

IMAGE ENHANCEMENT PLAN

OVERVIEW

The purpose of this Section is to provide guidelines for the design and maintenance of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area's built environment. This Image Enhancement Plan is not intended, and should not be interpreted as a set of rigid requirements or as a limitation to innovative site, landscape, and architectural design. The CCCN/Ontario Gateway Plaza/Wagner Properties Image Enhancement Plan is intended to encourage the individual creativity of designers, and to provide for the needs of the individual owners and users within a comprehensive framework which ensures design compatibility between the various land use Districts and Sectors within the project site.

The Image Enhancement Plan has been designed to facilitate the review of individual development projects by providing an understanding of the expectations of the CCCN Approving Agent (for District 1 land uses) and the City of Ontario regarding the quality of development within the entirety of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. As such, the concepts and guidelines contained herein, along with Specific Plan development regulations, constitute the criteria against which the CCCN Approving Agent (for District 1 land uses) and the City (for all land uses) will judge individual projects in granting approvals pursuant to the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. This Section has also been designed to ensure maintenance of the development once it is complete.

The establishment of Property Owners Association for each District will review and approve each project application for compatibility prior to submittal of plans to the City of Ontario. The Property Owners Associations will also act as a responsible maintenance mechanism for common areas, secondary to the Landscape Maintenance District.

URBAN DESIGN CONCEPTS

Within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area, site design should first address the nature and function of the development, building, structure, or feature being considered. Architectural design and details are then, as a rule, expected to be oriented to areas within public view. Landscaping is to be provided to highlight positive visual features; screen negative visual features; and to provide a cool, pleasant outdoor environment. Design within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area should thus be the result of a synergy between function and form, not providing one to the exclusion of the other.

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IMAGE ENHANCEMENT PLAN

General Design Concepts

To facilitate design integrity between the variety of uses within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area, the following should be considered in the review of individual developments within the Specific Plan area:

Urban Plazas:

- Site design within Commercial/Office areas should be, where feasible, arranged in such a way so as to create opportunities for outdoor plazas and or courtyards as part of landscaped open spaces.
- A series of four urban plazas shall be incorporated into the overall design of the project. These plazas shall be open areas, located at ground level and accessible to the public at all times. They have a minimum width of 50 feet and a minimum area of .5 acres.
- Urban plazas shall be designed to encourage pedestrian activity. Design elements that may be used to promote pedestrian activity include, but are not limited to: pavement texture changes, tables, canopies, dinning furniture, street furniture, lighting, landscaping, drinking fountains, public recreation facilities, grade changes, urban graphics, water features and urban sculpture (see Figure IV-19, 20, 21).

Pedestrian Walkways:

- Urban plazas shall be connected to the mall and to one another by a network of pedestrian walkways, including a system of traditional sidewalks along arterial streets and a series of landscaped pedestrian concourses. The walkways shall consist of landscaping, street furniture and a paved path. They shall have a minimum width of 20'.
- The paved portion of the walkway, shall have a minimum width of 48 inches with gradients of less than five percent. The surface of all paths should be stable, firm, relatively smooth in texture, and have a non-slip surface. Durability and maintenance considerations should be evaluated in the selection of paving to ensure the safety of users.
- Where abrupt changes in gradient are necessary or desirable, ramps should be provided. Ramps should be a minimum of 30 feet long and six feet wide, with landings a minimum of five feet long at the top and bottom of the ramp.

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IMAGE ENHANCEMENT PLAN

- For wheelchair safety, curbs should be provided along at least one side of the ramp as a wheelstop. In addition, handrails 32 inches high should be provided along the length of the ramp and extending one foot past the end of the ramp onto the landings.

Building Design:

- Structural design and orientation should reflect consideration for energy conservation and efficiency. Where practical, the use of skylights for natural lighting, solar orientation, and the use of deciduous trees for winter sunlight and summer shade for glass window areas should be incorporated. Items such as solar hot water heating, where practical, are encouraged.
- Architecture within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area should display a "timeless" quality. The use of contemporary, clean expressions are encouraged. "Trendy" architecture should be weighed for its long term contribution to the visual integrity of the project area. Architectural themes which exhibit cultural or historical significance such as Mission or Spanish shall be reviewed for their use of quality materials, appropriate location, appropriate mass and scale, and relationship to surrounding architectural styles.
- Buildings should maintain simple rectangular forms which can be modified by occasional diagonal or rounded forms.
- Primary building entries should be emphasized by recessing the entry, creating an arcade, by the use of accent materials, use of landscape/hardscape materials and features, or by the addition of a compatible entry structure.
- The use of sandblasted, ribbed, or exposed aggregate texture treatments for concrete walls which will be visible from a public right-of-way is encouraged wherever possible. Exterior materials requiring high-maintenance responsibilities such as stained wood, clapboard, or shingles should be avoided unless a comprehensive maintenance program is established.
- The use of prefabricated, all metal sheeting on the exterior of buildings is prohibited. However, this is not to preclude the use of metal details, such as standing seam metal roofs, within the context of the overall theme of the structure.

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IMAGE ENHANCEMENT PLAN

- Where buildings will be visible from a public right-of-way or public street, the staggering of planes to create pockets of light and shadow and to provide relief from monotonous, uninterrupted expanses of wall is encouraged. Other features, such as the use of curved corners and varying roof lines should also be considered as a means to add vitality to CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan Area structures.
- Roof design and materials shall be compatible with or complementary to the exterior walls of the buildings and shall be integrated into the architectural design of the building, wherever practical. Flat roofs shall be designed so as not to be visible from adjacent streets. Roof mounted equipment shall preferably be screened by the building parapet.
- Exterior mechanical plants should be screened or contained within rooftop penthouses so as not to be visible from adjacent streets. Roof screens shall be sheathed in matching or complementary material to the building skin, and may include metal panels, copper, or aluminum. Roof screens should be solid and continuous. Equipment should be covered by continuous grills or louvers when visible from adjacent structures. Picket screen fencing should be avoided. Where mechanical equipment cannot feasibly be screened from view from the adjacent elevated freeways, it shall be designed as an integral element of the roof, including being painted in a matching color.
- Wall-mounted items such as roof ladders, electrical panels, and downspouts shall not be visible from public rights-of-way or private streets.
- Architectural details which are reminiscent of residential forms (e.g., wood siding, shutters, wood shingles, etc.) should be avoided except where used for a theme restaurant, hotel or car wash.

Service Areas and Utilities:

- Service areas should be simple and efficient, and should not interfere visually or physically with other building operations. Service areas should not be visible from public rights-of-way or primary building entrances. Also, electrical transformers should not be visible from public or private streets or primary building entrances, and should therefore be placed in remote parking areas or within electrical vaults, which is preferred.
- New gas, telephone lines, and electrical lines of 32 kv or less within the project and along the adjacent major arterials shall be placed underground.

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IMAGE ENHANCEMENT PLAN

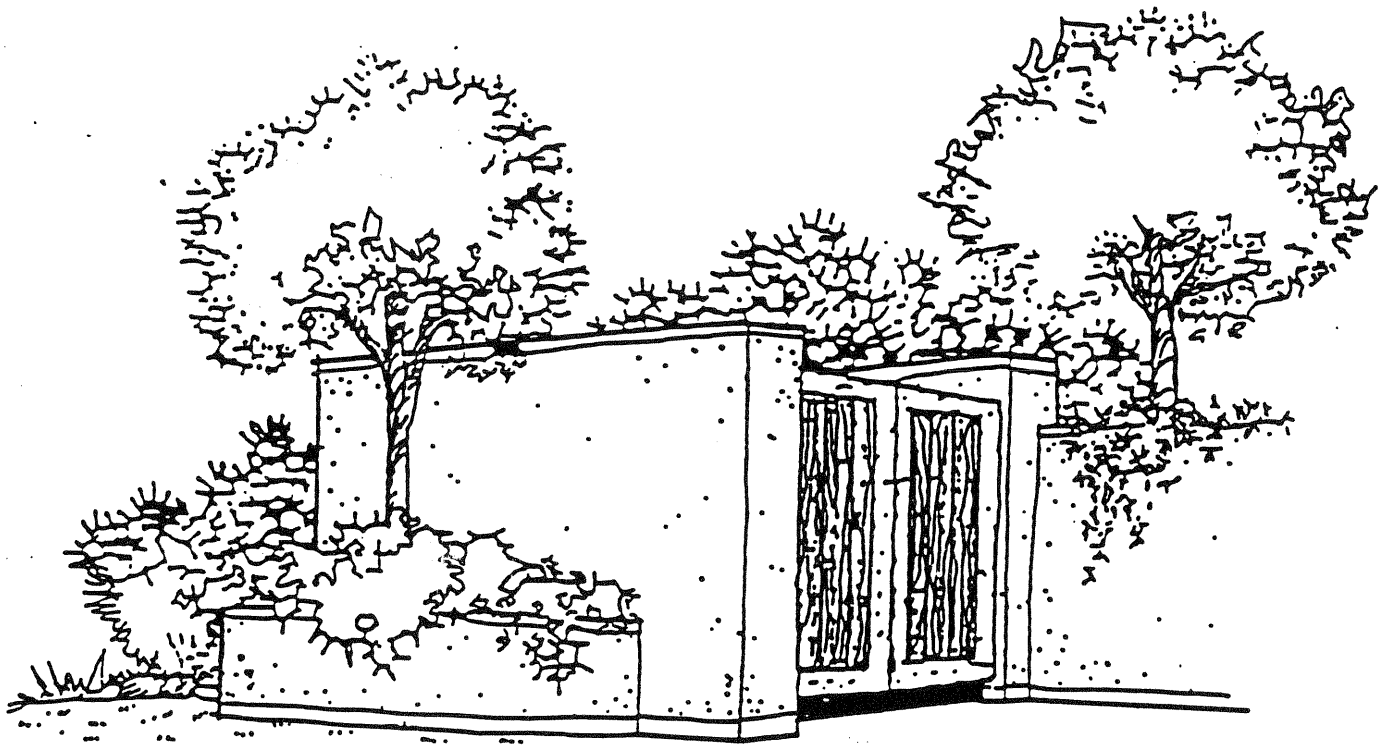
- All ground-mounted utility appurtenances shall be located away from public view or shall be adequately screened. Screening shall be of material complementary to the structure and/or heavy landscaping and berming.
- No utility appurtenances (e.g. electrical vaults) shall be permitted directly within a pedestrian area.
- Trash enclosures shall be constructed in a form consistent with the architecture of the buildings they are to serve (see Figure IV-1).

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**CALIFORNIA
COMMERCE
CENTER NORTH**

**GATEWAY PLAZA
WAGNER PROPERTIES**

**S P E C I F I C P L A N
COMMERCIAL/OFFICE
TRASH ENCLOSURE**



NOTE: THIS GRAPHIC IS FOR REPRESENTATION ONLY. IT DOES NOT REFLECT ACTUAL DESIGN.

SOURCE: Planning Network, 1991.

FIGURE IV-1

PLANNING NETWORK

NOT TO SCALE

IMAGE ENHANCEMENT PLAN

District 1, Regional Commercial Design Concepts

Located at the center of the site is the project's major activity center, the Ontario Mills Regional Commercial Center. The single story mall will be the focal point of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area, and must therefore convey a sense of quality and excitement. Uses within this land use area will encompass a varied palette of regional scale commercial use, in addition to unique and special uses. Specifically, a wide range of value-oriented shops are intended in order to promote a substantial regional draw. It is anticipated that the majority of the retail commercial will occur within the mall structure. Peripheral parcels will feature additional retail commercial, restaurant, and commercial service uses.

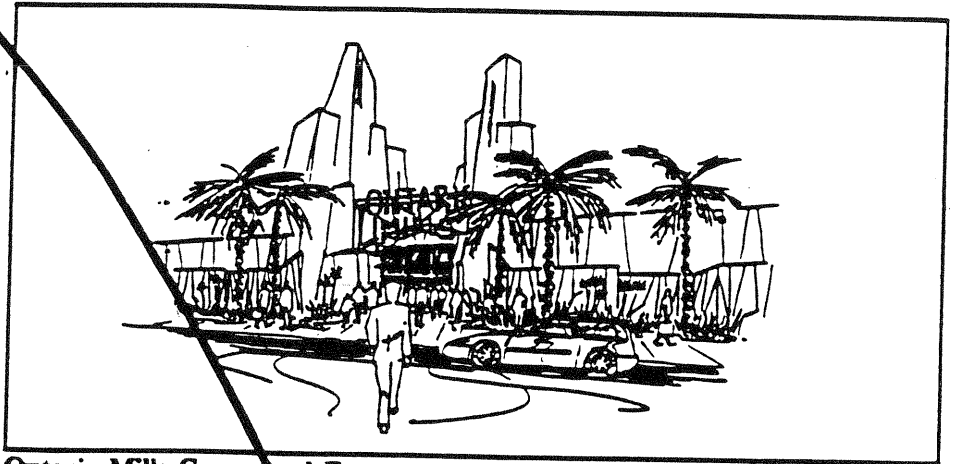
Because of its location at the center of the project site, the Ontario Mills mall structure will be visible to the public from all sides. Articulation of all wall surfaces, either architecturally or through landscaping, will be critical to the visual success of the mall. Architectural treatments including building elevations, colors, materials as well as other related design considerations (signage, outdoor lighting, street furniture, etc.) is to occur through Design Review process as identified in Chapter VI of this Specific Plan.

The major architectural concept for the mall is to emphasize entries and to deemphasize long wall planes. Entries will be designed so as to be visually dominant, calling attention to the mall. The primary mall entries are to be easily visible from Mills Circle, and should, along with major anchor store entries, be the visually dominant features of the mall structure. Artistic entry structures, vertical articulation, and landscaping will be employed to accentuate mall entries. Interest in the combined facade of the anchor stores and the mall will be created primarily through landscaping.

Pedestrian concourses through the parking lots will lead directly to mall entries. There will be a central courtyard in series with the palm lined concourses to facilitate a "gateway" to the mall (see Figure IV-23). These pedestrian concourses will facilitate greater pedestrian access to and from other portions of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

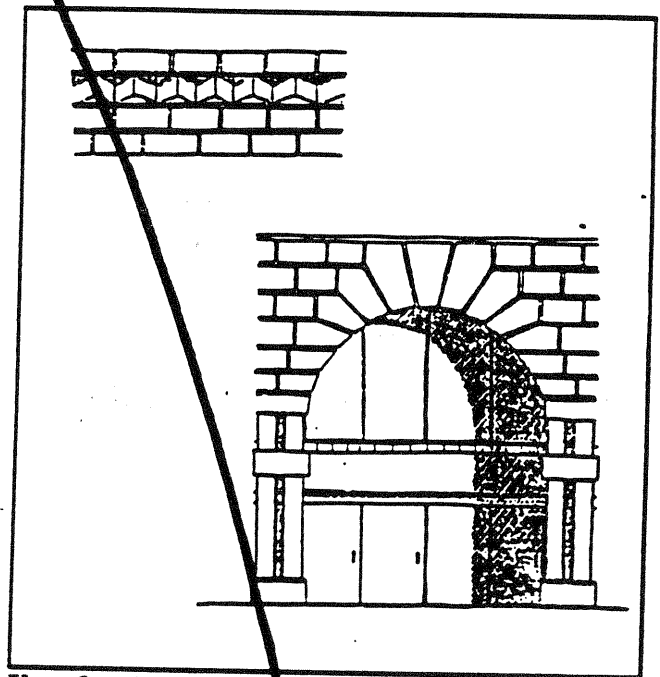
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IMAGE ENHANCEMENT PLAN



Ontario Mills Conceptual Entry

Each of the major anchors within the mall will have their own unique character. Exterior anchor tenant facades will be composed of scale elements which work to break down the apparent mass of the wall areas. The use of showcase windows, setbacks, and material and texture variety will be employed to avoid large blank walls. Changes in color and material should be used to band and organize elevations. Individual major tenants within the mall will be responsible for providing appropriate articulation of their wall surfaces and entries. Such articulation is to be consistent and compatible with wall treatments throughout the mall area. Within the parking areas, a linear arrangement of planters will be used to identify entries to individual major tenants.



Use of scale elements to break down large wall masses.

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IMAGE ENHANCEMENT PLAN

Commercial/Office Design Concepts

Surrounding the mall building will be a minimum of 20 to 25 feet of landscaping and hardscape (see Figures IV-25 and IV-26. Where adjacent to the exterior walls of the mall building, this landscaped area will be planted with trees as a means of softening the expanses of walls between major tenants and mall entries.

The mall interior and shop fronts are not part of these guidelines. The mall, however, is envisioned as a major destination within the City of Ontario. A high quality, festive atmosphere will therefore be provided.

Like an intimate village, shops within the mall will front onto themed pedestrian streets. These streets will be punctuated by interior plazas and courts, providing a system of interior gathering places. The major unifying element of the Ontario Mills mall will be "The Canyon," the central food court, spanning the mall from north to south.

The Commercial/Office land use area is located within the most visible portions of the site adjacent to Interstate 10, Milliken Avenue, and Fourth Street, and will function as the primary gateway to the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. One objective of this site selection is to create an aesthetic entry to the CCCN/Ontario Gateway Plaza/Wagner Properties project area. Structures within the Commercial/Office area will be designed to address the many public views of structures which will be available. Buildings will not only architecturally orient themselves to the internal streets and parking areas, but also to the high-traffic volumes along the San Bernardino Freeway, Ontario Freeway, Milliken Avenue, and Fourth Street. Thus, commercial/office buildings will often need three, and sometimes four, elevations to be articulated.

A combination of low- and mid-rise buildings within the Commercial/Office area is desired. Low-rise buildings of one to two stories, will provide for retail, banking, restaurant functions, and office uses. Along the Milliken Avenue frontage, buildings should have a minimum of two stories, except for restaurants and a potential service station at the intersection of Fourth Street.

The ground floor of commercial/office buildings should display a more textural quality than might be desired of the upper floors, with openings and recessed windows scaled to human involvement. Materials which are most consistent with this concept include brick, ceramic tile, pre-cast architectural concrete, natural dimensional stone, glass, and stucco. Reflective glass may be used as ribbon windows, square or rectangular "punched" windows, as spandrel glass in limited areas as an accent, or as skylight or roof cladding. Buildings which have appearances resembling reflective glass boxes are inappropriate. To enhance pedestrian-level activity, non-reflective glass should be utilized on the ground floor.

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IMAGE ENHANCEMENT PLAN

Onsite Circulation and Parking

Onsite circulation within individual building sites should be designed for efficient pedestrian and vehicular movement. Onsite circulation systems should be logical and easily understood by visitors. For example, where one-way movement is necessary, the design of the circulation system should discourage individuals from entering an exit. In addition, service access routes should not conflict with other onsite circulation routes (See Figure IV-2).

Onsite pedestrian walkways should provide direct, safe, and adequate movement paths between parking, open space, and outdoor work/leisure areas and building entrances. Wherever possible, pedestrian access through parking areas should be along, rather than through, parking aisles. Drop-off points should be located near primary building entries or other appropriate areas.

Site lines required for safe automobile movement within the project area should be kept clear. Screens and structures should not be located where they could block such site lines, both entering and leaving the individual developments, and the project site.

The design and location of entries (curb cuts) for individual developments should be such that the driver has ample time to perceive them when approaching the site. Private drive entries from a public street shall be delineated through the use of a decorative paving material, as should private entries from Ontario Mills Circle into commercial/office developments. Intersections and driveway approaches should be kept clear of obstructions such as traffic signal standards and street trees. Acceleration and deceleration lanes should be provided at such entries, as necessary. Shared driveways and entries are to be used, where appropriate.

Where parking areas are constructed along a public street frontage, the following measures should be employed to minimize their visual impact without obstructing views of signs:

- Screen parking areas with low berms and landscaping.
- Depress parking areas slightly below the grade of the road area, if possible.

Guidelines for Design of Above-Ground Parking Structures

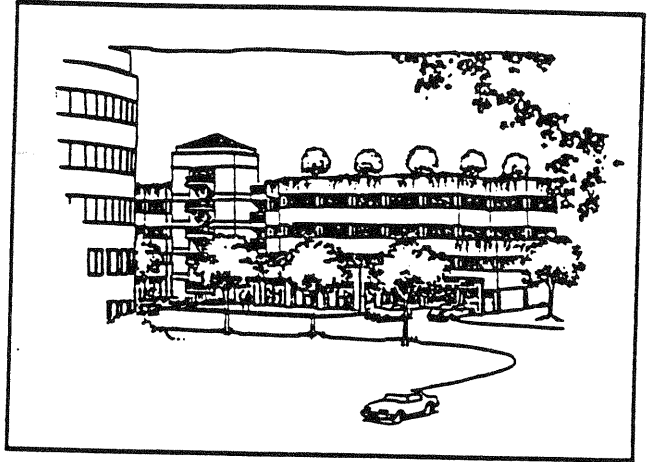
Where used, above-ground parking structures within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area should be designed and constructed to a standard of high quality, enhancing the overall project image. The following details expectations for such above-ground parking structures.

IMAGE ENHANCEMENT PLAN

Architectural Imagery:

- Materials should be compatible with the main buildings they serve.

- The view of a parking structure's exterior as seen from adjacent driveways, buildings, and major streets should be that of flat, horizontal parking levels. Ramps should be located entirely within the structure and



- and separated from exterior walls, be screened by walls, or face away from street or freeway view. Spandrel panels should be level and uniform. Painted pipe rails may be employed to break down the mass of the panels. Elevations of parking structures shall be well articulated, avoiding large masses of plan unarticulated wall faces.
- Parking levels are encouraged to be stepped back from the street or terraced to visually reduce the overall mass of the parking structure. Planted atriums may be provided to create an orientation point within large parking structures.

Vertical Circulation:

- Vertical circulation elements (elevators and stairs) may be provided as visual elements in order to break up the inherent horizontal orientation of the structure.
- Stairways must be open such that stairway users can be observed from outside the structure. The use of accent-painted pipe rails is encouraged, tying into the accent color of adjacent buildings.
- Glass elevators are encouraged to provide interest and color, as well as for passenger security.

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IMAGE ENHANCEMENT PLAN

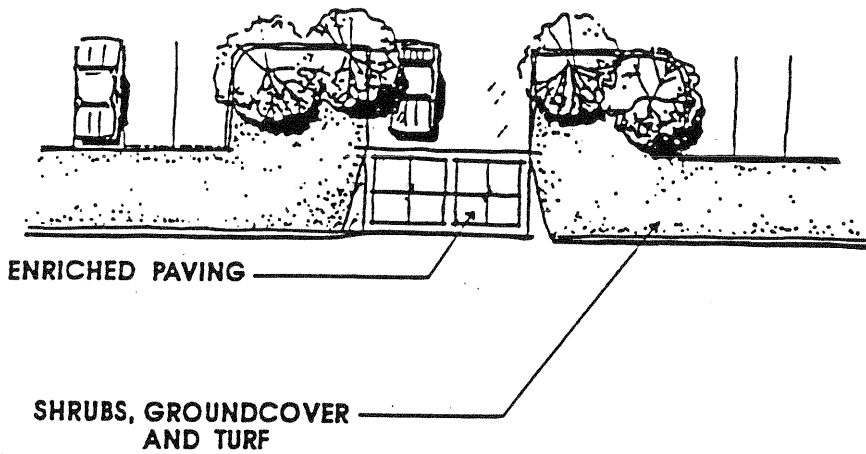
Rooftops: Roofscaping:

- Rooftop parking, if provided, should be visually organized to provide a simple, orderly appearance from adjacent buildings.
- Landscaping of rooftop areas will be required, and may be accomplished by use of vine planters with attached structures or by raised planters containing shrubs or trees.

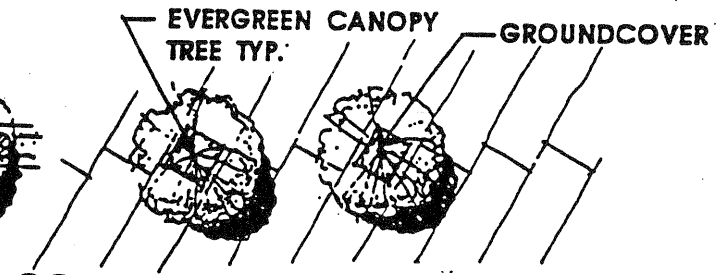
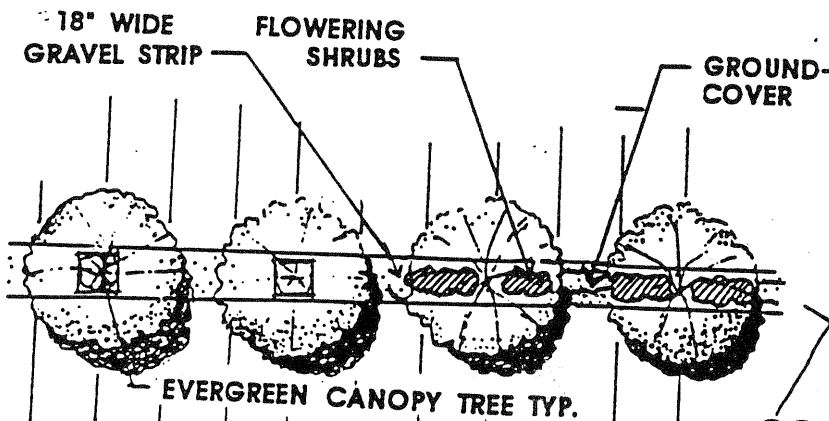
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**S P E C I F I C P L A N
CONCEPTUAL
COMMERCIAL/OFFICE
PARKING LOT
DESIGN STANDARDS**



CONCEPTUAL PARKING LOT ENTRY STATEMENT

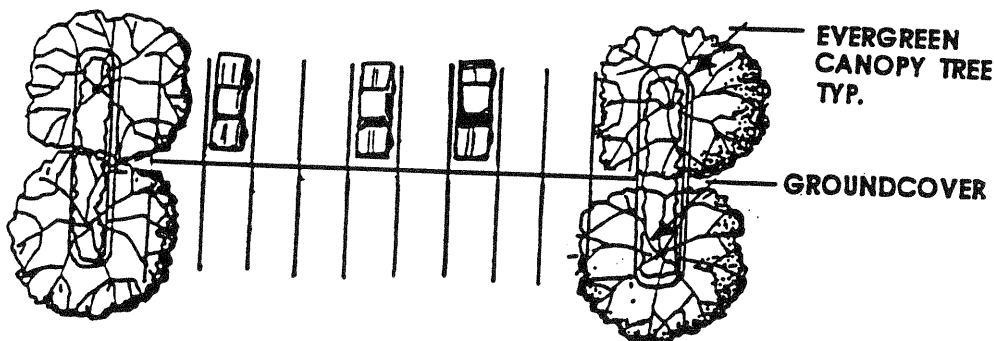


CONCEPTUAL PARKING LOT PLANTING

(90° PARKING WITH 5' WIDE PLANTER STRIP)
OR (90° PARKING WITH 5' SQ. TREE PLANTERS)

CONCEPTUAL PARKING LOT PLANTING

(60° PARKING WITH 5' SQ. TREE PLANTERS)
TREE WELLS ARE SHOWN AS A MINIMUM STANDARD.
ADDITIONAL LANDSCAPING (I.E. PLANTER STRIPS)
WOULD BE PERMITTED.



CONCEPTUAL PARKING LOT PLANTING
(PARKING WITH 5' WIDE LANDSCAPE FINGERS)

Not OK

SOURCE: PLANNING NETWORK, 1991.

FIGURE IV-2

IMAGE ENHANCEMENT PLAN

LANDSCAPING

Landscape Concept

The high-quality environment envisioned for the CCCN/Ontario Gateway Plaza/ Wagner Properties Specific Plan area will be established, in part, by the project's landscape treatment. The landscape concept illustrated in Figure IV-3 is intended to give structure and identity to the overall site.

Landscaping within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area should be planned as an integral part of the project area and individual site, and not merely as a method of filling unused spaces. Landscaping should not only be used for an aesthetic purpose, but also to provide visual and user comfort, as well as for energy conservation. The location of plant materials should coincide with architectural design such as providing:

- emphasis to certain areas and building entries;
- contrast with or reinforce building lines;
- visual screening of undesirable elements; and
- softening of hard lines of buildings.

In addition, plant materials should be used to alter or modify microclimates by providing shade or wind control. Plant materials should be used to define outdoor spaces such as street edges, formal and informal areas, and pedestrian paths. The conceptual landscape plan recognizes the need to conserve water and energy, and to use plants which do well in the hot, dry climate of Ontario. The plan therefore proposes the use of drought tolerant plants, as well as other plants that may be native or naturalized to the area.

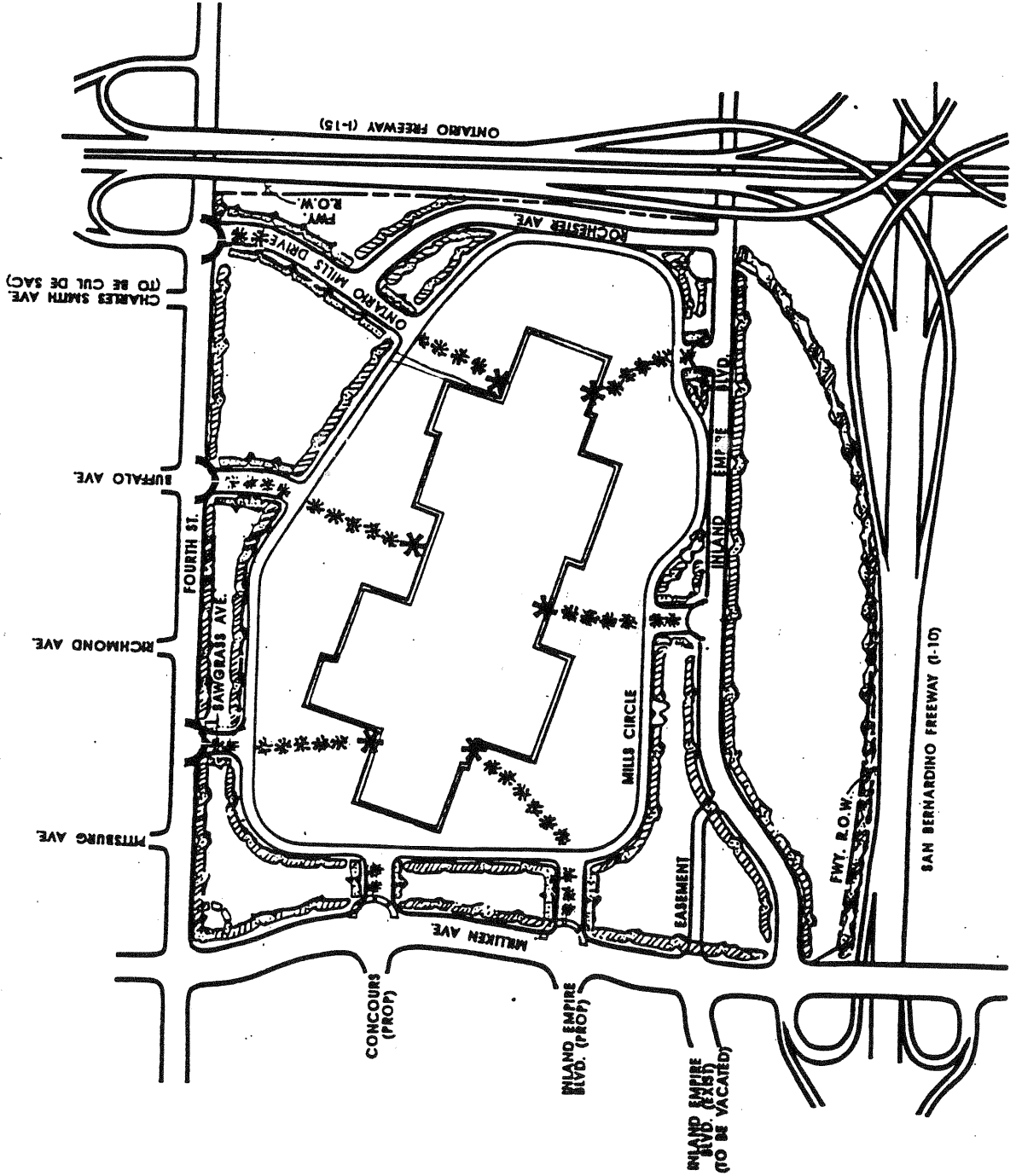
The following landscape guidelines identify the primary elements that will visually emphasize the character of the Specific Plan area. These elements include:

- Entry Intersection Identity Statements
- Streetscapes
- Freeway Buffer
- Pedestrian Concourse and Urban Plazas
- On-site Landscaping

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**CALIFORNIA
COMMERCE
CENTER NORTH**
GATEWAY PLAZA
WAGNER PROPERTIES
SPECIFIC PLAN
LANDSCAPE CONCEPT PLAN



LEGEND

- MAJOR INTERSECTION IDENTITY STATEMENT LOCATIONS
- SECONDARY INTERSECTION IDENTITY STATEMENT LOCATIONS
- MINOR INTERSECTION IDENTITY STATEMENT LOCATIONS
- PEDESTRIAN CONCOURSE
- COMMERCIAL/OFFICE STREETSCAPE
- FREEWAY BUFFER
- MALL ENTRY THEME
- MALL ENTRY LANDSCAPING

SOURCE: WESTERN DEVELOPMENT CORPORATION, 1991.

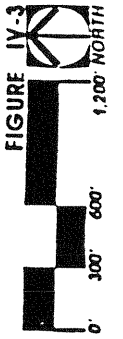


FIGURE IV-3

IMAGE ENHANCEMENT PLAN

Entry Intersection Identity Statements

Landscape materials shall be chosen from a general plant palette; plant and tree species may need to vary according to site-specific soil conditions. The plant palette within this document may be substituted with equivalent plant materials subject to the approval of the City of Ontario.

Intersection identity statements will occur at the major gateways to the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area along Milliken Avenue and Fourth Street. The landscape features provided as part of project identity statements will include low monument signs not exceeding 12 feet in height above adjoining street grade displaying the project and/or tenant name. The major visual feature of these entry statements will be the planting of palm trees as a vertical-columnar statement

The design concept for intersection identity statement landscaping is to have low flowering trees, turf, and seasonal color. The intent is to enhance the vertical articulation of the intersection major identity statements and landscaping along pedestrian concourses by providing a clear site-line at the intersection (see Figures IV-4, and 6).

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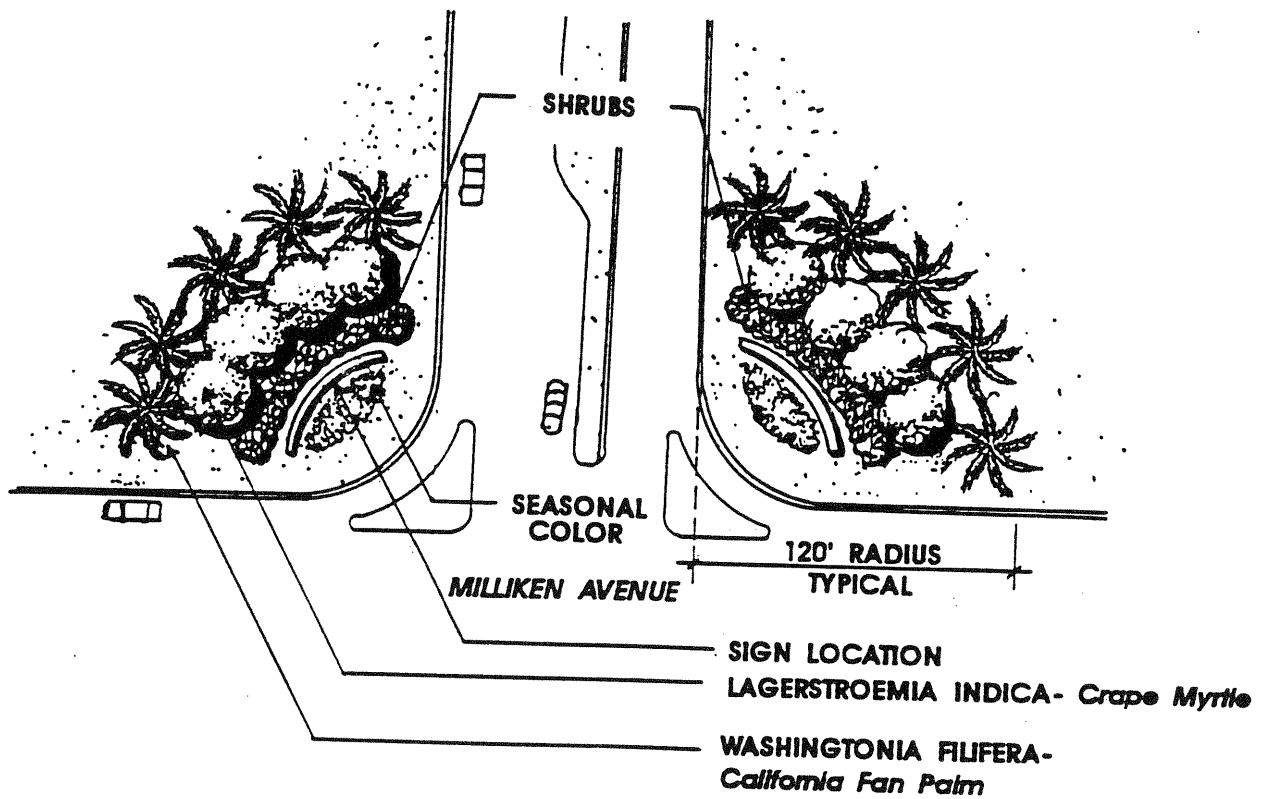


**GATEWAY PLAZA
WAGNER PROPERTIES**

S P E C I F I C P L A N

**MAJOR INTERSECTION
IDENTITY STATEMENT:**

MILLIKEN AVENUE



- NOTE: MILLIKEN AVENUE AND FOURTH STREET MAJOR INTERSECTION IDENTITY STATEMENT WILL BE A 90' RADIUS.
- NOTE: MILLIKEN AVENUE AT FOURTH STREET IDENTITY STATEMENT TO BE PLACED ON CALIFORNIA COMMERCE CENTER NORTH PROPERTY ONLY.
- NOTE: REFER TO PEDESTRIAN AND PUBLIC TRANSIT FACILITIES FOR SIDEWALK LOCATIONS.

FIGURE IV-4

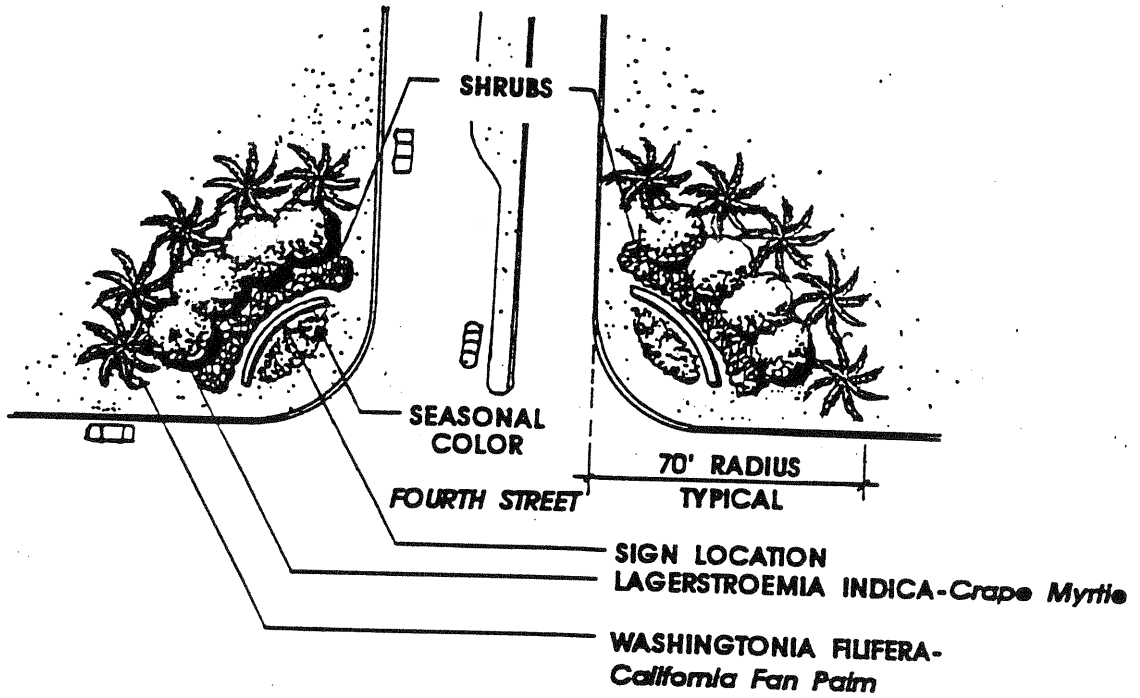
OK: *[signature]*

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



S P E C I F I C P L A N

**SECONDARY
INTERSECTION
IDENTITY STATEMENT:
FOURTH STREET**



NOTE: REFER TO PEDESTRIAN AND PUBLIC TRANSIT FACILITIES FOR SIDEWALK LOCATIONS.

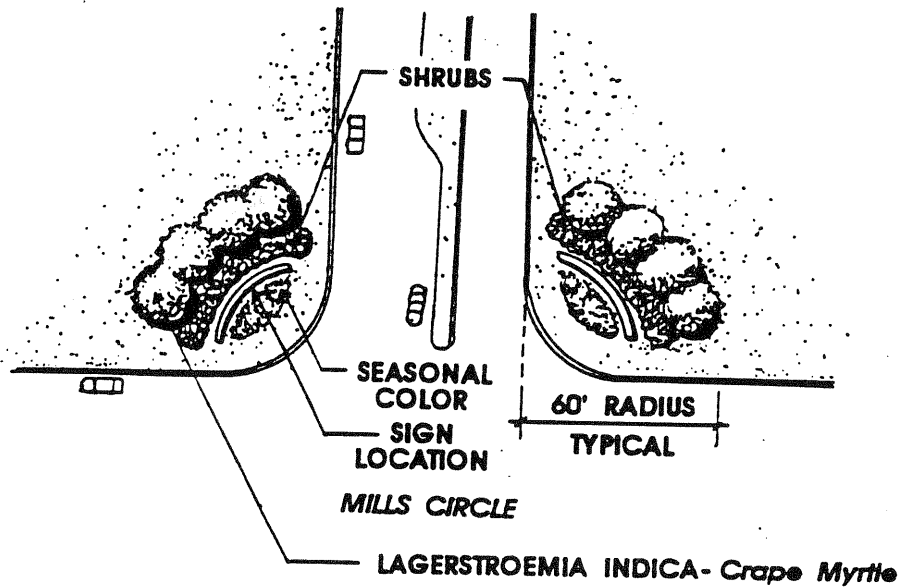
FIGURE IV-5

*OK.
JWC*

**CALIFORNIA
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CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**S P E C I F I C P L A N
MINOR INTERSECTION
IDENTITY STATEMENT:**



NOTE: REFER TO PEDESTRIAN AND PUBLIC TRANSIT FACILITIES FOR SIDEWALK LOCATIONS.

FIGURE IV-6

IMAGE ENHANCEMENT PLAN

Streetscapes

The conceptual streetscape plan establishes structure, hierarchy, coherence, 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 incorporating a mix of deciduous and evergreen plant materials, thereby providing visual interest through seasonal changes. The plants reflect the hierarchy of the street system with taller, imposing trees defining the major arterials, and medium-sized trees denoting the more local street network. Shrubs, groundcover, and turf areas will also articulate the ground plane. These streetscape elements will collectively yield the coherence, structure, and identity expected of a project the size and importance of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan.

Linear berms are proposed along arterial streetscapes. These berms are intended to further enhance the landscape character of the Specific Plan area, and are designed to create topographic variation and interest on an otherwise flat site.

The maximum slope of berms will be a ratio of 3:1. Shrubs, groundcover, and turf areas will articulate the ground plane.

Arterial Streetscapes

Landscaping along Milliken Avenue and Fourth Street will consist of a minimum 15-foot streetscape, including a 5-foot sidewalk. Natural looking drifts of overhead deciduous and evergreen canopy trees will be planted adjacent to an undulating berm. Flowering shrubs and groundcover or turf will also be planted within the streetscape to provide a rich understory (see Figures IV-7 and IV-8).

Commercial/Office Streetscapes

Since building articulation will be greatest within this land use area, the streetscape concept is to highlight and not screen the structures. Random groupings of deciduous and evergreen canopy trees will line rights-of-way along Milliken Avenue, Fourth Street, Ontario Mills North, Buffalo Avenue, Rochester Avenue, Mall Drive, Ontario Mills East, Ontario Mills West, Inland Empire East, and Concours East (see Figures IV-7 to IV-17). Along the entry roads into the Ontario Mills mall, a formal row of *Washingtonia filifera* palms will be planted in the medians. This formal planting will be carried into the mall parking area to provide visual orientation into and within the mall site.

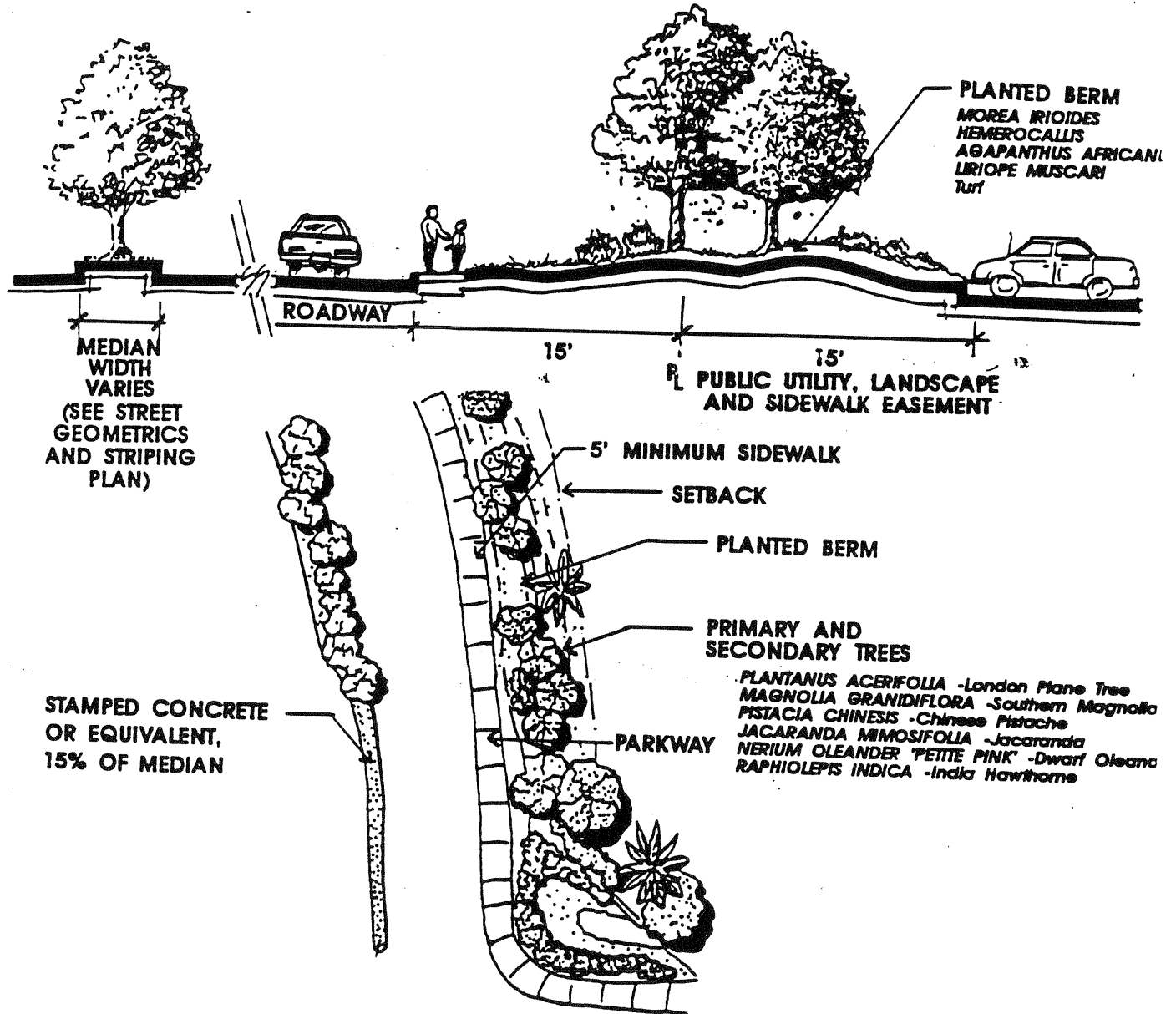
Landscaping along the outside of Ontario Mills Circle will be similar to the preceding roads. A median will not, however be provided. Landscaping along the inside of Ontario Mills Circle is described as part of onsite landscaping.

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**CALIFORNIA
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CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREETScape
MILLIKEN AVENUE**



NOTE: SIDEWALK MAY MEANDER.
 NOTE: SIDEWALK LOCATED ON EAST SIDE OF MILLIKEN AVENUE.
 NOTE: THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

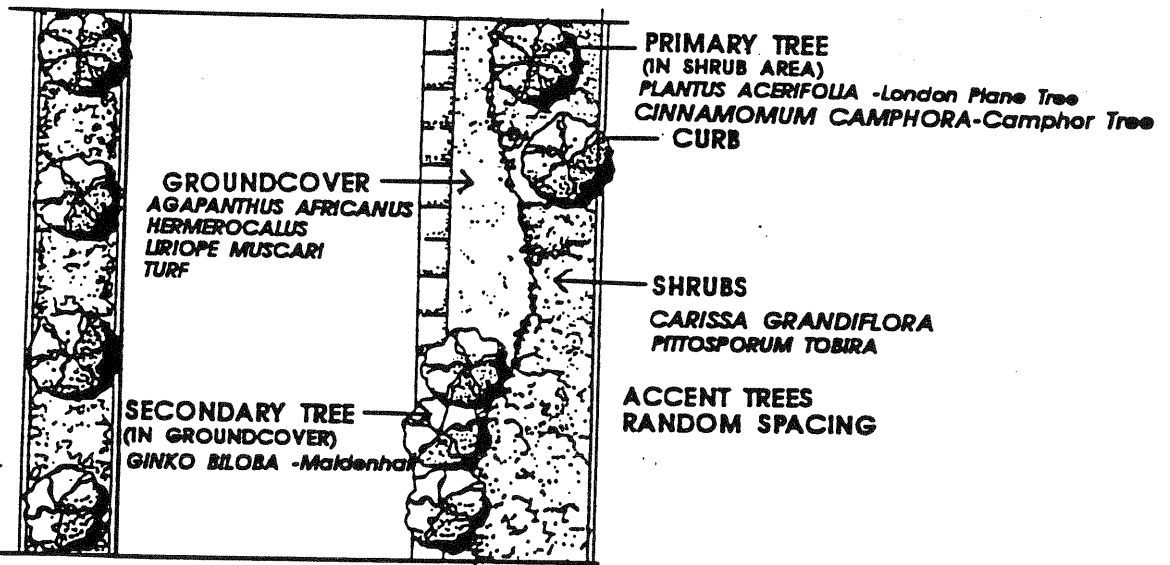
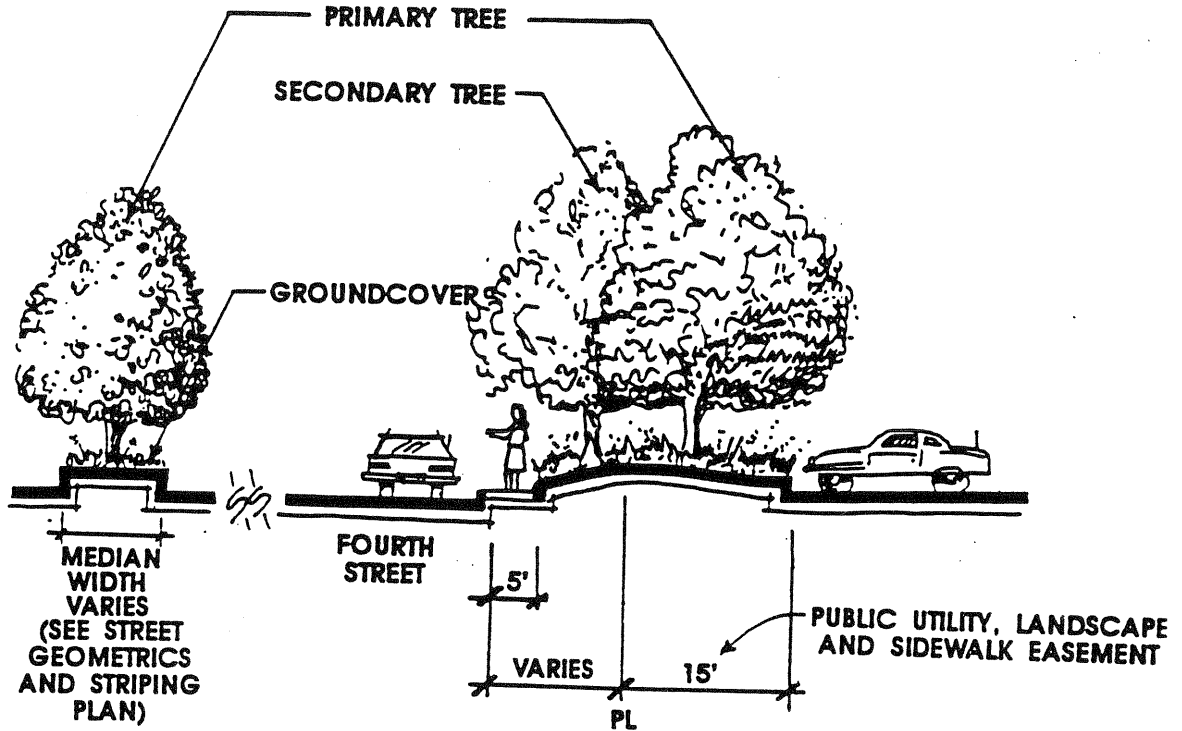
SOURCE: PLANNING NETWORK, 1991.

FIGURE IV-7

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREETSCAPE
FOURTH STREET**



NOTE: SIDEWALK LOCATED ON SOUTH SIDE OF FOURTH STREET.
NOTE: THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
SOURCE: PLANNING NETWORK, 1991.

NOTE: SIDEWALK MAY MEANDER INTO EASEMENT.

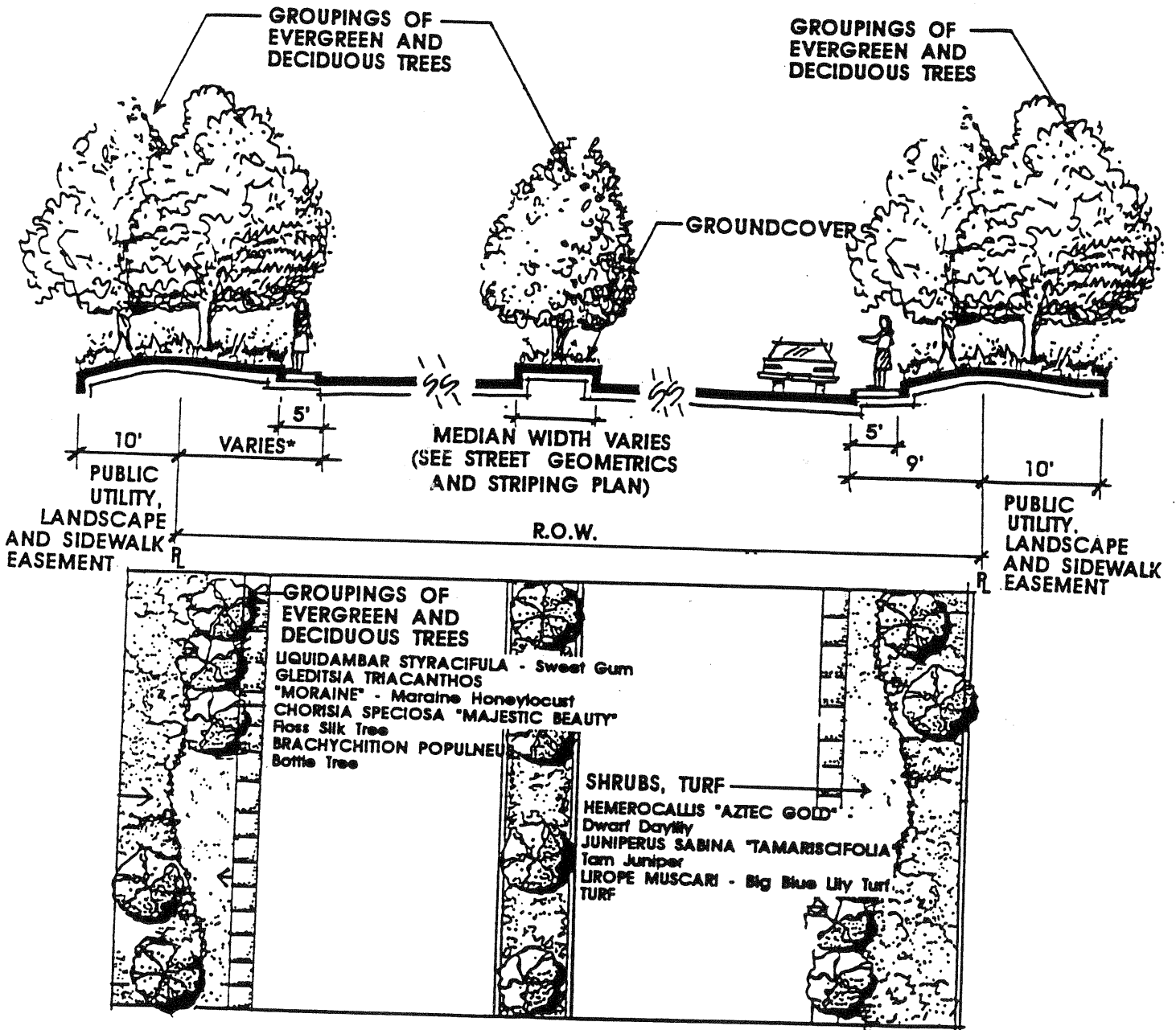
FIGURE IV-8

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREETScape**

INLAND EMPIRE BOULEVARD
(BETWEEN MILLIKEN AVENUE
AND FRANKLIN AVENUE)



NOTE: SIDEWALK MAY MEANDER.
SOURCE: PLANNING NETWORK, 1992.

NOTE: PARKWAY, ON NORTH SIDE OF INLAND EMPIRE BLVD., IS 9' BETWEEN MILLIKEN AVE. AND DRIVE A; PARKWAY VARIES FROM 1' TO 9' BETWEEN DRIVE A AND FRANKLIN AVE.

FIGURE IV-9

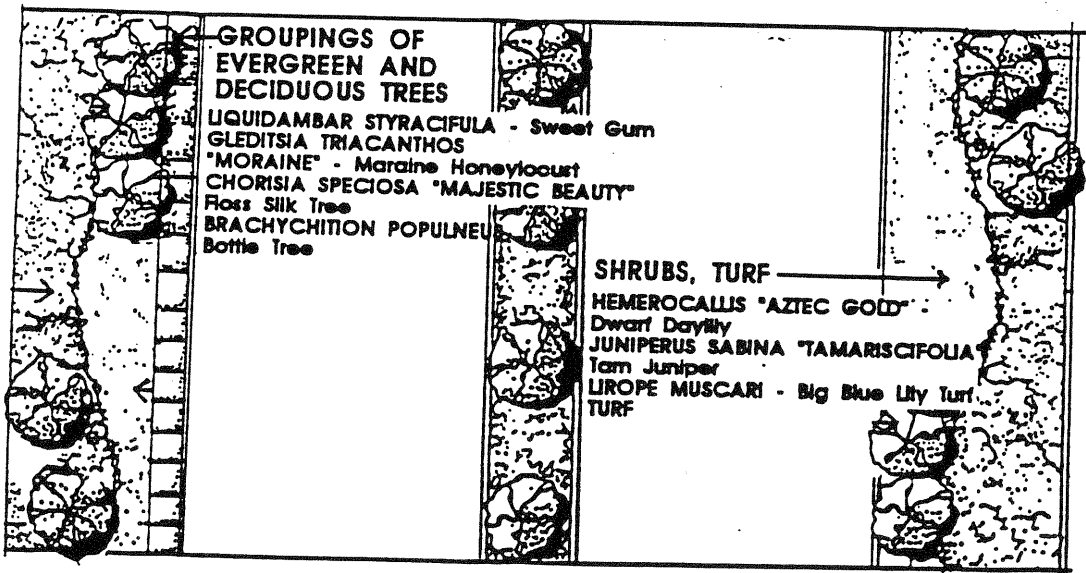
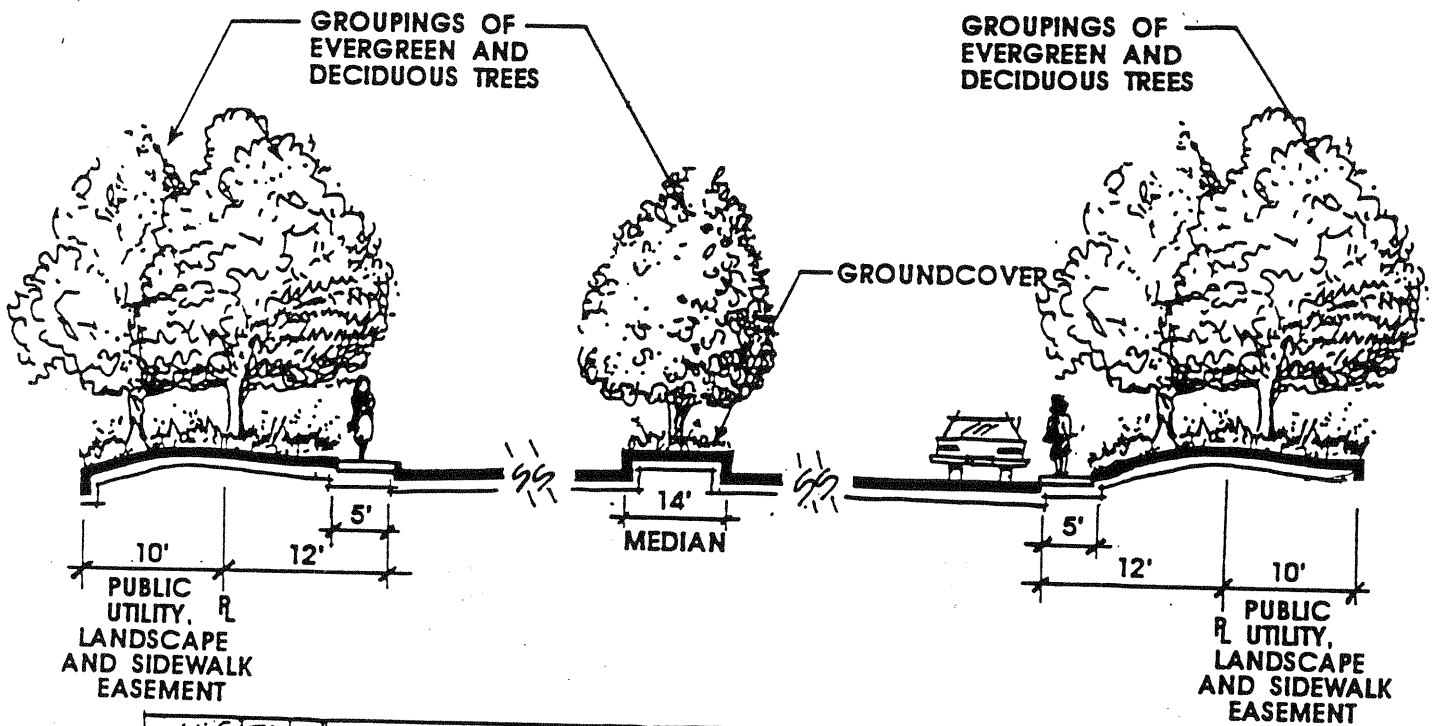
OK. [Signature]

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREETSCAPE**

INLAND EMPIRE BOULEVARD
(BETWEEN FRANKLIN AVENUE
AND ROCHESTER AVENUE)



NOTE: SIDEWALK MAY MEANDER.

SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-10

OK. *[Signature]*

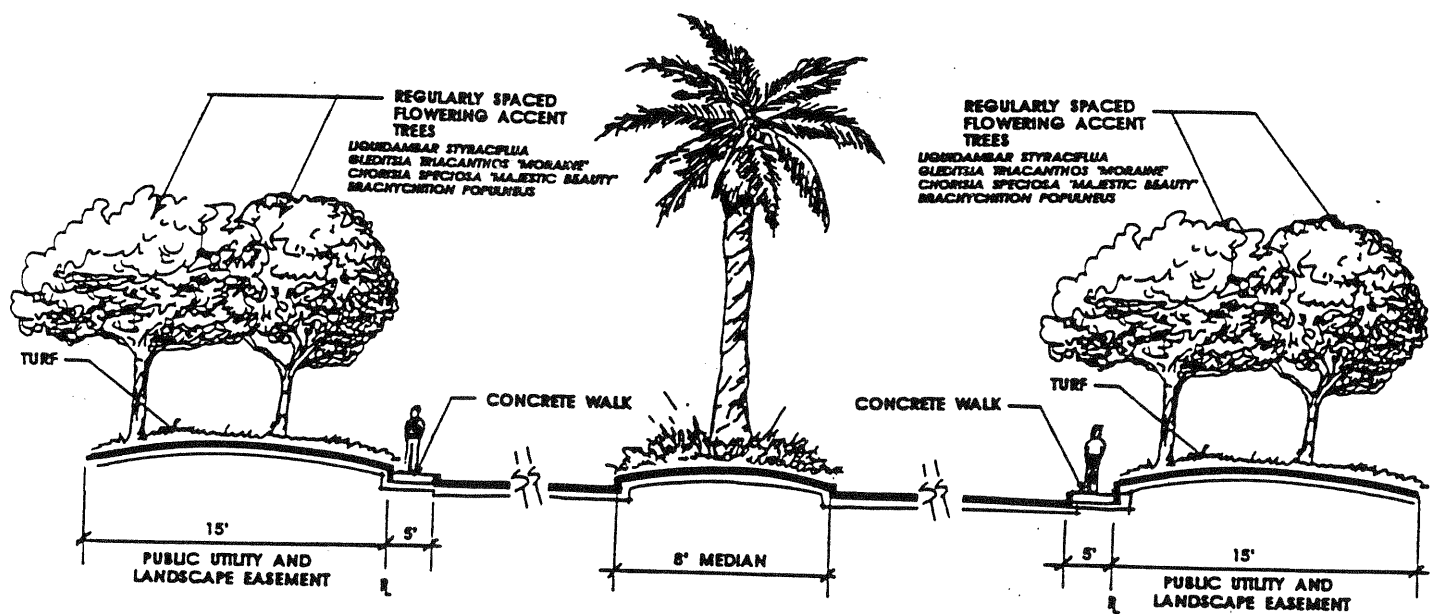
**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



S P E C I F I C P L A N

**COMMERCIAL/OFFICE
STREETSCAPE:
SECTION**

**CONCOURS
MALL DRIVE
SAWGRASS AVENUE
FRANKLIN AVENUE
ONTARIO MILLS DRIVE
(SOUTH OF ROCHESTER AVE.
AND SOUTH OF
ONTARIO MILLS CIRCLE)**



SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-11

OK. *[Handwritten signature]*

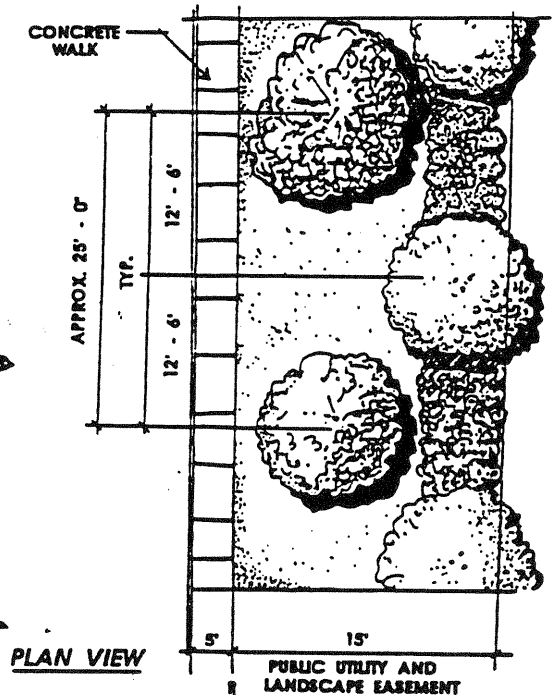
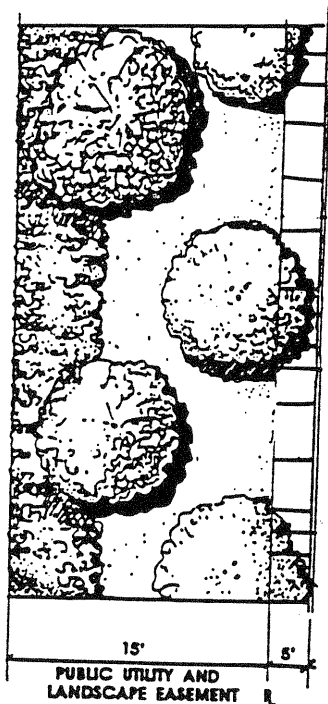
**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



S P E C I F I C P L A N

**COMMERCIAL/OFFICE
STREETSCAPE:
PLAN VIEW**

**CONCOURS
MALL DRIVE
SAWGRASS AVENUE
FRANKLIN AVENUE
ONTARIO MILLS DRIVE
(SOUTH OF ROCHESTER AVE.
AND SOUTH OF
ONTARIO MILLS CIRCLE)**



PLAN VIEW

SOURCE: PLANNING NETWORK, 1992.

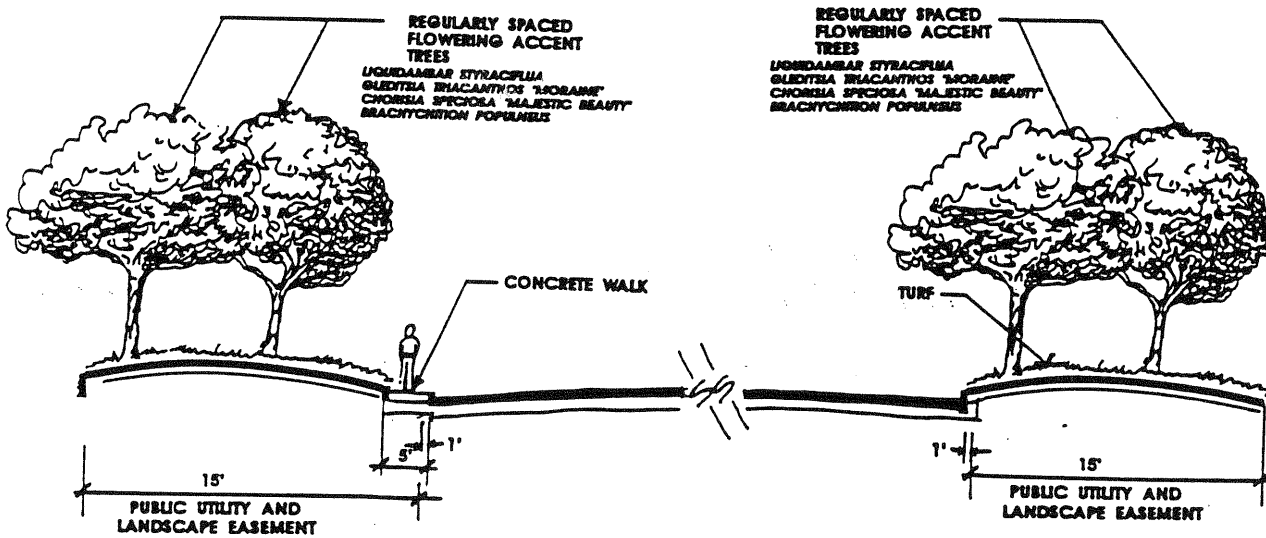
FIGURE IV-12

Handwritten signature or initials.

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREETSCAPE:
SECTION
ROCHESTER AVENUE**



NOTE: SIDEWALK LOCATED ON WEST SIDE OF
ROCHESTER AVENUE.

SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-13

ok. jii.

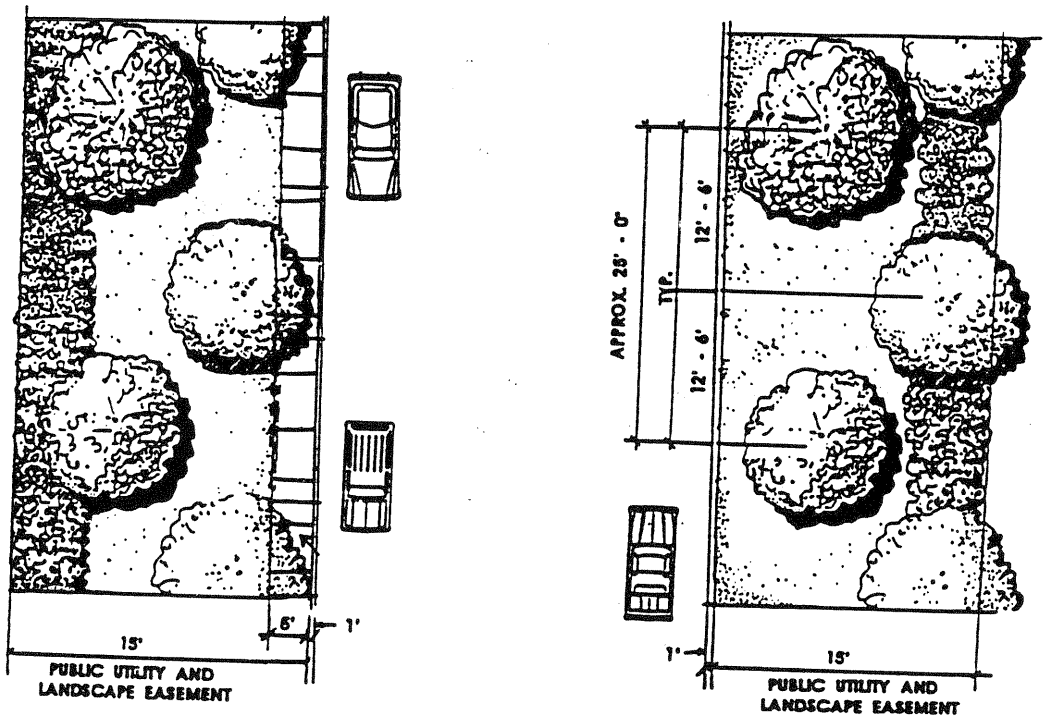
**CALIFORNIA
COMMERCE
CENTER NORTH**

**GATEWAY PLAZA
WAGNER PROPERTIES**

S P E C I F I C P L A N

**COMMERCIAL/OFFICE
STREETSCAPE:
PLAN VIEW**

ROCHESTER AVENUE



NOTE: SIDEWALK LOCATED ON WEST SIDE OF ROCHESTER AVENUE.

SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-14

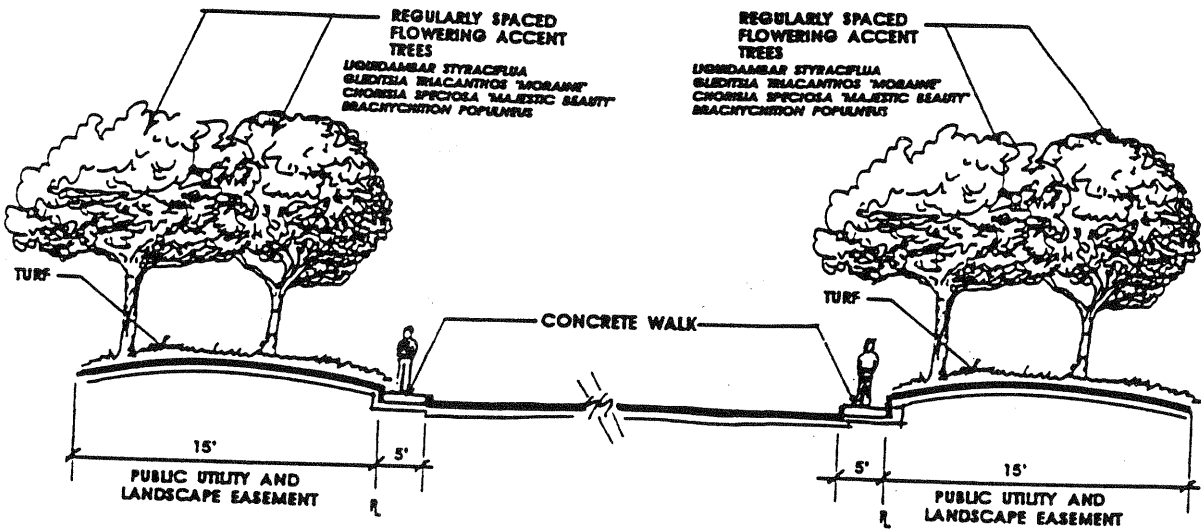
ok jim

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**S P E C I F I C P L A N
COMMERCIAL/OFFICE
STREETSCAPE:
SECTION**

**ONTARIO MILLS DRIVE
(NORTH OF ROCHESTER AVENUE)**



SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-15

OK Jim

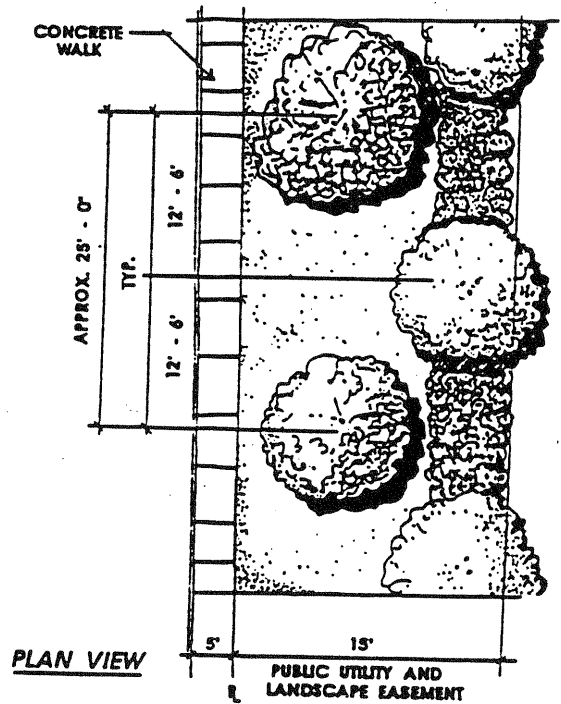
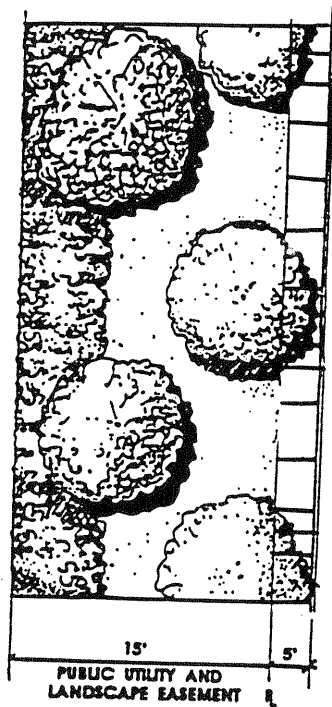
**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



S P E C I F I C P L A N

**COMMERCIAL/OFFICE
STREETSCAPE:
PLAN VIEW**

**ONTARIO MILLS DRIVE
(NORTH OF ROCHESTER AVENUE)**



SOURCE: PLANNING NETWORK, 1992.

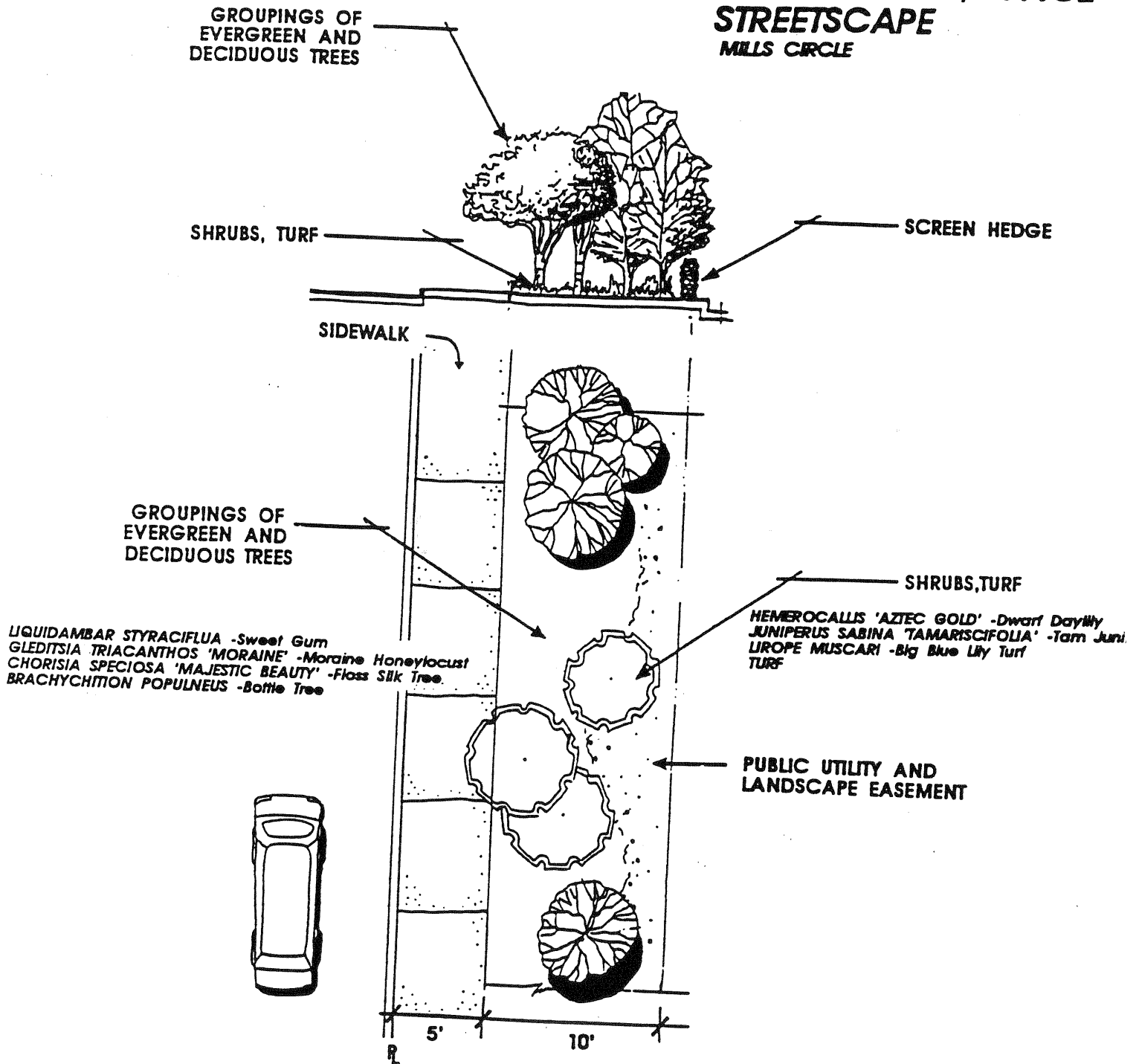
FIGURE IV-16

ok. jina

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**



**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREETSCAPE
MILLS CIRCLE**



NOTE: SIDEWALK LOCATED ON EXTERIOR SIDE OF MILLS CIRCLE.
SOURCE: PLANNING NETWORK, 1991.

FIGURE IV-17

IMAGE ENHANCEMENT PLAN

Freeway Buffer Landscaping

The area along the San Bernardino Freeway will be planted with a combination of low- to medium-height shrubs and groundcover. To provide visual penetration into the project site, trees will be kept to a minimum. This planting will fulfill both aesthetic and visibility objectives. Clusters of vertical deciduous trees will be planted and sited to accent views into the project site. The existing eucalyptus windrow will be thinned pursuant to an arborist report.

Similar planting will be provided along the Ontario Freeway. However, due to the relatively narrow area available adjacent to the Ontario Freeway and the raised Freeway section. Ontario Freeway plantings will be narrower than those along the San Bernardino Freeway (10 feet versus 20 feet).

The requirement for 20 feet of landscaping adjacent to the freeway may be reduced by one-foot for each foot of landscaping constructed by the adjacent property owner within Caltrans right-of-way; provided, however, that a minimum of ten feet of landscaping shall be provided outside of and adjacent to Caltrans right-of-way, and provided further that the freeway right-of-way be landscaped and maintained as approved by Caltrans.

Pedestrian Concourse and Urban Plazas

The Pedestrian Concourse shall provide a safe and convenient connection between the mall, the office/commercial area and the traditional sidewalks along arterial streets. Lined with California Fan Palms, the concourse shall be easily visible from all parts of the site. A 30-inch high oleander hedge will provide a buffer between the parking area and the walkway, while flowering groundcover will add interest for both pedestrians and drivers. At regular intervals, the line of palm trees will be punctured to allow access to the walkway from the adjacent parking areas (Figure IV-19).

The pedestrian concourse will also connect, via traditional sidewalks, with a series of four urban plazas. Each of these plazas will be designed individually to complement the surrounding buildings that define the space. However, all plazas shall include appropriate landscaping and urban amenities to encourage pedestrian activity. Typical plaza designs are shown in Figures IV-19, 20, and 21.

September 8, 1992

IMAGE ENHANCEMENT PLAN

Onsite Landscaping

Regional Commercial Center

Since the Ontario Mills Regional Commercial Center will be a major destination and the focus for surrounding Commercial/Office development, the landscape concept for this area is intended to reinforce the importance of the center, and to respond to the specific needs of a large-scale commercial use. A minimum of 8 percent landscape coverage for Sector A, exclusive of hardscape and on-site pedestrian facilities, shall be provided. A 10 percent landscape coverage for Sector A, exclusive of hardscape and on-site pedestrian facilities, represents an overall objective that will be pursued. The acceptability of the 10 percent landscape coverage is predicated on the demonstration by the applicant, to the satisfaction of the Development Director, that the type, density, location and size of plant material provided on a specific parcel meets the objectives of the Specific Plan. Sectors B, C, D and N shall have a landscape coverage of 10 percent. A minimum of 5.5 percent of the parking lot areas shall be landscaped. More critical than the exact percentage of actual coverage is the location, configuration, function and commercial-oriented impact of the landscaping provided. Among the most important of these is the parking area landscape treatment designed to provide clear orientation for the visitor (Figures IV-22 to IV-24).

In order to break down the scale of the parking areas, the major parking lot planting will be concentrated into clusters. Closely spaced trees, reflecting the windrows which were an important part of the Ontario region's agricultural heritage, will break the parking lot into smaller areas. Lower trees and shrubs will be planted to enhance the ground plane and create visual breaks in the parking fields (see Figure IV-22). An average 20 foot wide landscaped planter, exclusive of drive aisles and entrances, is to be provided adjacent to Mills Circle located as end caps to the parking bays.

The importance of entries to the mall will be further reinforced by a formal planting of California fan palms (*Washingtonia Filifera*) along pedestrian concourses, starting in the median of the entry roads and continuing through the mall parking lot to the six mall entries (see Figure IV-23). A hedge row will be planted to enhance the ground plane. In addition, the parking area will be further delineated with evergreen plantings (*Pinus Thumbergiana*, Japanese Black Pine) in double linear rows of planters to identify entries to major anchor tenants (see Figure IV-24).

An informal treatment of palms will be used at the two central entries, and will be continued through the central courtyard of the building, thus integrating interior and exterior landscapes. Specialized plantings emphasizing color will be presented at other mall entries. The landscape treatment of the areas immediately outside the mall entries will respond to and reinforce the architectural themes of the individual entries.

September 8, 1992

IMAGE ENHANCEMENT PLAN

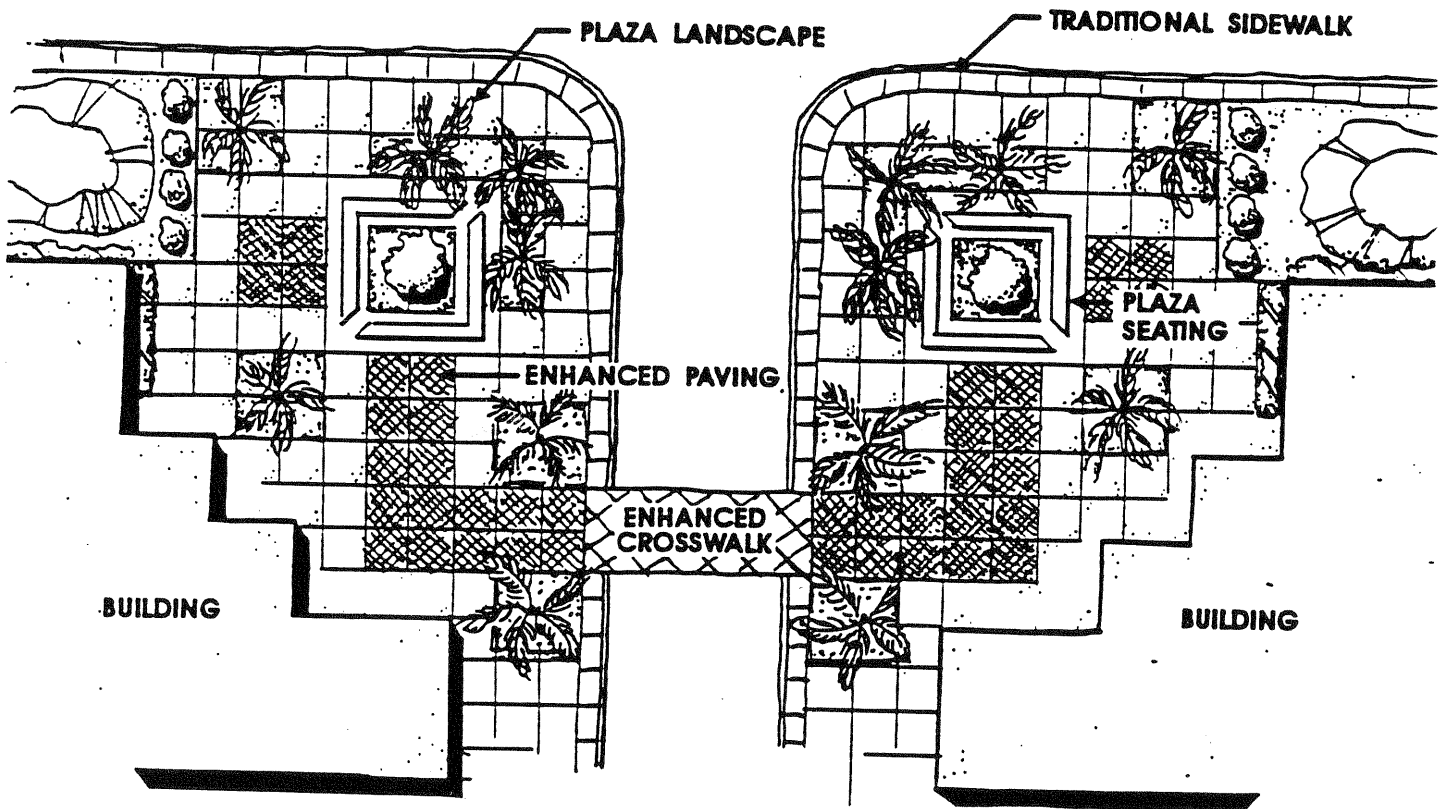
A minimum of 20 to 25 feet of landscaping will be maintained around the perimeter of the mall building. Within this planting area, a combination of evergreen trees, shrubs, groundcover, and annual color will be employed to soften the long expanses of wall of the Regional Commercial Center (see Figure IV-25). Planting along the outside face of the major tenants will maintain a developed green theme, but will vary in response to the needs and desired image of the mall's major tenants (see Figure IV-26).

Throughout the Regional Commercial Center area, the landscape palette will be moderately to extremely drought-tolerant, using plants which are well-adapted to the local climate. Lawn areas will be kept to a minimum; frequent watering will be used only for accent features at some of the pedestrian entries.

September 8, 1992

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

**SPECIFIC PLAN
TYPICAL URBAN PLAZA**

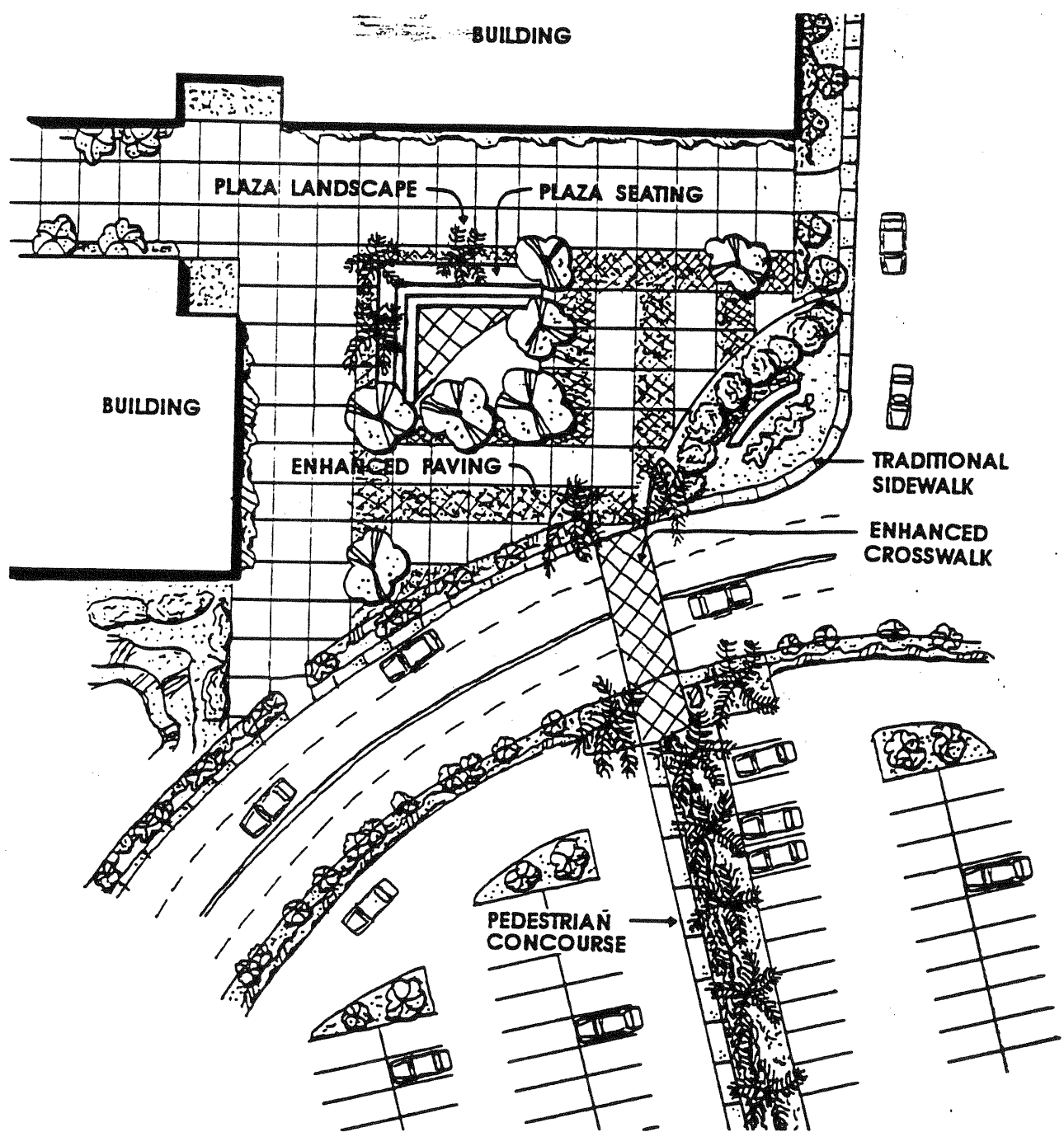


SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-19

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

**SPECIFIC PLAN
TYPICAL URBAN PLAZA**



SOURCE: PLANNING NETWORK, 1992.

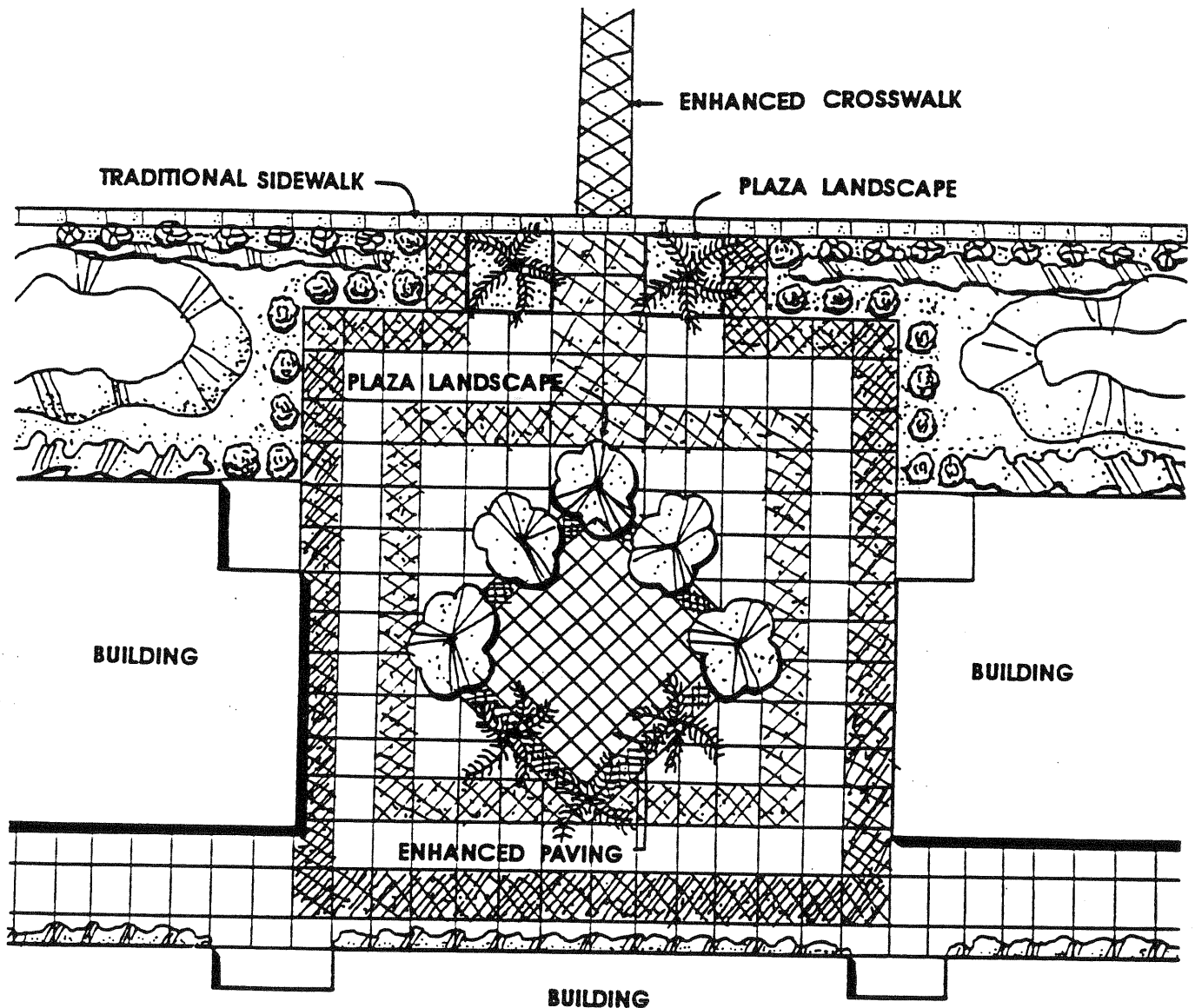
FIGURE IV-2



**CALIFORNIA
COMMERCE
CENTER NORTH**
GATEWAY PLAZA
WAGNER PROPERTIES
S P E C I F I C P L A



TYPICAL URBAN PLAZA



SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-



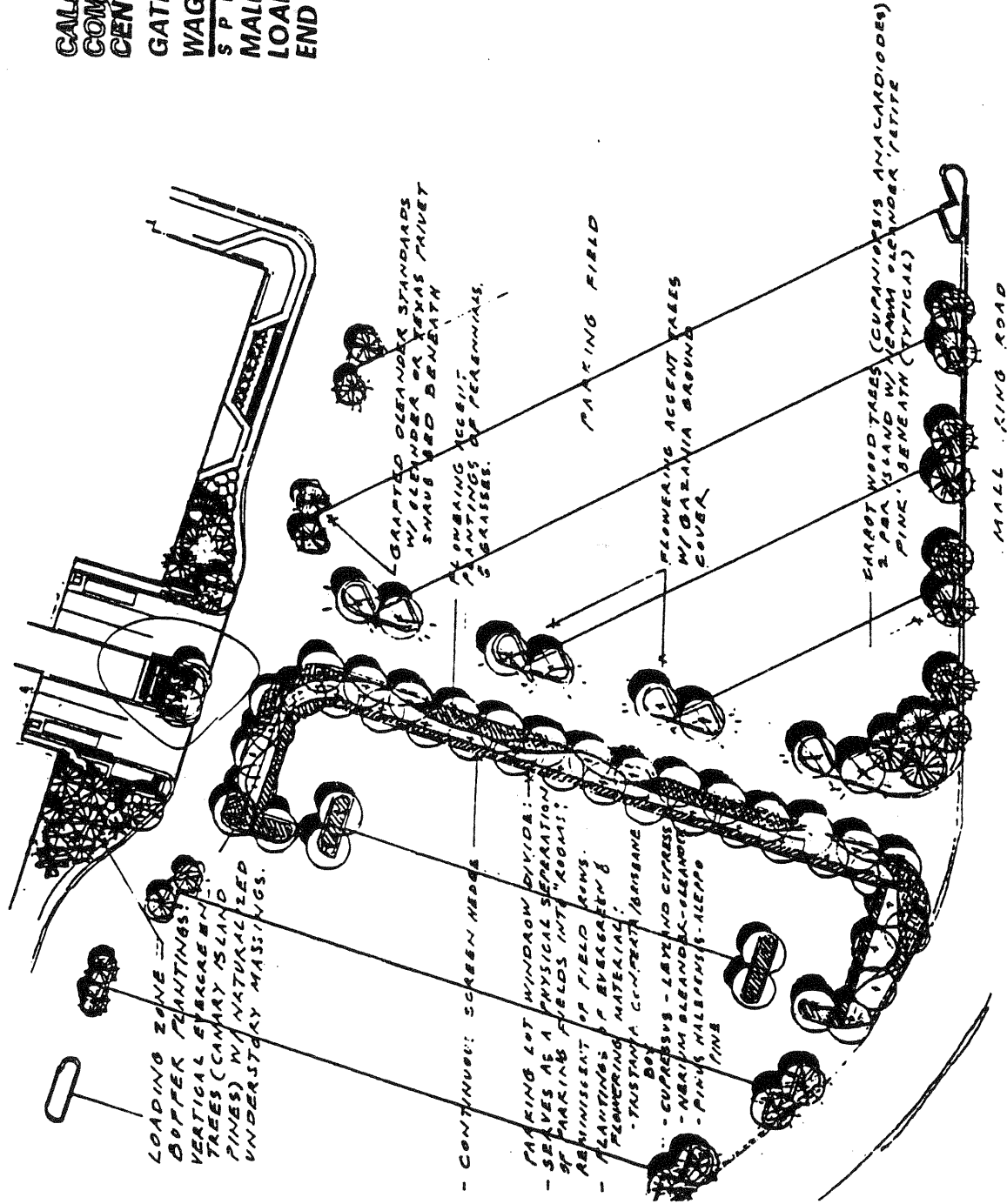


CALIFORNIA
COMMERCE
CENTER NORTH

GATEWAY PLAZA

WAGNER PROPERTIES

S P E C I F I C P L A N
MALL PARKING WINDROW,
LOADING ZONE AND
END ISLAND LANDSCAPE



SOURCE: WESTERN DEVELOPMENT CORPORATION 1972.

PLANNING NETWORK

OK. J.E.

FIGURE IV-22



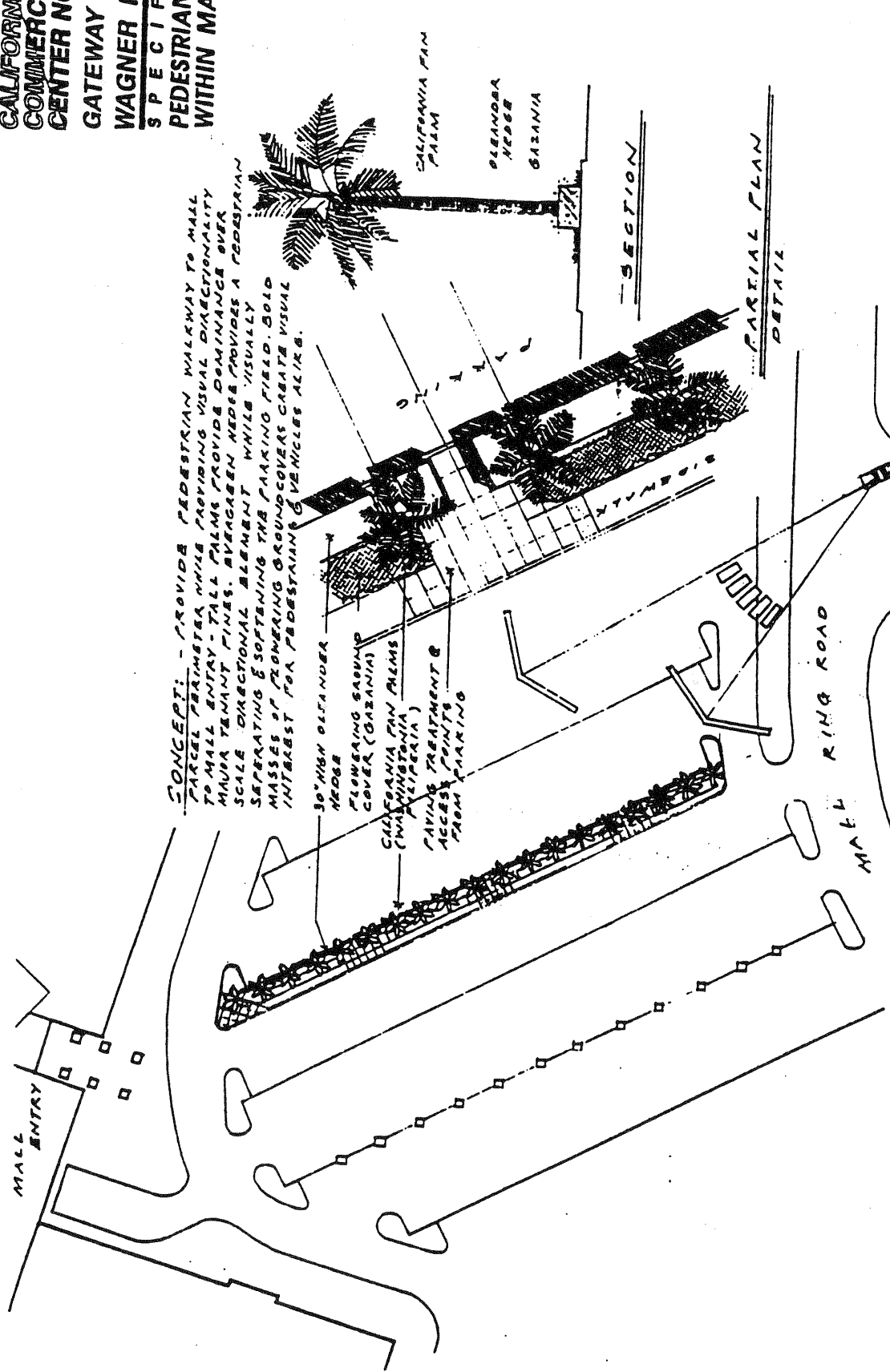
**CALIFORNIA
COMMERCE
CENTER NORTH**



GATEWAY PLAZA

WAGNER PROPERTIES

**SPECIFIC PLAN
PEDESTRIAN CONCOURSE
WITHIN MALL PARKING LOT**



CONCEPT: - PROVIDE PEDESTRIAN WALKWAY TO MALL
PARCEL PERIMETER WHILE PROVIDING VISUAL DIRECTIONALITY
TO MALL ENTRY - TALL PALMS PROVIDE DOMINANCE OVER
MALL TENANT PINES. EVERGREEN HEDGE PROVIDES A PEDESTRIAN
SCALE DIRECTIONAL ELEMENT WHILE VISUALLY
SEPARATING & SOFTENING THE PARKING FIELD. BOLD
MASSES OF FLOWERING GROUNDCOVERS CREATE VISUAL
INTEREST FOR PEDESTRIANS & VEHICLES ALIKE.

30' HIGH OLEANDER
HEDGE
FLOWERING SAGEUVE
COVER (GIZANIA)
CALIFORNIA FAN PALMS
(MANNINGTONIA
PALMERIA)
PAVING TREATMENTS &
ACCESS POINTS
FROM PARKING

CALIFORNIA FAN
PALM
OLEANDER
HEDGE
GIZANIA

SECTION

PARTIAL PLAN
DETAIL

MALL
ENTRY

RING ROAD

MALL

SOURCE: WESTERN DEVELOPMENT CORPORATION 1972.

PLANNING NETWORK

FIGURE IV-23





CALIFORNIA
COMMERCE
CENTER NORTH

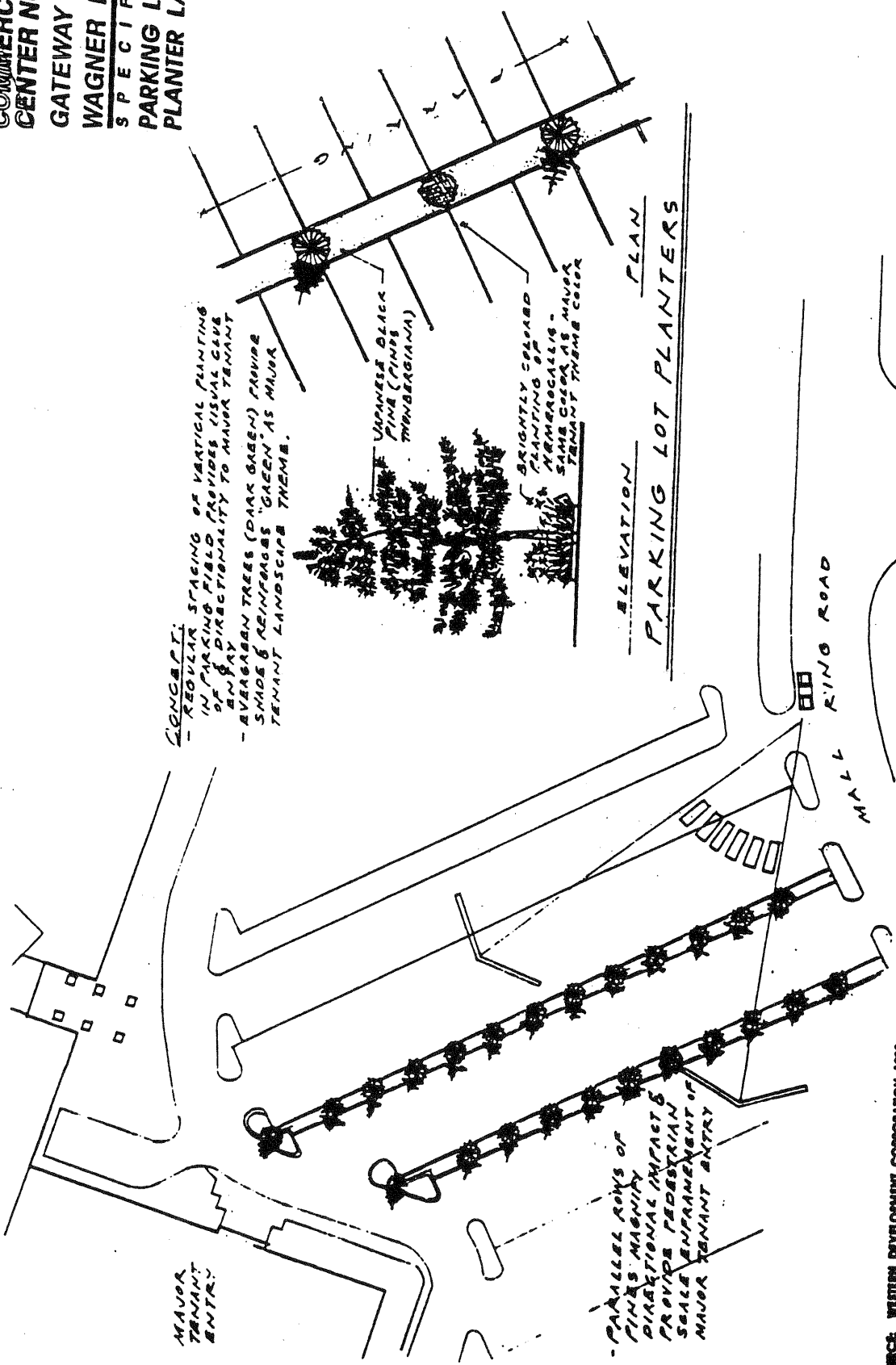
GATEWAY PLAZA

WAGNER PROPERTIES

S P E C I F I C P L A N

PARKING LOT

PLANTER LANDSCAPE



CONCEPT:
- REGULAR STAGING OF VERTICAL PLANTING IN PARKING FIELD PROVIDES VISUAL CLUES OF DIRECTIONALITY TO MAJOR TENANT ENTRY
- EVERGREEN TREES (DARK GREEN) PROVIDE SHADE & REINFORCE "GREEN" AS MAJOR TENANT LANDSCAPE THEME.

JAPANESE BLACK PINE (PINUS THUNBERGIANA)
BRIGHTLY COLORED PLANTING OF HERMERCALLIS - SAME COLORS AS MAJOR TENANT THEME COLOR

ELEVATION
PARKING LOT PLANTERS
PLAN

- PARALLEL ROWS OF PINES MAGNIFY DIRECTIONAL IMPACT & PROVIDE PEDESTRIAN SCALE EMPHASIS OF MAJOR TENANT ENTRY

MAJOR TENANT ENTRY

RING ROAD

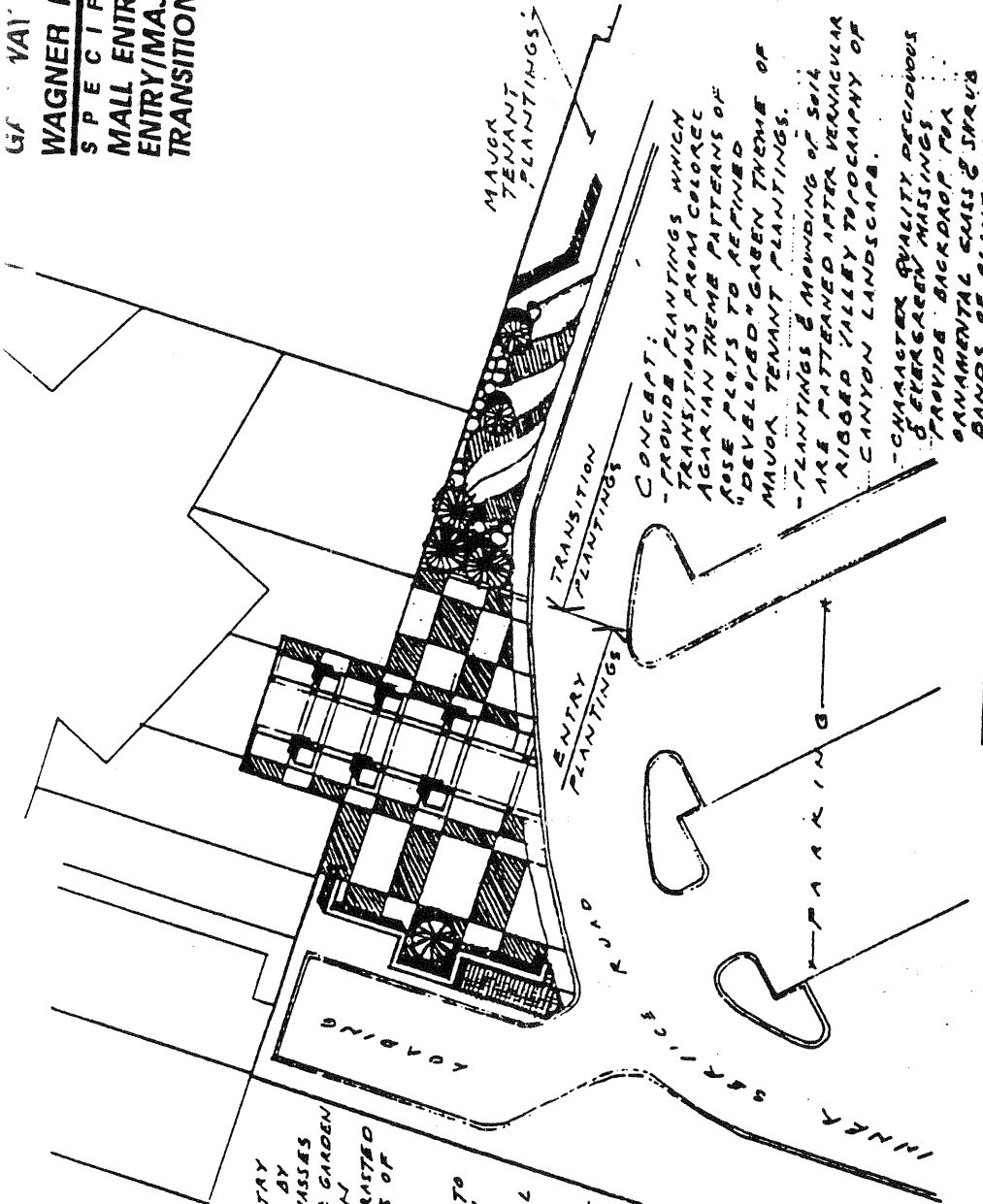
SOURCE: WESTERN DEVELOPMENT CORPORATION 1992.

PLANNING NETWORK

FIGURE IV-24
NORTH

of

GF VAL AZ
WAGNER PROPERTIES
S P E C I F I C P L A N
MALL ENTRY AND
ENTRY/MAJOR TENANT
TRANSITION



- MALL ENTRY**
- CONCEPT: - TO REINFORCE ENTRY CONCEPT AS STRONG FOCAL POINT BY PROVIDING BRIGHT FLOWERING MASSES OF COLOR THROUGH THEMED ROSE GARDEN PLOTS REMINISCENT OF ACARIAN PATTERNS OF - CULTIVATION CONTRASTED WITH FINE TEXTURED PLANTINGS OF PERENNIALS.
 - TO PROVIDE SPECIAL INTEREST TO MALL PATRONS PASSING THROUGH THE ENTRY ENTRANCE WITH ROSE PLANTINGS SURROUNDED BY BOTANICAL & HISTORICAL SIGNIFICANCE.
 - SCREEN WALL PROVIDES A BACKGROUND FOR PRESENTATION OF PLANTINGS LIKE THE VALLEY FLOOR AGAINST THE MOUNTAINS.
 - LARGE CHARACTER FEATURE PLANTING (BOONSAI) EVERGREEN PROVIDE SPECIAL FOCAL POINT SITUATED WITH NEXT PLANTING.
 - CLIMBING ROSES ON ENTRY PIERS & WIRE TRELLIS AT BEBE WALLS.

- CONCEPT:**
- PROVIDE PLANTINGS WHICH TRANSITIONS FROM COLORED ACARIAN THEME PATTERNS OF ROSE PLANTS TO REFINED "DEVELOPED" GARDEN THEME OF MAJORA TENANT PLANTINGS.
 - PLANTINGS & BOUNDING OF SOIL ARE PATTERNEED AFTER PEARAVICULAR RIBBED VALLEY TOPOGRAPHY OF CANYON LANDSCAPE.
 - CHARACTER QUALITY DECIDUOUS & EVERGREEN MASSINGS PROVIDE BACKDROP FOR SANAMENTAL GRASS & SHRUB BANDS OF PLANTINGS.

FIGURE IV-25

PLANNING NETWORK

SOURCE: WESTERN DEVELOPMENT CORPORATION 1992.

FIGURE IV-26

PLANNING NETWORK

SOURCE: WESTERN DEVELOPMENT CORPORATION 1992.

IMAGE ENHANCEMENT PLAN

Commercial/Office Areas

Criteria have also been established for landscaping of Commercial/Office onsite areas. This landscaping will be the responsibility of individual parcel owners and will be reviewed and approved as part of the development site plan approval process. Onsite landscaped areas will include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover, and turf, as appropriate (see Figures IV-27, IV-28). All City standards regarding onsite construction of landscaping and irrigation systems shall be followed.

A recommended plant palette has been provided, offering a variety of plant materials which do well in this climate (see Table IV-1). However, 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 also should be given to installing irrigation systems that can regulate water requirements as needed.

Minimum sizes for tree plant material shall be 15 gallons; minimum sizes for shrub plant material shall be 5 gallons. Smaller container-size plant material must be approved by the Public Services Facilities Coordinator.

The quantity and actual placement of trees, shrubs, groundcover, and turf shall be designed with consideration given to parcel size and the intended building use.

To minimize exterior water use, the use of drought-tolerant plants, extensive use of mulch in landscaped areas, installation of drip irrigation systems where appropriate, minimization of impervious areas, and efficient irrigation design should be employed.

September 8, 1992

**CALIFORNIA
COMMERCE
CENTER NORTH**

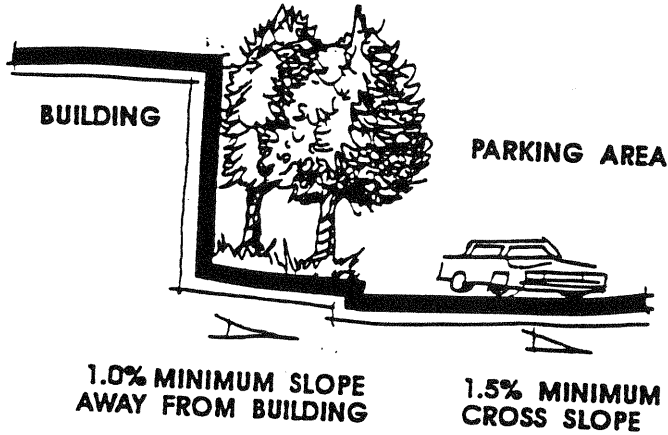
GATEWAY PLAZA

WAGNER PROPERTIES

**SPECIFIC PLAN
COMMERCIAL/OFFICE
ON-SITE LANDSCAPING
CRITERIA**



GRADING CONCEPT



BERMING CONCEPT

SMOOTH TRANSITIONS WITH SOFT, NATURAL FORMS ARE RECOMMENDED FOR BERMS.

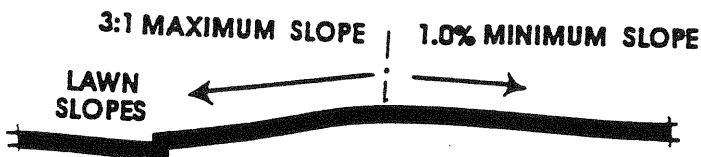
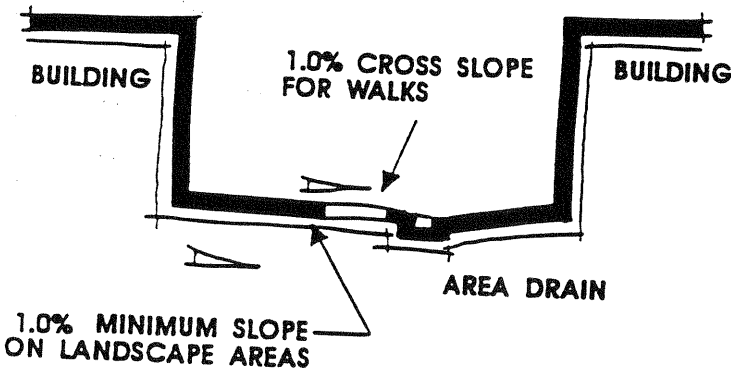
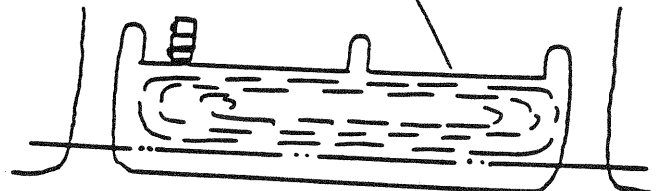
SHORT TRANSITIONS LONG CURVES



BERMS ARE NOT TO BE ABRUPT OR "LUMPY"



IN AREA OF LIMITED HORIZONTAL RUN, A CONTINUOUS BERM IS RECOMMENDED

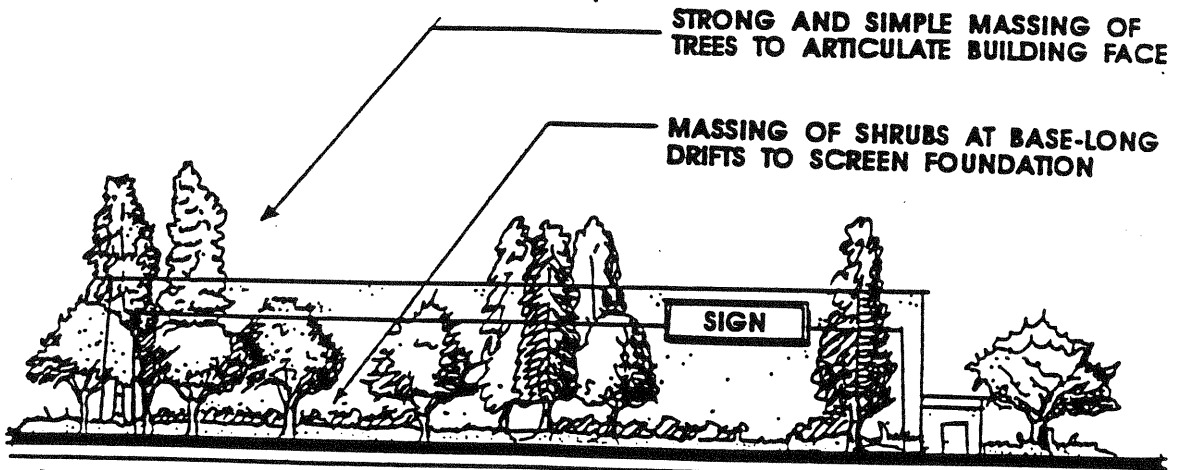


SOURCE: PLANNING NETWORK, 1991.

FIGURE IV-27

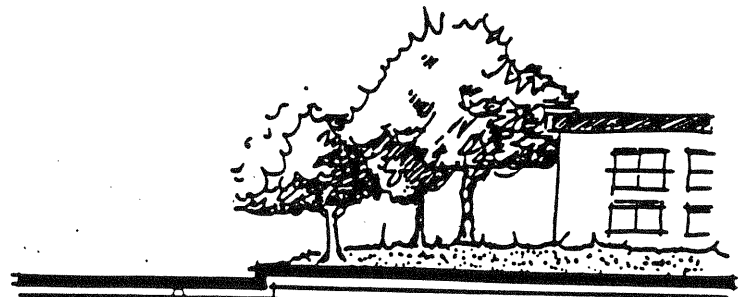
**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

**SPECIFIC PLAN
COMMERCIAL/OFFICE
ON-SITE LANDSCAPING
CRITERIA**

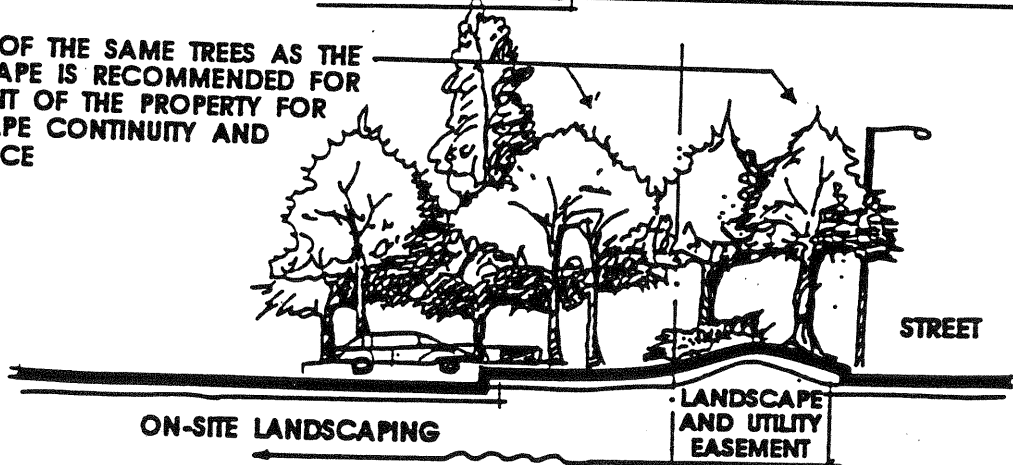


GENERAL NOTE: TREES PLANTED ALONG WEST AND SOUTH SIDES OF BUILDING SHOULD BE PREDOMINATELY DECIDUOUS

LARGE, TALL TREES AGAINST BUILDINGS; APPROPRIATELY SCALED



THE USE OF THE SAME TREES AS THE STREETSCAPE IS RECOMMENDED FOR THE FRONT OF THE PROPERTY FOR LANDSCAPE CONTINUITY AND COHERENCE



ON-SITE LANDSCAPING

LANDSCAPE AND UTILITY EASEMENT

VARIABLE

SOURCE: PLANNING NETWORK, 1991.

FIGURE IV-28

**Table IV-1
Plant Palette***

PLANT NAME	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
A. MEDIUM TO LARGE TREES								
BRACHYCHITON POPULNEUS Bottle Tree	•		40'	•	•	M		Wind tolerant
COCOS FLUMOSA Queen Palm	•		50'	•	M	F		Leaves subject to browning in high wind
CHORISIA SPECIOSA "Majestic Beauty" Flame-Silk Tree		•	50'	•		M	Fall Pink	
EUCALYPTUS CAMADULENSIS Red Gum	•		100'	•	•	F		Some litter
EUCALYPTUS CLADOCALYX Sugar Gum	•		85'	•	•	F		Some litter
EUCALYPTUS LUCIDOCALYX White Ironbark	•		50'	•		F		Wind tolerant Some litter
EUCALYPTUS MACULATA Spotted Gum	•		60'			F		Some litter
EUCALYPTUS MICROTHORCA Fladdad Bark	•		35'		•	F		Wind tolerant Some litter
EUCALYPTUS SIDEROXYLON "Russet" Red Ironbark	•		50'			M	Fall to Spring Pink	Some litter
EUCALYPTUS VIMINALIS Manna Gum	•		100'			F		Some litter
GINKGO BILOBA "Autumn Gold"-Male Only Maidenhair Tree		•	50'	•	M	F	Fall Gold	
GINKGO BILOBA "Greenage"-Male Only Maidenhair Tree		•	50'	•	M	S	Fall Pink	
GLEDITSIA TRIACANTHOS Honey Locust		•	50'	•	L	F		Wind tolerant Surface roots Some litter
GREVILLEA ROBUSTA Silk Oak	•		50'	•		F		
LIQUIDAMBAR FORMOSANA Chinese Sweet Gum		•	50'		L	M	Spring & Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA American Sweet Gum		•	60'			M	Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA "Burgundy" Burgundy Sweet Gum		•	60'		L	M	Fall & Winter Purple	Surface roots
LIRIODENDRON TULIPIFERA Tulip Tree		•	50'		L	F	Fall Yellow	Surface roots
MAYTENUS BOARIA Mayan Tree	•		40'		M	M		
MELALEUCA LINARIFOLIA Flaxleaf Paperbark	•		35'	•	•	F		
MELALEUCA STYPHELOIDES Melaleuca	•		40'	•	•	F		
PHOENIX CANARIENSIS Canary Island Palm	•		60'	•	•	S		Wind tolerant Some litter
PHOENIX DACTYLIFERA Date Palm	•		100'	•	•	S		Wind tolerant Some litter
PISTACIA CHINENSIS Chinese Pistache		•	60'	•	M	M	Fall Crimson	Some litter
PLATANUS ACERIFOLIA London Plane Tree		•	80'		L	F		

L = LOW

F = FAST

M = MEDIUM

S = SLOW

September 8, 1992

California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan

**Table IV-1
Plant Palette* (Cont'd)**

PLANT NAME	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
A. MEDIUM TO LARGE TREES (CONT'D)								
PLATANUS RACEMOSA California Sycamore		•	80'	•	M	F		Wind tolerant Some litter
POPULUS FREMONTII-Male Only Western Cottonwood		•	50'	•	M	F		
SCHINUS MOLLE California Pepper	•		35'		•	F		Surface roots
TRISTANIA CONFERTA Brisbane Box	•		30'	•	•	F	Summer White	Some litter
ULMUS PARVIFOLIA-Dwarf or Iron Chinese Elm		•	30'		M	F		
WASHINGTONIA ROBUSTA Mexican Fan Palm	•		100'	•	•	M		Wind tolerant Some litter
WASHINGTONIA FILIFERA California Fan Palm	•		60'	•	•	F		Wind tolerant Some litter
ZELKOVA SERRATA Japanese Zelkova		•	60'	•	L	F	Fall Yellow	
B. SMALL TREES								
ACACIA BAILEYANA Bailey Acacia	•		25'	•	•	F	Spring Yellow	Wind tolerant Surface roots
ACACIA BAILEYANA "Purple-leaf" Purple-leaf Acacia	•		25'	•	•	F	Spring Yellow	Wind tolerant Surface roots
ACACIA MELANOXYLON Black Acacia	•		40'	•	•	F	Spring Yellow	Wind/some tolerant Surface roots
ALBIZIA JULIBRISSIN "Rosea" Silk Tree		•	40'	•	•	F	Summer Pink	
CERATONIA SILIQUA Cereb	•		35'	•	•	M		Surface roots
GELERA PARVIFLORA Australian Willow	•		25'	•	M	F		
JACARANDA MEMOSIFOLIA Jacaranda		•	30'	•	L	M	Spring, Summer Lavender-blue	
KOELREUTERIA PANICULATA Golden Rain Tree		•	25'	•	•	M	Summer, Fall Yellow	Wind, some tolerant
LIQUIDAMBAR ORIENTALIS Oriental Sweet Gum		•	25'		M	M	Fall Red	
RHUS LANCEA African Sissoo	•		25'	•	•	M		
C. SPECIMEN/ACCENT TREES								
BRACHYCHITON ACERIFOLIUS Flame Tree		•	50'	•	M	S	Summer Red	
CHORISIA SPECIOSA "Majestic Beauty" Flame-Silk Tree		•	50'	•		M	Fall Pink	
CINNAMOMUM CAMPHORA Camphor Tree	•		40'			S	Spring Flowers	Surface roots
FAOUS SYLVATICA "Atropurpurea" Purple Beach		•	60'	•	No	M		
LAGERSTROEMIA INDICA Cape Myrtle		•	20'	•	•	S	Spring, Summer White, Pink	

L = LOW

F = FAST

M = MEDIUM

S = SLOW

September 8, 1992

**Table IV-1
Plant Palette* (Cont'd)**

PLANT PALETTE	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
C. SPECIMEN/ACCENT TREES (CONT'D)								
MAGNOLIA GRANDIFLORA "Samuel Samner" Samuel Samner Magnolia	•		30'	•		M	Summer, Fall White	Surface roots Some litter
MELIA AZEDARACH "Umbonulifera" Texas Umbrella Tree		•	30'	•		M		
FRUNUS CERAIFERA "Atropurpurea" Purple-leaf Plum		•	30'	•	No	M	Spring White	
D. COLUMNAR TREES								
LIQUIDAMBAR STYRACIFLUA "Festival" Sweetgum		•	30'	•	L	M	Fall Orange	Surface roots
POPULUS NIGRA "Italica" Lombardy Poplar		•	60'		L	F		
E. CONIFERS								
PINUS CANARIENSIS Canary Island Pine	•		70'	•	M	F		Wind tolerant
PINUS COULTERI Coulter Pine	•		30'	•	•	M		Wind tolerant
PINUS HALEPENSIS Aleppo Pine	•		40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		30'	•	•	M		Wind tolerant
PINUS THUNBERGIANA Japanese Black Pine	•		20'	•	•	M		Wind tolerant
F. BUFFER PLANTS • TREES								
CERATONIA SILIQUA - Male only Carob	•		25'	•	•	M		
EUCALYPTUS SIDEROXYLON "Rosa" Red Ironbark	•		30'	•		M	Fall to Spring Pink	Some litter
PINUS HALEPENSIS Aleppo Pine	•		40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		30'	•	•	M		Wind tolerant
TRISTANIA CONFERTA Bristle Box	•		30'	•	•	F	Summer White	Some litter
G. BUFFER PLANTS • SHRUBS								
ACACIA MELANOXYLON Black Acacia	•		40'	•	•	F	Spring Yellow	Wind/sunny tolerant Surface roots
DODONAEA VIBICINA "Purpurea" Hopson Tree	•		15'	•	•	F		Wind/sunny tolerant
FELICIA SELLOWIANA Pineapple Quince	•		12'	•	•	M		
G. BUFFER PLANTS • SHRUBS								
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•		15'	•	•	F	Some White	Wind tolerant
LIGUSTRUM JAPONICUM "Tenuum" Japanese Privet	•		9'	•	No	M	Spring/Summer White	

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S = SLOW

September 8, 1992

Table IV-1
Plant Palette^o (Cont'd)

PLANT PALETTE	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
G. BUFFER PLANTS • SHRUBS (CONT'D)								
LIGUSTRUM OVAFOLIUM California	•		15'	•	No	M	Spring, Summer White	
MELALEUCA NESOPHILA Pink Melaleuca	•		20'	•	•	F	Summer Pink-Purple	Wind tolerant
MYRTUS COMMUNIS Tree Myrtle	•		15'	•	•	S	Summer White	
NERIUM OLEANDER Oleander	•		12'	•	•	F	Spring, Fall White, Pink	Wind/sunng tolerant
OSMANTHUS ILICIFOLIUS Holly-Like Osmanthus	•		8'		L	M	Fall White	
VIBURNUM JAPONICUM Japanese Viburnum	•		15'		L	M	Spring White	

H. SHRUBS

ABELIA GRANDIFLORA Glossy Abelia	•		8'	•	L	F	Summer Pink	Good hedge
ARBUTUS UNEDO "Comptonii" Compact Strawberry Tree	•		5'	•	M	M	Fall, Winter Pink	
CALLISTEMON CITRINUS Lemon Bottlebrush	•		15'	•	M	F	Spring to Winter Red	Wind/sunng tolerant Good hedge
CARISSA GRANDIFLORA Natal Plum	•		7'	•	M	F	Spring to Winter Red	Wind/sunng tolerant Good hedge
CEANOETHUS "Jainii Phelps" Jainii Phelps Connarus	•		5'	•	•	F	Spring Blue	Wind tolerant
CEANOETHUS RIGIDUS "Snowball" Snowball Connarus	•		6'	•	•	F	Spring White	Wind tolerant
CISTUS LADANIFER Spotted Rock Rose	•		6'	•	•	F	Spring, Summer White	Wind tolerant
CISTUS PURPUREUS Orchid-Spot Rock Rose	•		4'	•	•	F	Spring, Summer Orchid	Wind tolerant
COTINUS COCOGYRIA "Purpureus" Purple Smoke Tree	•		20'	•	•	M	Fall Yellow-Orange	Good hedge Not too much H ₂ O
DODONAEA VISCOSA "Purpurea" Purple Hop Bush	•		15'	•	•	F		Wind/sunng tolerant Good hedge
ERYTHRINA BIDWILLII Bidwill's Coral Tree		•	15'	•	L	F		Wind tolerant
FELLOWA SELLOWIANA Pineapple Quave	•		12'	•	•	M	Spring Pink	
FREMONTODENDRON CALIFORNICUM Flannel Bush	•		15'	•	•	F	Spring Yellow	Not too much H ₂ O
GARRYA ELLIPTICA Coast Silkwood	•		10'	•	M	M	Spring to Winter Red	Needs both Male and Female
HETEROMELES ARBUTIFOLIA California Holly	•		20'	•	•	M	Summer to Winter Cream and Red	Sunng tolerant
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•		15'	•	•	F	Spring White	Wind tolerant Good hedge
LIGUSTRUM JAPONICUM "Tomamu" Japanese Privet	•		9'	•	No	M	Spring, Summer White	Good hedge

L = LOW

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S = SLOW

September 8, 1992

**Table IV-1
Plant Palette* (Cont'd)**

PLANT PALETTE	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
H. SHRUBS (CONT'D)								
LIGUSTRUM OVAFOLIUM California Privet	•		15'	•	No	F	Spring, Summer White	Good hedge
MELALEUCA NESOPHILA Pink Melaleuca	•		20'	•	•	F	Summer Pink, Purple	Wind tolerant Good hedge
MYRSINE AFRICANA African Burwood	•		8'	•	•	M		Strong tolerant
MYRTUS COMMUNIS True Myrtle	•		6'	•	•	S	Summer White	Good hedge
NERIUM OLEANDER Oleander	•		12'	•	•	F	Summer to Fall White, Pink	Wind/strong tolerant Good hedge
OSMANTHUS ELICIFOLIUS Holly-Liuf Osmanthus	•		5'	•	•	S	Fall White	Good hedge
PITTOSPORUM TOBIRA Manik Orange	•		15'	•	M	M	Spring White	
PITTOSPORUM TOBIRA "Wheeler" Manik Orange	•		2'	•	M	M	Spring White	
PLUMBAGO AURICULATA Blue Cape Plumbago		•	6'	•	•	M	Spring to Winter Blue	
RAPHIOLEPIS INDICA India Hawthorn	•		5'	•	M	S	Fall to Spring Pink	Strong tolerant
RHUS OVATA Sugar Bush	•		6'	•	M	M	Spring Pink	
TEUCRIUM FRUTICANS Bark Gorsebush	•		6'	•	•	M	Summer Blue	Not too much H ₂ O
VIBURNUM JAPONICUM Japanese Viburnum	•		15'		L	M	Spring White	Need some shade
XYLOSMA CONGESTUM Shiny Xyloma	•		9'	•	M	F		
JUNIPERUS CHINENSIS "Pfitzer" Pfitzer Juniper	•		15'	•	•	M		
I. VINES								
AKEBIA QUINATA Fivestarf Akebia		•		•	No	F	Spring Purple	Shade tolerant Needs support
CLEMATIS ARMANDII Evergreen Clematis	•			•	No	F	Spring White	Shade tolerant Needs support
CLYTOSTOMA CALLISTEGODES Violet Trumpet Vine	•			•	No	F	Spring to Fall Violet	Shade tolerant Needs support
FICUS PUMILA Creeping Fig	•			•	M	F		Shade tolerant
JASMINUM GRANDIFLORUM Spanish Jasmine		•			L	F	Summer White	Shade tolerant Needs support
PASSIFLORA ALATOCABRILEA Passion Vine	•			•	No	F	Summer White	
PASSIFLORA JAMESONII Red Passion Flower	•			•	No	F	Summer Coral	
ROSA BANKSIAE "Lans" Lady Bank's Rose		•		•	M	M	Spring, Summer Yellow	Needs support
SOLANUM JASMINOIDES Potato Vine		•		•	No	F	Spring to Winter White	Shade tolerant Need support

L = LOW

F = FAST

M = MEDIUM

S = SLOW

September 8, 1992

California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan

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**Table IV-1
Plant Palette° (Cont'd)**

PLANT PALETTE	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
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I. VINES (CONT'D)

WISTERIA FLORIBUNDA Japanese Wisteria		•		•	No	F	Spring Purple	Shade tolerant Needs support
WISTERIA SINENSIS Chinese Wisteria		•		•	No	F	Spring Purple	Shade tolerant Needs support

J. GROUNDCOVER ACCENTS

AGAPANTHUS AFRICANUS Lily-of-the-Nile	•		15'	•	•	F	Summer Blue	Shade tolerant
ARTEMISIA SCHMIDTIANA "Silver Mound" Angel's Hair			12'	•	•	M		
HERMEROCALLIS Day Lily			5'	•	No	M	Summer, Fall Yellow, Orange	Needs shade
LIRIOPE MUSCARI Lily Turf	•		5'		No	M	Summer Lavender	
MORAEA IRIDIOIDES African Iris	•			•	•	M	Spring to Fall White	

K. GROUNDCOVERS

ACACIA REDOLENS Acacia	•		3'	•	•	F	Spring Yellow	Wind/sunny tolerant
ARCTOTHECA CALENDULA Cape Weed	•		10'	•	•	F	Spring to Winter Yellow	
ARMERIA MARITIMA Sea Pink	•		6'	•	•	M	Spring Pink	
BACCHARIS PILULARIS "Twin Peaks" Coyote Brush	•		12'	•	•	M		Wind/sunny tolerant
CEANOTHUS GRISEUS HORIZONTALIS "Santa Ana"	•		2'	•	•	F	Spring Blue	Wind tolerant
COTONEASTER DAMMERI "Lowfest" Bearberry Cotoneaster	•		6'	•	•	F	Spring White	
GAZANIA RIGENS LEUCOLAENA Gazania	•		10'	•	M	F	Spring to Winter Yellow to Red	
HYPERICUM CALYGINUM St. Johnswort	•		1'	•	M	M	Spring Yellow	
JUNIPERUS CHINENSIS "Prostratus Nana" Japanese Garden Juniper	•		1'	•	•	M		
JUNIPERUS HORIZONTALIS "Blue Rug" Blue Rug Juniper	•		4'	•	•	M		
JUNIPERUS SABINA "Buffalo" Sabina Juniper	•		12'			M		
LANTANA MONTEVIDEENSIS Lantana	•		2'	•	M	F	Spring to Winter Lime	Sunny tolerant
LONICERA JAPONICA "Mullins" Japanese Honey-suckle	•		18'	•	M	F	Spring, Summer White to Yellow	
MYOPORIUM PARVIFOLIUM Myoporum	•		3'	•	M	F	Summer White	
O'CONNOR'S LIGUIME	•		6'	•	M	F		Wind/sunny tolerant
ROSEMARINUM OFFICINALIS Rosemary	•		4'	•	•	F	Winter, Spring Orchid	

L = LOW

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S = SLOW

September 8, 1992

**Table IV-1
Plant Palette* (Cont'd)**

PLANT PALETTE	EVERGREEN	DECIDUOUS	MATURE HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANCE	GROWTH RATE	SEASONAL COLOR	COMMENTS
K. GROUNDCOVERS (CONT'D)								
THYMUS HERBA-BARONA Candy-Scented Thyme	•		6'	•	M	F	Summer, Fall Rose-Like	
BERNUDA Santa Ana Tiffgrass								Warm season
TALL FESCUE Rebel, Hounding, Olympus								Cool season
ACHILLEA MILLEFOLIUM Yarrow								

* Plant spacing shall be as shown on the landscape plans prepared by a landscape architect, submitted with the individual site plans.

L = LOW

F = FAST

M = MEDIUM

S = SLOW

September 8, 1992

IMAGE ENHANCEMENT PLAN

SIGNAGE AND GRAPHICS

General Requirements

A program for Freeway-Oriented Project Identification signage and graphics has been developed for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan to ensure a high-quality visual environment, project identity, and cohesiveness (see Table IV-2, and Figure IV-30). A comprehensive sign program for each District within the Specific Plan area is to be submitted prior to issuance of building permits and/or concurrent with the submittal of building elevations. This document contains regulations and design criteria for Freeway Pylon Identification Signs within the CCCN/Ontario Gateway Plaza/Wagner Properties project area.

CCCN's Approving Agent will have the authority to interpret these criteria for general conformance, for Sectors A-D, H-K and N, in order to allow for creativity in architectural design; however, all signs shall also require the approval of the City of Ontario.

It is expected that the majority of patrons coming to the regional mall and adjacent commercial uses will arrive via the Ontario or San Bernardino Freeways. The purpose of the Freeway Pylon Identification Signs is to identify the project site from a sufficient distance along the freeway so as to allow patrons to safely exit.

The following requirements shall apply to signs within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

- A sign program shall be submitted in conjunction with the submittal of a site plan and/or architectural plans.
- Signage shall be of materials compatible with exterior building colors, materials, and finishes, and be of a high quality of fabrication.
- Owner(s)/tenant(s) shall be responsible for the proper maintenance of all their signs.

September 8, 1992

IMAGE ENHANCEMENT PLAN

- Upon notice by the City of Ontario, (or by CCCN's Approving Agent for Sectors A-D, H-K, or N), an owner/tenant will be required to restore or repair any signage which is not properly maintained.
- Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- Electrical service to any sign shall be fully concealed and shall be on the owner/tenant's meter.
- Signs will conform to appropriate building and electrical codes, and bear the U.L. label if illuminated. The owner/tenant and contractor shall be responsible for obtaining any and all permits required.
- The owner/tenant will be responsible for the design, fabrication, and installation of individual owner/tenant signs.
- Each owner/tenant shall submit three sets of professionally executed sign drawings for approval by CCCN's Approving Agent (for Sectors A-D, H-K, or N), and the City of Ontario. These drawings shall be of an appropriate scale showing sign locations, size, layout, design, colors, letter styles, and materials.
- Building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit, and transformers.
- Freestanding monolith signs shall be incorporated into landscaping berms to minimize visual mass.
- Metal signs include aluminum or brass signs.
- Freestanding signs shall be integrated with landscaping and grading.

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IMAGE ENHANCEMENT PLAN

Freeway-Oriented Project Identification Signs

Freeway-oriented identification signs for CCCN/Ontario Gateway Plaza/Wagner Properties will be placed along the San Bernardino Freeway (Interstate 10) frontage and the Ontario Freeway (Interstate 15) to provide for regional project identification. The freeway signs will be approximately 57 feet in height above freeway grade, and will have a maximum of 1,536 square feet of sign area, not to exceed 768 square feet per side.

The signs may be either internally or externally illuminated. Final design and location of these signs will be determined through the use of a comprehensive sign program for the mall. The most likely locations for the freeway-oriented identification signs and other major project identification signs are illustrated in Figure IV-29. Sign material, message, location, etc., is subject to review and approval by the Development Advisory Board and Planning Commission. The project will be limited to two freeway-oriented project identification signs.

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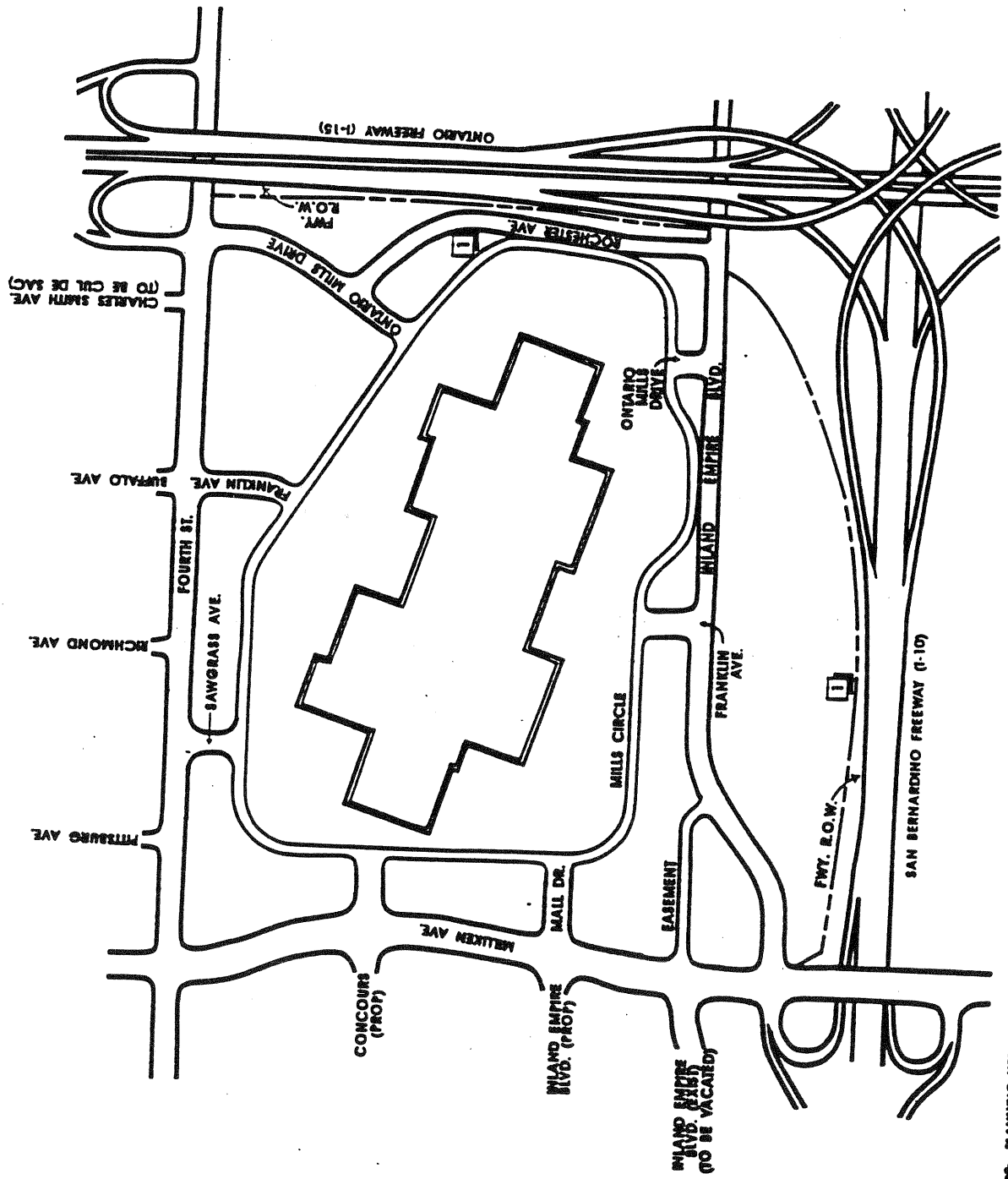


**CALIFORNIA
COMMERCE
CENTER NORTH**
GATEWAY PLAZA
WAGNER PROPERTIES
SPECIFIC PLAN
MAJOR PROJECT
SIGN LOCATIONS

LEGEND



FREWAY PYLON
IDENTIFICATION SIGN



SOURCE: PLANNING NETWORK, 1991.

PLANNING NETWORK



FIGURE IV-29

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Table IV-2
 Freeway-Oriented Project Identification Sign Standards

Sign Type	# of Signs	Placement & Location	Sign Area	Letter Size	Sign Height	Form & Materials	Message & Layout	Color	Illumination (Optional)
Freeway Pylon Identification Sign/Reader Boards	2	I-10 at Milliken Ave. & I-10 at I-15, 25' setback from freeway R.O.W. See Figure IV-29.	768 sq. ft. max. per face.	48" Max. height	57' above freeway grade elevation max.	To be approved as part of sign design review.	Project name and logo/project program messages	To be approved as part of sign design review.	Internal or external

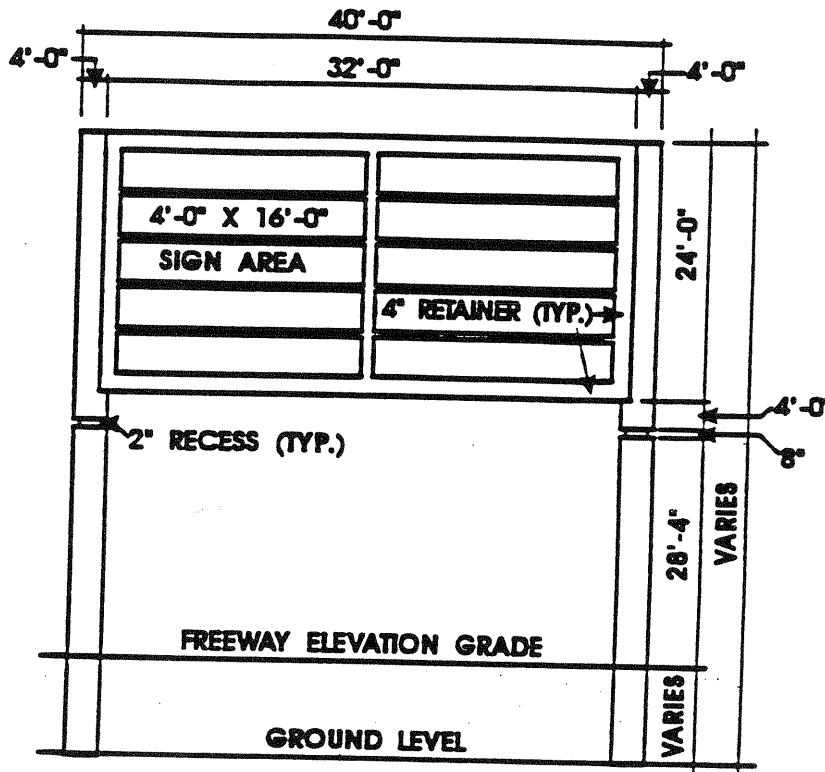
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September 8, 1992

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

S P E C I F I C P L A N

**PROPOSED
FREEWAY PYLON SIGN**



GENERAL DESCRIPTION

**FREEWAY PYLON
DOUBLE FACE SIGN AREA: 32' X 24' (768 SQ. FT. PER SIDE)
OVERALL HEIGHT: 57' FROM FREEWAY GRADE**

SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-30

PLANNING NETWORK

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IMAGE ENHANCEMENT PLAN

LIGHTING

Public Lighting

Public lighting refers primarily to street lights along public streets. Street lights shall conform, both in type and location, to the standards of the City of Ontario at the time of installation (see Figure IV-31, Street Light Standard, City of Ontario Standard Drawing). Costs for the maintenance of and energy used in public street lighting will be paid through the formation of a maintenance district or property owners association(s), as approved by the Public Services Coordinator. Also, all public owned and operated street lights will be annexed to the existing street lighting maintenance district operated by the City of Ontario. The annexation will occur in conjunction with recordation of any final subdivision maps.

Site Lighting

Site lighting refers to illumination of onsite areas for purposes of safety, security, and nighttime ambience. This includes lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

A comprehensive lighting plan shall be submitted prior to, or in conjunction with, the submittal of building elevations. Said plan shall be approved prior to issuance of building permits.

Regional Commercial Center Lighting Guidelines

The general lighting for the parking areas around the Regional Commercial Center will be mounted on masts placed along Mills Circle, as well as within the mall's parking lot. Lighting levels within the lots will be in accordance with City of Ontario Standards.

Entries to the Ontario Mills Regional Commercial Center will receive special, higher intensity lighting. The types of fixtures and mounting will vary depending on the architectural theme of the entry and the use of adjacent outdoor spaces. Similar considerations will apply to the lighting of the entries to the major stores. Along pedestrian movement corridors, the use of low-mounted bollard-height standards which reinforce pedestrian scale shall be encouraged.

Special lighting will also be used to focus attention on the entry signage, identity statements, and directories. The lighting here will be designed integrally with the design of the signs.

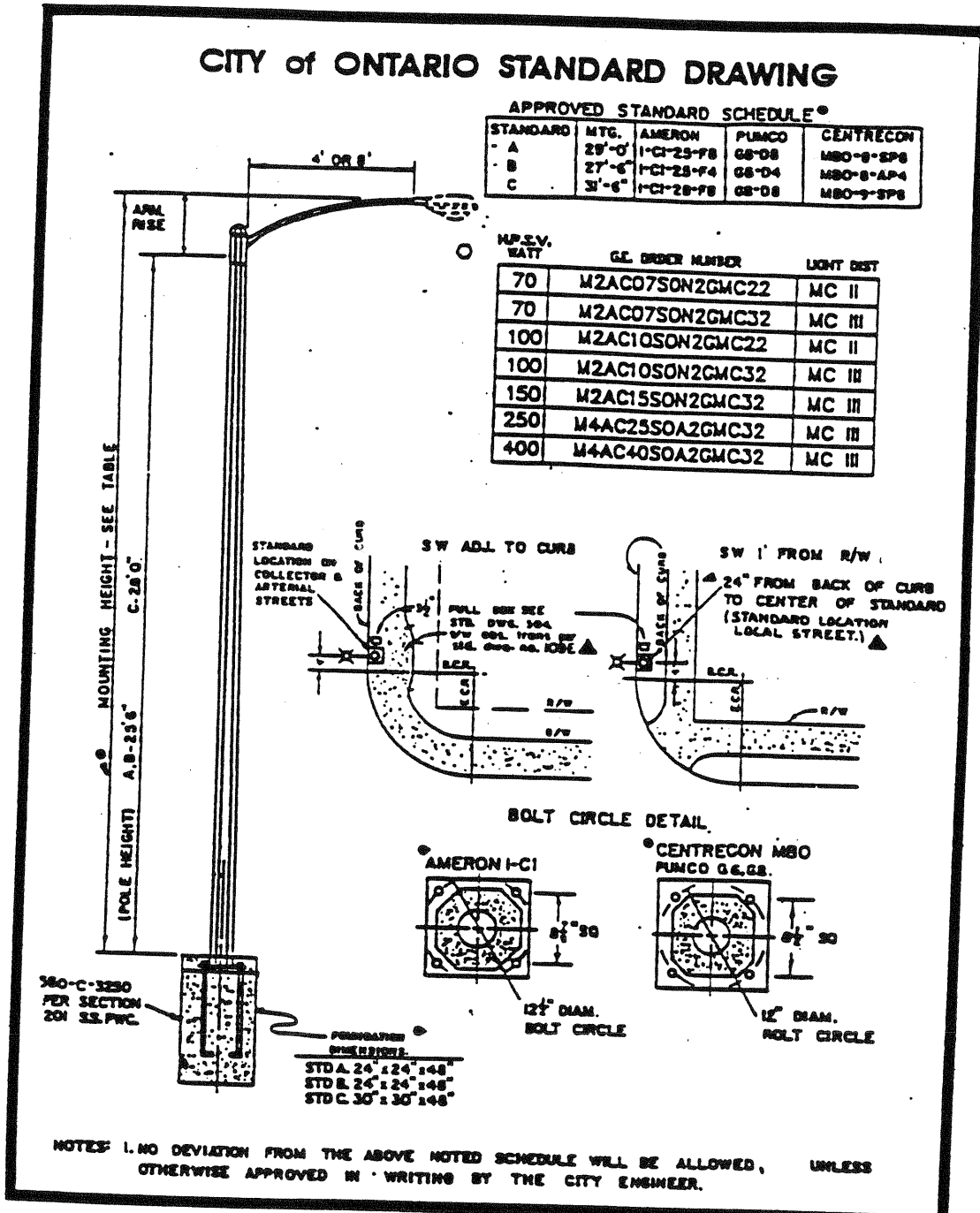
Commercial/Office Lighting Standards

The concept for onsite lighting is intended to be low-key. Overall high levels of illumination are not required; intensity should be no greater than required for automobile and pedestrian safety. Within these parameters, light sources should convey a sense of safety and provide clear direction (see Figure IV-32, Site Lighting).

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**SPECIFIC PLAN
COMMERCIAL/OFFICE
STREET LIGHT STANDARD**



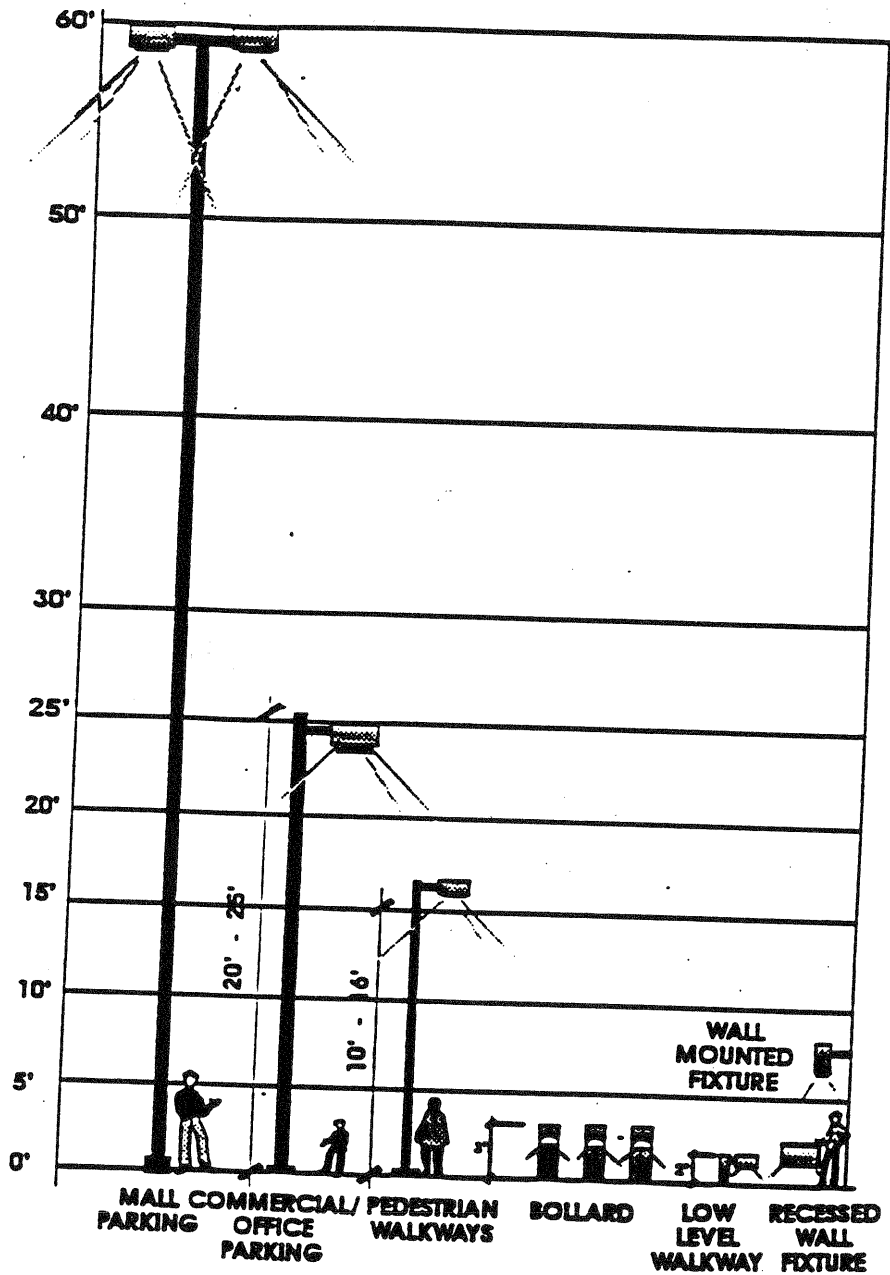
SOURCE: CITY OF ONTARIO DRAWING STANDARDS, 1991.

FIGURE IV-31

OK. Jim

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

**S P E C I F I C P L A N
SITE LIGHTING**



NOTE: THIS GRAPHIC ILLUSTRATES LIGHTING HEIGHTS ONLY,
NOT LIGHTING STYLE.

SOURCE: PLANNING NETWORK, 1991.

FIGURE IV-32

IMAGE ENHANCEMENT PLAN

Within each Sector, lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources shall be shielded, diffused, or indirect 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. To minimize the total number of freestanding light standards, wall-mounted lights should be utilized where feasible and consistent with building architecture.

Along pedestrian movement corridors, the use of low-mounted bollard-height standards which reinforce pedestrian scale shall be encouraged. Parking areas should be lit with shielded, lower intensity light fixtures. Pedestrian walkway lighting should not exceed an overall height of 16 feet. Steps, ramps, and seawalls should be illuminated, wherever possible, with built-in light fixtures.

Shields provided for security lights shall be painted to match the surface to which the fixture is attached. These fixtures shall not project above the fascia or roof lines of the adjacent buildings. Exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.

WALL DESIGN GUIDELINES

Materials

Walls serve a major function in the landscape, and will be used to screen automobiles, loading and storage areas, and utility structures. The intent is to keep the walls as low as possible while still performing their screening function.

Walls should be of a complementary color and/or material with adjacent buildings. Variations, such as split face concrete block, ribbed concrete, or heavy sandblasted concrete, may be considered if they are compatible with the architectural style of an individual development. In no case shall chain link or precision construction block be provided which is visible from a public or private street or common access drive.

Alternative screening methods, such as the use of architectural wing walls, or building massing is encouraged to the extent that these features are compatible with the primary building.

Configuration

Screen walls for loading areas shall be located behind building setback lines.

The use of landscaping and offsets in and along screen walls adjacent to the street is encouraged to break up the straight linear pattern of the wall.

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IMAGE ENHANCEMENT PLAN

Height

The following are maximum heights for screening walls from street-side as measured from the highest adjacent grade:

- Parking Walls: Three (3) feet
- Loading Areas: Ten (10) feet
- Trash Enclosures: Eight (8) feet
- Utility Structures: Eight (8) feet
- Signage Walls: To meet heights specified in the Master Sign Plan
- Screen Walls: Six to ten (6-10) feet

STREET FURNITURE

The location and design of street furniture can contribute significantly to the overall character of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. Thus, street furniture, where provided, needs to be compatible with other urban design elements. These urban design elements are complemented by benches, planters, public art works, bollards, street lights, accent lights, trash receptacles, drinking fountains, bicycle racks, kiosks, public telephones, and public transit shelters.

General Guidelines

A comprehensive street furniture plan shall be submitted prior to, or in conjunction with, the submittal of building elevations. Said plan shall be approved prior to issuance of building permits.

Durability and maintenance should be considered with regard to the potential for vandalism, as well as natural weathering.

Figures IV-33 and IV-34 illustrate the desired vocabulary of streetscape fixtures in a contemporary design vocabulary which would be appropriate for the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area.

Seating

Benches should be provided within both public and private areas in places where people might want to or need to spend time.

September 8, 1992

IMAGE ENHANCEMENT PLAN

Bench materials should minimize retention of heat or cold, and should not be made of materials that could splinter.

Benches should be located adjacent to pedestrian movement paths, but should not obstruct pedestrian movement.

Seating should be set back a minimum of 24 inches from sidewalks.

Advertising on benches, including benches within bus shelters, is prohibited.

Seats should be proportioned for human comfort, and should support a minimum of 250 pounds for each person they are intended to accommodate.

Seat surfaces should be designed to shed water, and should be smooth without recesses that might hold water or accumulate debris.

Drinking Fountains

Drinking fountains, where provided, should be accessible to the handicapped, as follows:

- Fountains should be within hard-surfaced areas.
- Controls for drinking fountains should consist of hand operated levers, rather than knobs or foot pedals.
- A minimum 29 inch vertical clearance should be provided below the fountain nozzle.
- Nozzle heights should be 33 inches for wheelchair users and children, and 36 to 39 inches for adults.

Telephones

Exterior telephones, where provided, should be a part of the adjacent building, not a separate structure, except in the case of an automobile service station.

Exterior telephones should be covered and protected, but should also be visible.

Adequate lighting of exterior telephones should be provided for night time use.

Access to the telephone unit should be over hard surfaces.

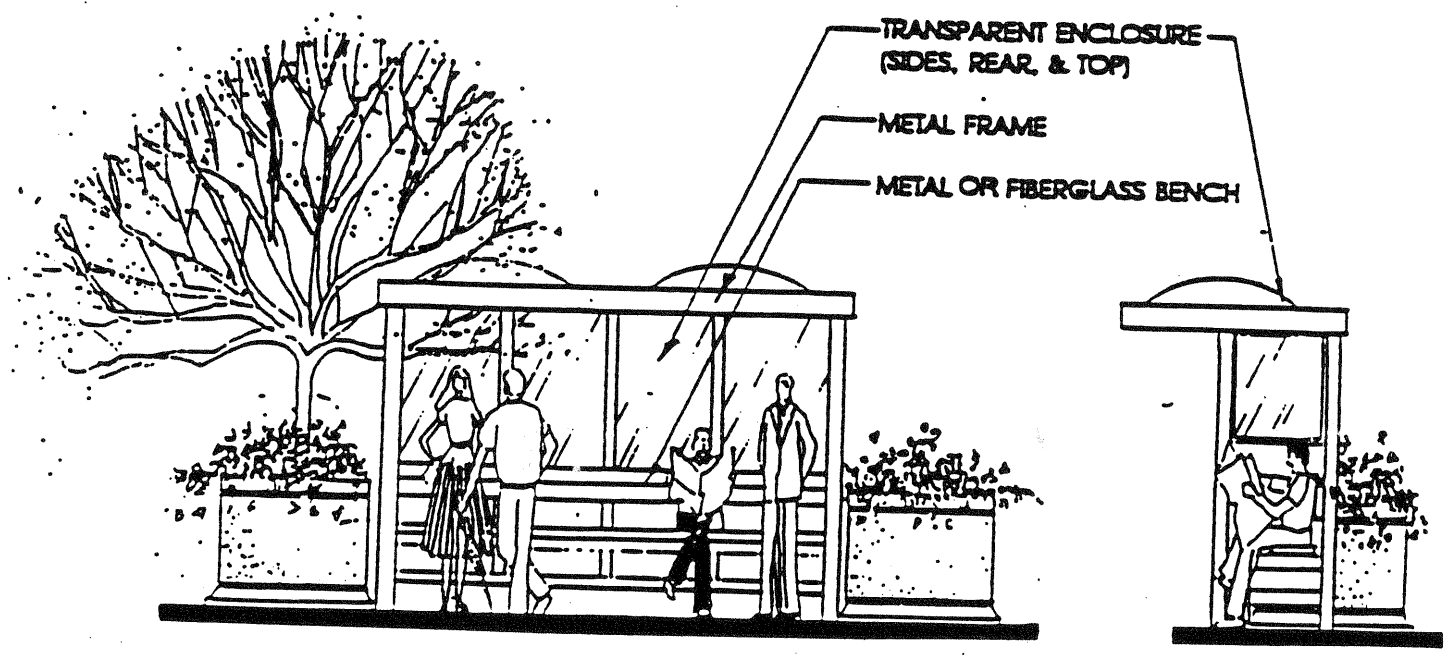
Bollards

Bollards should be used in various portions of development sites to provide visual interest and to delineate pedestrian spaces.

Bollards, where provided, should be set a minimum of 36 inches apart, edge-to-edge, to permit wheelchair passage.

September 8, 1992

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**
S P E C I F I C P L A N
STREET FURNITURE



TRANSIT SHELTER DESIGN

SOURCE: PLANNING NETWORK, 1992.

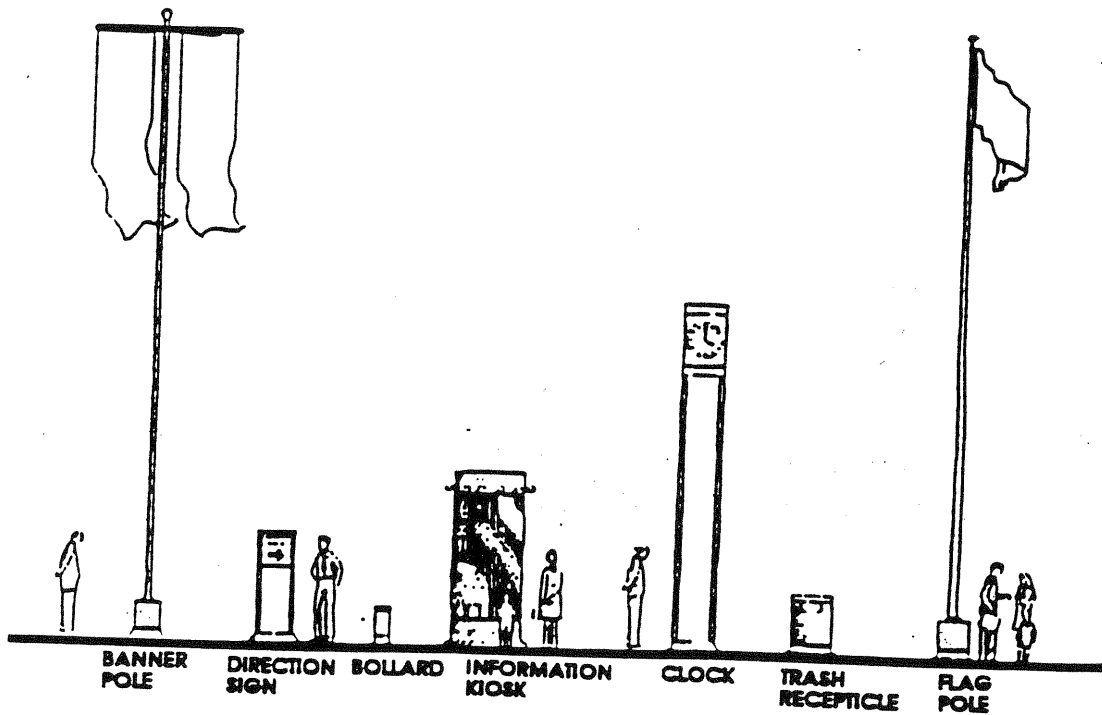
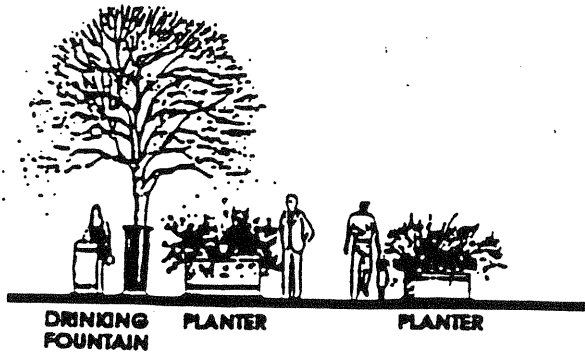
FIGURE IV-33

OK 1

**CALIFORNIA
COMMERCE
CENTER NORTH
GATEWAY PLAZA
WAGNER PROPERTIES**

S P E C I F I C P L A N

STREET FURNITURE



SOURCE: PLANNING NETWORK, 1992.

FIGURE IV-34

OK. 1

IMAGE ENHANCEMENT PLAN

MAINTENANCE PLAN

Roadways

Maintenance responsibilities within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area will be divided between the City of Ontario; utility providers; a Landscape Maintenance District; the CCCN, Ontario Gateway Plaza, and Wagner Properties property owners' associations; and individual property owners. The maintenance responsibilities of these organizations are outlined below. Covenants, conditions, and restrictions (CC&R's) for each District will be prepared for all properties within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area prior to recordation of the first division of land within that District to guarantee the maintenance of facilities within the site by the property owners' association and individual property owners (see Table IV-3).

Each of the public streets identified in the Roadway Master Plan will be dedicated to the City of Ontario, and will be maintained by the City in accordance with established policies.

Mills Circle will be privately owned and maintained by the CCCN Property Owners' Association. Onsite circulation within the project area will be maintained by property owners' associations or individual owners. The specific method of maintenance will be defined and regulated by the CC&R's for each district and/or sector. All private street maintenance shall meet or exceed the minimum City standards in effect for street maintenance at the time of acceptance of improvements.

Landscaping and Sidewalks

Primary responsibility for maintenance of landscape easements, including landscaping within street rights-of-way will be with a Landscape Maintenance District to be formed over the entirety of the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. Landscaping within Caltrans right-of-way will be maintained by the Landscape Maintenance District under an agreement between the City of Ontario and Caltrans. The CCCN property owners' association will be responsible for maintaining all parking lot landscaping, lighting, and road maintenance for Ontario Mills Circle and the property within that boundary. Other onsite landscaping will be the responsibility of individual property owners.

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IMAGE ENHANCEMENT PLAN

Drainage Facilities

Permanent drainage improvements within the CCCN/Ontario Gateway Plaza/ Wagner Properties Specific Plan area will be constructed to the standards of the City of Ontario, and will be dedicated to either the City for maintenance or maintained by a property owners' association. Where it is necessary to construct drainage improvements outside of public rights-of-way (such as within Ontario Mills Circle), drainage easements will be dedicated to the City of Ontario. Upon dedication, the City will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on private property in the absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner or a property owners' association charged with the general maintenance of the landscaping and other common improvements of the area in question.

Water and Sewer

The City of Ontario will assume responsibility for contracting for the maintenance and monitoring of water and sewer facilities constructed within public rights-of-way within the CCCN/Ontario Gateway Plaza/Wagner Properties Specific Plan area. Where it is necessary to construct water or sewer improvements outside of public rights-of-way (such as within Ontario Mills Circle), easements will be dedicated to the City of Ontario, as appropriate. Upon dedication, the City will assume responsibility for maintenance.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner or a property owners' association charged with the general maintenance of the landscaping and other common improvements of the area in question.

Other Facilities

Southern California Gas Company will maintain natural gas lines within the project site. Southern California Edison will maintain onsite electrical facilities. GTE will maintain onsite telephone facilities.

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**Table IV-3
Summary of Maintenance Responsibilities**

	LANDSCAPE MAINTENANCE DISTRICT	PROPERTY OWNERS' ASSOCIATIONS	INDIVIDUAL PROPERTY OWNERS	CITY OF ONTARIO	SO. CAL. EDISON CO.	SO. CAL. GAS CO.	QTE TELEPHONE
PUBLIC UTILITIES, LANDSCAPE AND SIDEWALK EASEMENT	•						
LANDSCAPE PARKWAYS	•						
INLAND EMPIRE BOULEVARD AND FOURTH STREET MEDIANS	•						
FREEWAY BUFFER LANDSCAPING	•						
MILLS CIRCLE STREET MAINTENANCE		• (1)					
LANDSCAPE ENTRANCES AND ID STATEMENTS	•						
ONSITE LANDSCAPING PARKING LOT LIGHTING UTILITIES			•				
INDIVIDUAL SIGNAGE			•				
STREET LIGHTING				•			
PUBLIC STREETS				•			
PUBLIC STORM DRAINS WITHIN PUBLIC ROW AND DEDICATED EASEMENT				•			
WATER/SEWER FACILITIES WITHIN PUBLIC ROW AND DEDICATED EASEMENTS				•			
ELECTRICITY					•		
NATURAL GAS						•	
TELEPHONE							•

(1) For Sectors A, B, C, D, and N

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