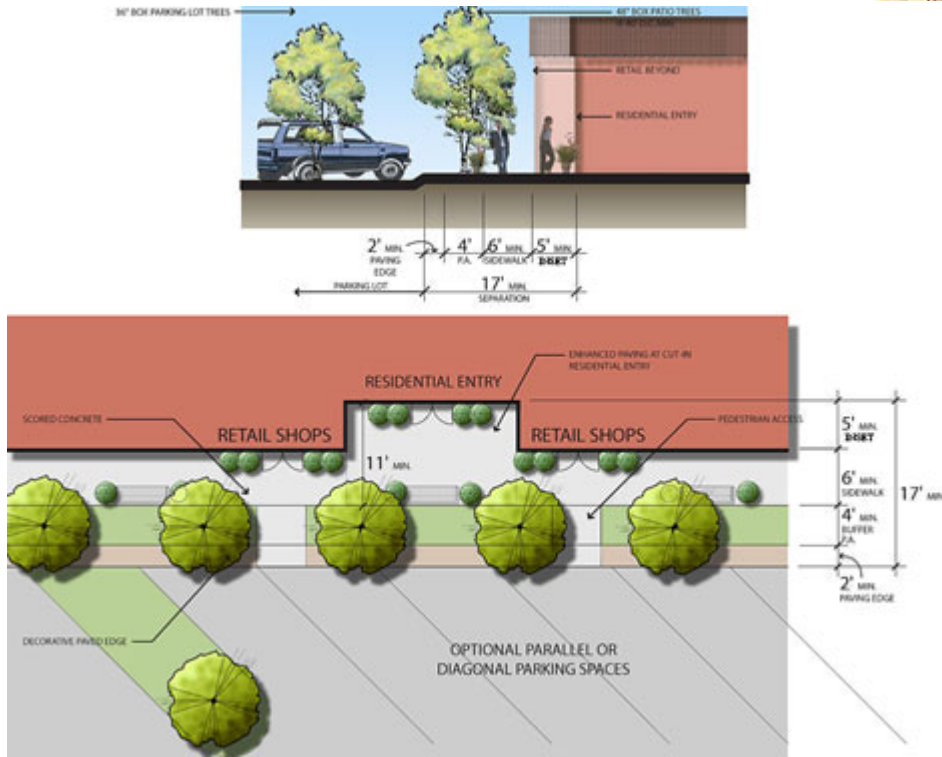
- This area is intended to be used predominantly for circulation, but rest areas are also provided for people watching
- Planting creates a buffer zone between the parking lot and promenade
- Furnishings are coordinated throughout the project



7.8.11 PARKING/RESIDENTIAL ENTRY

7.8.11.1 General Design Elements and Objectives

- The intention is to define residential entryways with enhanced paving and planting to create a mini courtyard while allowing the space to continue functioning as a promenade.

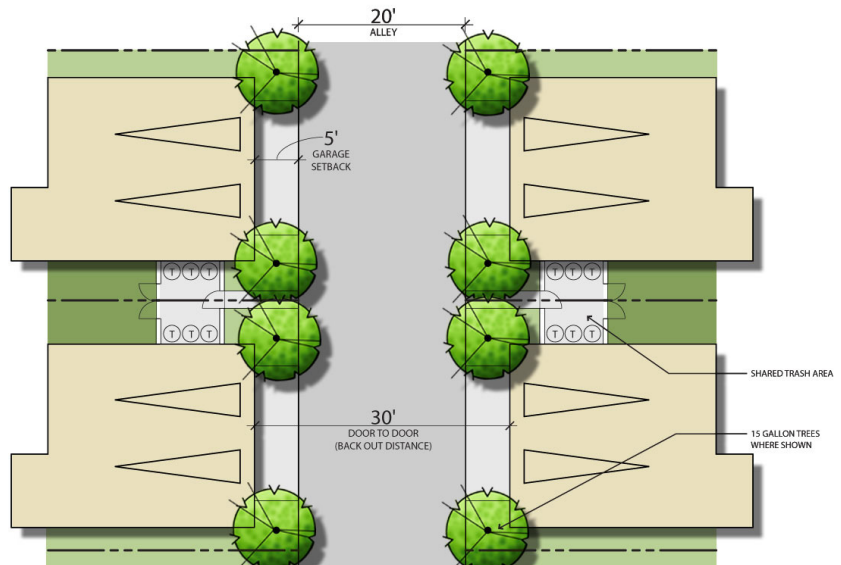
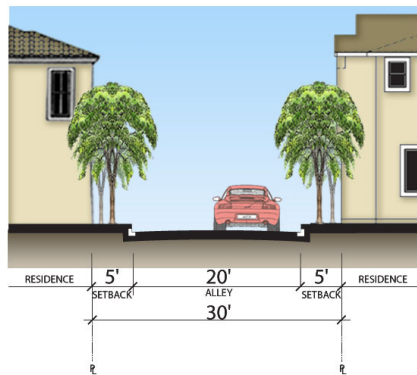


7.8.12 COMMON DRIVE

7.8.12.1 General Design Elements and Objectives



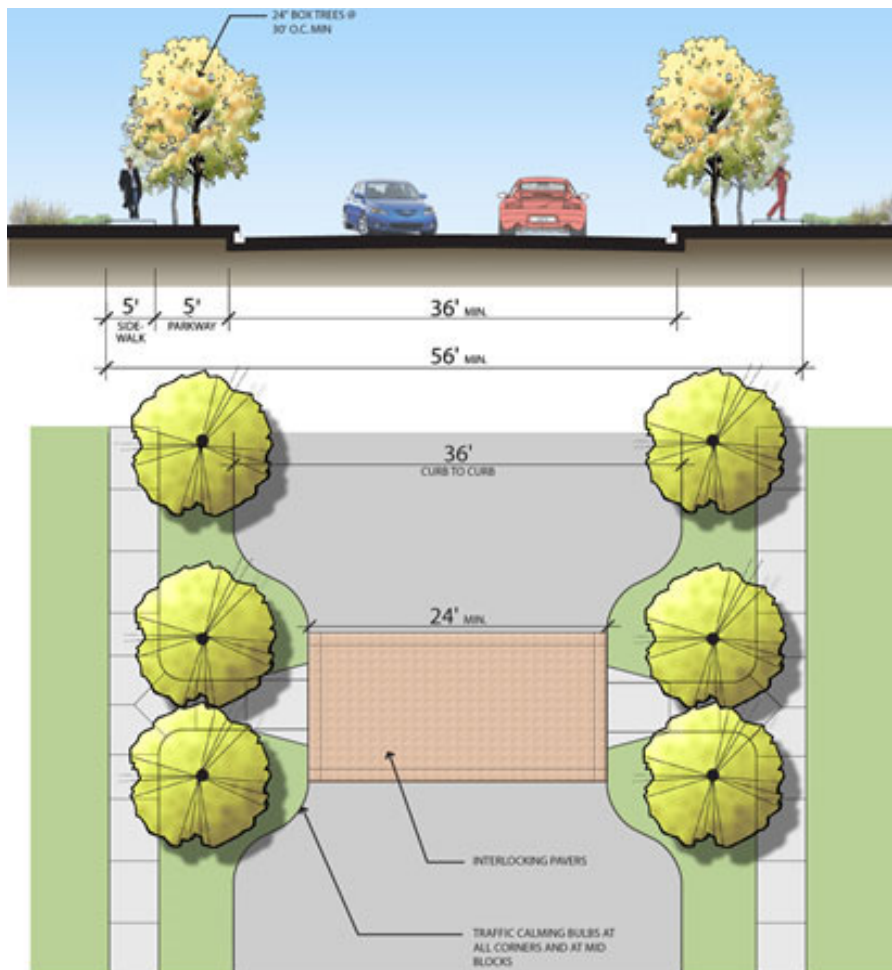
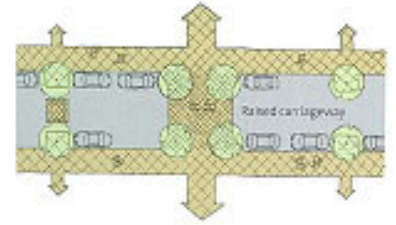
- The intent is to provide access for vehicles and trash storage and removal in an attractive space that encourages neighbor interaction.
- The drive shall be 24' wide where common drives provide emergency access.
- Garage to garage distance shall not be less than 30'.
- Living space facing a common drive shall allow for a minimum 5' landscape setback measured from the curb or sidewalk (if any).
- Low patio walls shall allow for a minimum 3' landscape setback measured from the curb or sidewalk (if any).



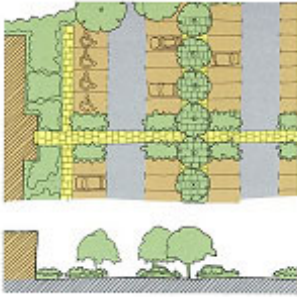
7.8.13 RESIDENTIAL LOCAL STREETS (PRIVATE)

7.8.13.1 General Design Elements and Objectives

- The intent is to calm traffic and make a safer neighborhood.
- Interlocking pavers define the pedestrian right of way and slow vehicles.
- Bulb outs bring the street to a comfortable crossing width.

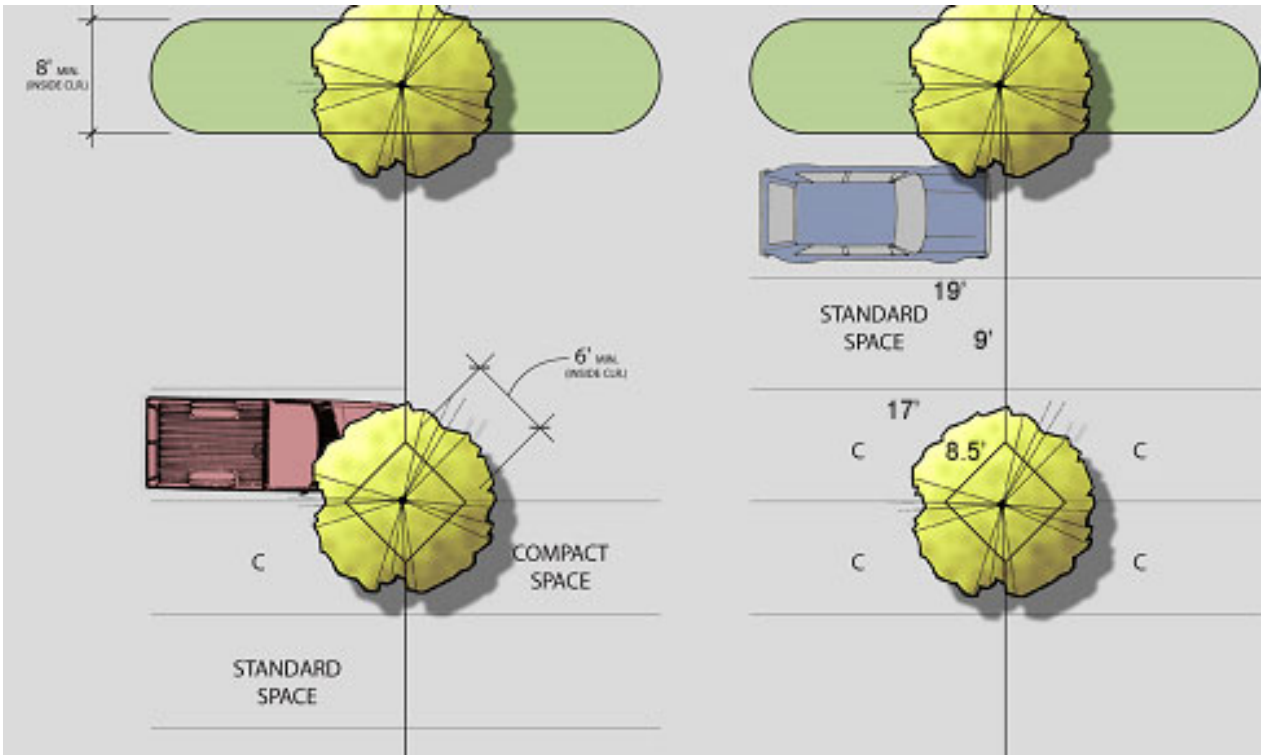


7.8.14 PARKING/LANDSCAPED ISLANDS



7.8.14.1 General Design Elements and Objective

- Canopy trees screen parking lots from the street while allowing views into the districts and buildings.
- Vertical trees, such as Italian Cypress and Palms, should be combined to promote safety and visibility from major boulevards.
- Planting materials should be of a robust/hardy nature.



7.8.15 ENTRY TRAFFIC PLAZA

7.8.15.1 General Design Elements and Objectives

- The intention is to provide efficient circulation through the one way road system.
- Traffic Plazas also provide good opportunity to create an entry statement.

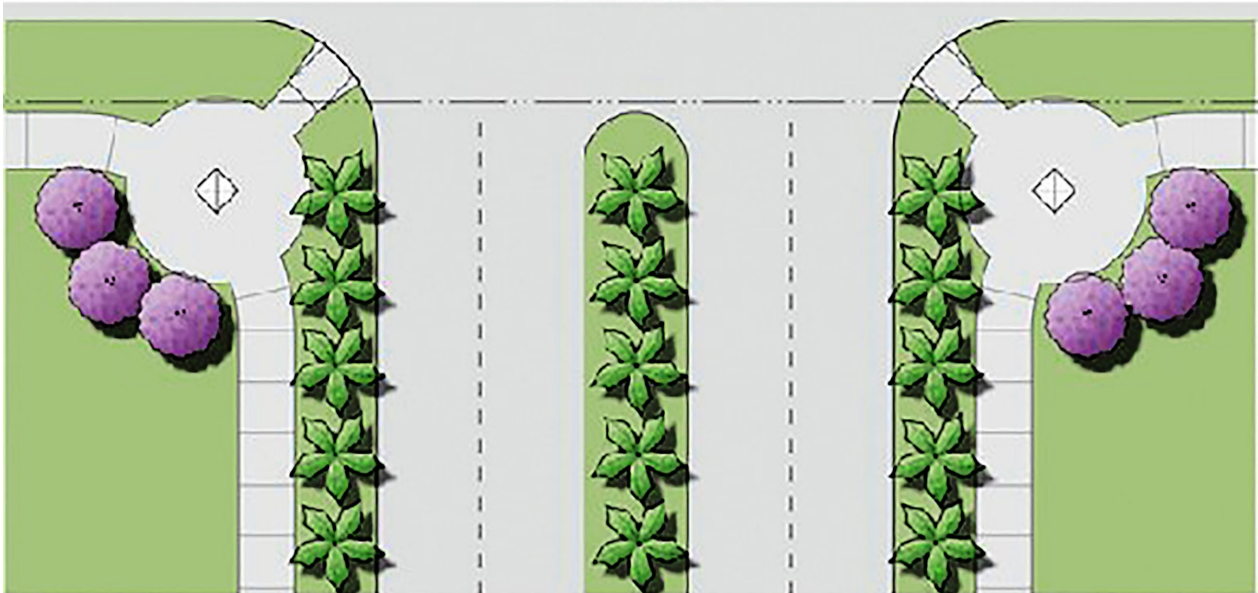
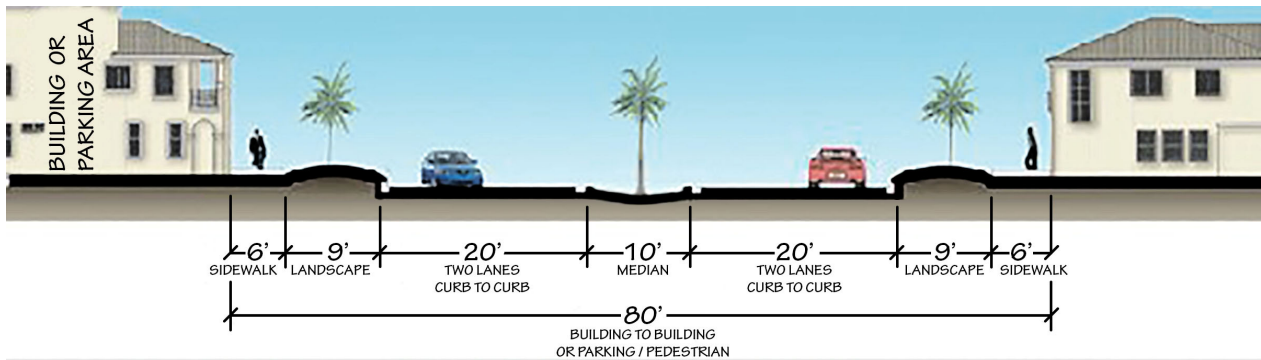


7.8.16 PROJECT ENTRY



7.8.16.1 GENERAL DESIGN ELEMENTS AND OBJECTIVES

- The intention is to provide an enhanced entry experience while using large scale plant material to denote entries significance.
- Large bold plant materials are to be used at main intersections and entrances.
- Image below subject to Engineering Department approval.



7.9 INDUSTRIAL LANDSCAPE DESIGN GUIDELINES

This section describes the minimum landscape requirements that shall be followed in the design of all public and private improvements within industrial uses in the specific plan. All proposed landscaping shall promote the aesthetic character and value of the Rich-Haven Specific Plan area.

7.9.1 GENERAL PROVISIONS

- The landscape design shall meet the requirements of the City of Ontario Landscape Development Standards as outlined within the Ontario Development Code and Traffic and Transportation Design Guidelines for sight-distance requirements.
- The landscape design shall incorporate a mix of container size trees and shall comply with the following minimum percentages:
 - 5% of trees shall be 48" box size.
 - 10% of trees shall be 36" box size.
 - 30% of trees shall be 24" box size.



Photo 7.4-Example of typical screen wall with landscaping

- The use of drought tolerant plants is strongly encouraged (See Photo 7.5).



Photo 7.5 - Example of Industrial building and drought tolerant landscaping

Exhibit 7.1 Example Project Entry Drives

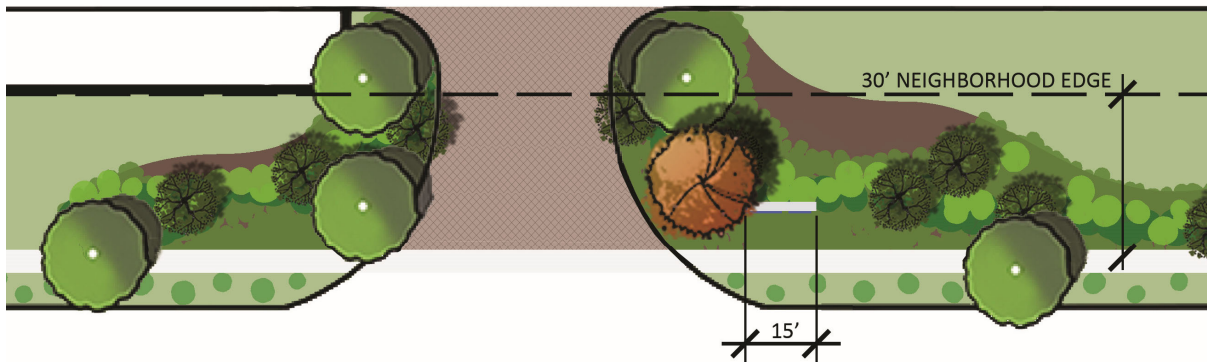


Exhibit 7.2 Example Project Entry Monument

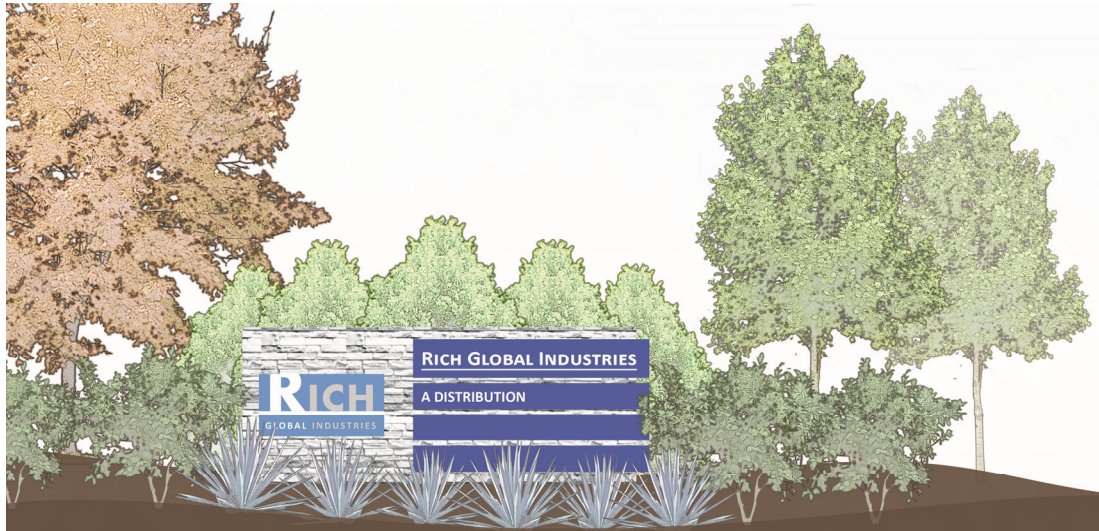
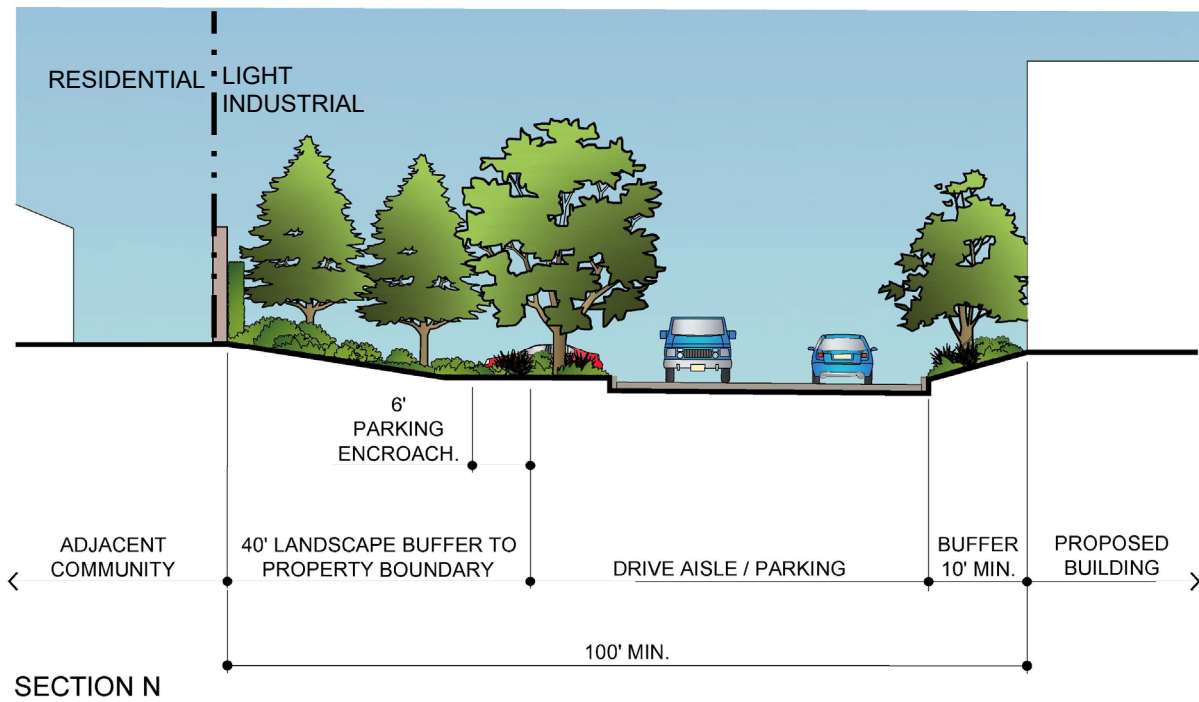
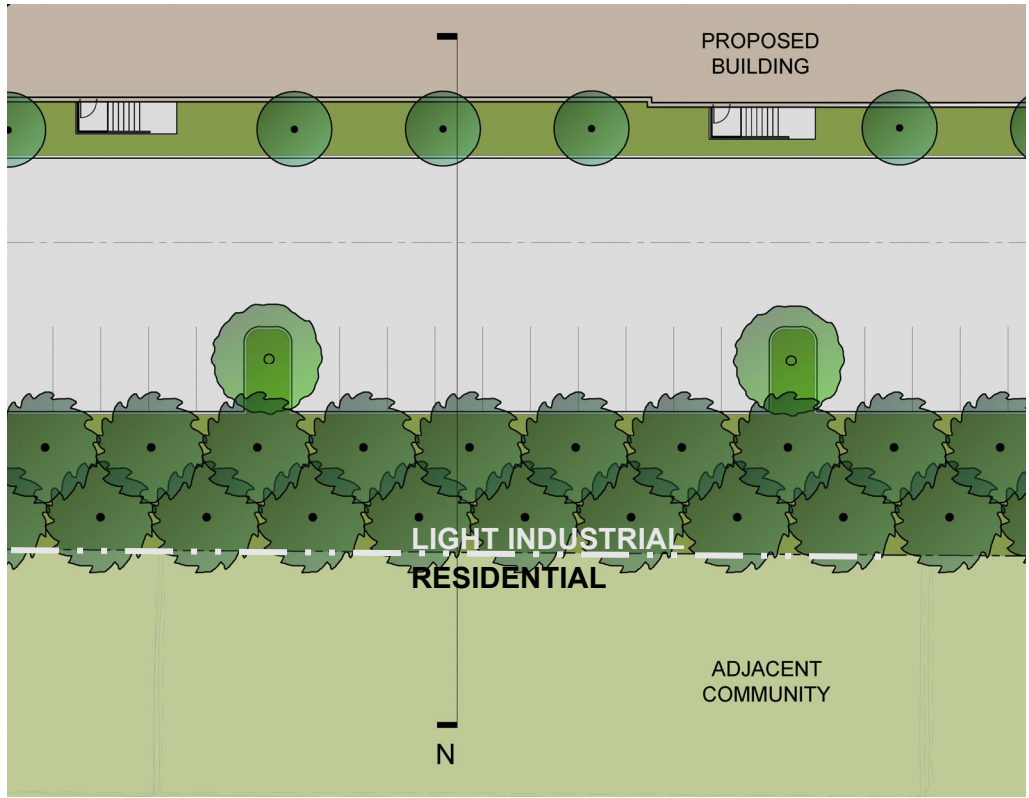


Exhibit 7.3 Industrial-Residential Edge Condition



- Urban forest style landscaped setback area between, planted with large evergreen trees.
- Plants shall be grouped into designated 'hydro-zones' with similar irrigation requirements.
- All detention basins shall receive container plants and a hydroseed application of low water using plants that can also tolerate seasonal water inundation.
- Rock riprap material shall be installed where stormwater drain lines connect to infiltration areas or wherever paved area drainage surface flows directly into depressed landscape areas, via curb cuts or other surface conveyances.
- Trees and landscape design for Master Planned streets such as Mill Creek Avenue and Hamner Avenue, shall meet the requirements of the Ontario Ranch Streetscape Master Plan.
- All utility equipment such as backflow units, electrical transformers, fire detector checks, and fire check valves shall be screened with evergreen shrubs and should be painted a dark green color.
- Compacted decomposed granite (DG) material may be incorporated at accent areas such as project entry drives and other focal areas, but limited to a max of 5% of the landscape area. Large accent boulders may be incorporated into DG areas.
- Low water type of plants including California natives and succulents that thrive in the area's micro-climate shall be incorporated.
- Project entry drives and corner intersection areas shall receive an "intensified" landscape treatment consisting of, but not limited to colorful ground cover and shrubs, and flowering accent trees.
- Parking stalls facing public streets shall include a 36" high hedge adjacent to parking area.
- Landscape shall be irrigated with automatic irrigation systems.
- Irrigation systems shall incorporate smart weather- based or moisture sensor irrigation controller(s) for water conservation.
- Design of low flow drip irrigation systems, where appropriate.
- Irrigation backflow units shall be specified in a theft proof lockable protective steel cage enclosures.
- Irrigation controllers shall be in a theft proof enclosure or inside the building's electrical room.

7.9.2 LANDSCAPE STANDARDS

- All landscape area planters shall have a minimum inside dimension of 5' feet wide, plus the required curbs.
- Provide parking lot trees in planter islands at the ratio of one tree for every 10 parking spaces.
- All 2:1 slopes and greater shall be installed with permanent rolled erosion control product (RECP netting), typical.
- A layer of mulch within all landscaped areas shall be provided to retain soil moisture and mitigate soil erosion. Compacted decomposed granite material is an acceptable alternative if Southern California native plants (Coastal Sage Scrub or Chaparral plant communities) are used to a maximum of 5% of the landscape area. Planting plans shall show plant spacing no greater than the maximum mature width.
- All slopes 3:1 or greater shall be stabilized with spreading erosion control ground cover.
- Foundation shrubs shall be incorporated at base of building to minimize scale of building (min. 5 gal. size at 36" max. spacing).
- Project entry drives may incorporate enhanced vehicular decorative paving, which may consist of colored concrete with a stamped pattern or score-line grid pattern at 45 degree angle or similar.
- A 24" clearance from back of parking lot curb to parking lot screen hedge shall be provided for car bumper overhang. Mulch over weed abatement filter fabric shall be provided within this area.
- Provide durable perimeter screening trees for shade and windbreaks.
- Provide 36" high strappy leaf shrubs to screen utilities such as backflow devices. Use taller evergreen shrubs to screen the sides of transformer units and include maximum 12" high groundcovers in areas to access utilities.
- Landscape shall define and accent entries, pedestrian walkways and architectural features. Landscape shall be attractive and appropriate to define and complement the space and use.
- Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
- The Landscaping Plan shall comply with City Standard drawings and Traffic and Transportation Guidelines for sight-distance.

7.9.3 PERIMETER STREETScape DESIGN

Streetscape design guidelines establish a hierarchy for the landscape development along the surrounding roadways, as well as establish a framework for consistency of design. Two roadways surround the project site as follows:

- Mill Creek Avenue to the west
- Hamner Avenue to the East

Landscape development surrounding this project will help to set the character, while maintaining consistency with the City of Ontario's pedestrian pathway system as illustrated in the "Trails and Open Space System" section of the Ontario Ranch Streetscape Master Plan.

7.9.4 WALLS AND FENCES

The following section is intended to encourage design quality, as walls and fences are an important component to ensuring a safe and secure environment within the Rich-Haven Specific Plan.

- Walls at loading areas shall be at least fourteen feet in height, or as approved by the City in response to screening loading activities from off-site views from the adjacent public right-of-way.
- Chain link fencing shall be permitted for use in interior truck courts, in non-public viewing areas. Chain link fencing may not be used along public views.
- Walls fronting on streets may be constructed of concrete tilt up or masonry materials such as split face or slump stone (See Photo 7.4).
- Tubular Steel fencing shall be permitted along certain areas if they are not required to be screened from public views.
- Entry monuments shall be designed and located in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
- Any proposed entry gates shall be reviewed by the Traffic and Transportation Division, and permitted only if approved.

7.9.5 SITE LIGHTING

The following section addresses illumination of on-site areas for purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

- Streetlights shall conform, both in type and location, to the Standards of the City of Ontario at the time of installation.
- A comprehensive lighting plan shall be prepared and approved in conjunction with the site plans submitted for approval to the DAB. In addition, all plans shall be reviewed and approved by the Ontario Police Department.
- Exterior lighting should be located and designed to minimize direct glare beyond the parking lot.
- The design of lighting fixtures shall be consistent throughout individual planning areas, and shall be compatible with the architectural style of the building within each development.
- Lighting sources shall be shielded, or diffused in order to avoid glare to pedestrians and motorists. Lighting fixtures should be selected and located to confine the area of illumination to within the site boundaries.
- Architectural lighting of building facades is encouraged to enhance and emphasize the buildings identity.

7.9.6 SUSTAINABLE DESIGN STRATEGIES

Sustainable practices can lessen the environmental impacts of development in many ways through the use of certain design techniques. These techniques can include reduced pervious surfaces, improved water detention and conservation, preservation of habitat areas, water- efficient irrigation, and improved pedestrian and bicycle amenities which reduce reliance on smog-generating vehicles. This Specific Plan encourages the implementation of sustainable design strategies referenced below with the goal to reduce Greenhouse Gas Emissions.

7.9.6.1 SITE PLANNING

- Incorporate “green” practices in developing buildings and infrastructure.
- Wherever possible, design and grade the project to direct 2-year storm event runoff from building roofs and paved areas, into landscaped swales/areas for capture and retention/infiltration. In particular, open space, parks, landscaped setback areas and trails are to be used for this purpose. Include deciduous trees to shade paved areas and building walls on south and west.

- Stabilize slopes to limit erosion as part of the Stormwater Management Plan and erosion control plan.

7.9.6.2 ENERGY EFFICIENCY

Where feasible and appropriate, the following energy conservation strategies are encouraged:

- Passive design strategies can dramatically affect building energy performance. These measures include building shape and orientation, passive solar design, and the use of natural lighting.
- Develop strategies to provide natural lighting to reduce reliance on artificial lighting.
- Install high-efficiency lighting systems with advanced lighting controls.
- Use a properly sized and energy-efficient heat/ cooling system in conjunction with a thermally efficient building shell.
- Promote the use of light-colored roofing with a high solar reflectance in order to reduce the heat island effect from roofs.
- Include deciduous trees to shade paved areas and building walls on the south and west sides.

7.9.6.3 MATERIALS EFFICIENCY

- Sustainable construction materials and products are encouraged to have characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.
- Encourage the use of low VOC paints and wallpapers.
- Encourage the use of low VOC Green Label carpet.
- Consider using recycle base, crushed concrete base, recycle content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable.
- Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.

7.9.6.4 WATER EFFICIENCY

- Strive to minimize wastewater by using ultra low- flush toilets, low-flow shower heads and other water conserving fixtures.
- Encourage the use of recirculating systems for centralized hot water distribution.
- Smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions for all landscaped areas are required.
- Drip irrigation, bubblers, micro-irrigation or other low precipitation irrigation or water conserving technology shall supply water for irrigation.
- Encourage the use of recycled water to irrigate landscape areas throughout the project. The non-potable irrigation system shall be designed to meet all applicable standards of the California Regional Water Quality Control Board, California Department of Health, San Bernardino County Health Department, City of Ontario Department of Water and Power, and Ontario Municipal Code.

7.9.6.5 OCCUPANT AND HEALTH SAFETY

- Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality as feasible.
- Provide adequate ventilation and a high-efficiency, in-duct filtration system. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.
- Provide effective drainage from the roof and surrounding landscape.
- Encourage building systems to control humidity.
- Provide outdoor employee break areas with shade structure or shade trees on the west and south sides as feasible.

7.9.6.6 LANDSCAPE DESIGN

- Use low or medium water use and native plant materials where appropriate. Minimize turf areas in order to promote water conservation. Limit the use of turf to areas which experience high functional use and are needed to accommodate outdoor activities. Only use warm-season turf varieties which are suited to the climate.
- Provide plant materials that are well suited to the solar orientation and shading of buildings.

- Group plants according to water use, slope aspect and sun/shade requirements. Irrigate each hydro-zone on a separate valve using high-efficiency irrigation techniques.
- Use wood or shredded bark mulch and soil amendments to retain soil moisture.
- Incorporate native vegetation into the plant palette for Rich-Haven.