

V. COMPONENT PLANS

A. CIRCULATION AND ACCESS

1. STREET ALIGNMENTS

The proposed alignment of the backbone streets within California Commerce Center South is illustrated in Figure 17. It is intended that existing centerlines will be maintained for Haven and Archibald avenues. Philadelphia Street will be extended from Archibald Avenue to Haven Avenue along its present alignment. Turner Avenue will retain its existing alignment, but will terminate at Philadelphia Street.

The majority of the existing alignment of Mission Boulevard will be retained adjacent to California Commerce Center South. As part of the Haven Avenue corridor project, Mission will be realigned slightly to the south as it approaches Haven Avenue. This will allow Mission Boulevard to drop below existing grades to meet the future Haven Avenue after it (Haven Avenue) passes under the Union Pacific rail line.

Francis Street will be extended easterly from Archibald Avenue, then turn to the south to intersect Philadelphia Street.

In addition to the above, a new street is proposed between Mission and Philadelphia. This street will begin at Philadelphia Street west of Haven Avenue, running north and turning west to meet Archibald Avenue. It is expected that this street will continue west of Archibald as a local service street.

New streets are also proposed to provide access from Mission Boulevard into the project site. These streets are located approximately mid-way between Archibald and Turner avenues and between Turner and Haven avenues.

It is anticipated that Turner Avenue will have a median break along Mission, but that Business Parkway and Sterling Avenue will be provided with right turn only access to Mission. The location of median breaks and right turn movements onto and from Mission Boulevard, as well as the alignment of Business Parkway and Sterling Avenue will be consistent with the provisions of the Mission Boulevard corridor study completed by the City of Ontario.

The precise center lines of all streets within California Commerce Center South will be determined as part of the parcel map approval process.

2. DESIGN PARAMETERS

To begin the process of determining required roadway widths, an evaluation of project-generated traffic was undertaken as part of the Technical Master Plan for Circulation. The analysis concluded that California Commerce Center South would generate 76,600 trips per day. (See Table 4-4, in the Traffic Analysis within EIR 85-3).

The 76,600 total adjusted daily trips which will be generated by the California Commerce Center South project are significantly less than the 96,690 to 100,210 trips which were analyzed in EIR 85-3 for the project site. In addition, the 67,200 external trips which will be generated by California Commerce Center South are significantly less than the 78,610 to 82,230 external trips evaluated in EIR 85-3.

All roadways within California Commerce Center South have been designed to accommodate peak hour traffic demands from the project and other anticipated developments based on cumulative traffic forecasts for the year 2005. These cumulative traffic forecasts were prepared by the City of Ontario utilizing the Traffic Analysis Computer Software (TRACS) model.

The February 5, 1987 TRACS model output provided by the City included peak hour existing traffic and anticipated traffic from all projects within the City with the exception of the project site. Traffic volumes which will be generated within the project site were estimated by Endo Engineering, and are identified in the Technical Master Plan for Circulation, which is included in the Appendices to this document.

Traffic volumes expected to be generated by the proposed project area identified and compared to project-related traffic evaluated in EIR 85-3.

a. Roadway Hierarchy

The project roadway hierarchy is illustrated in Figures 18 and 19. This hierarchy is defined as follows:

Regional Access:

Pomona Freeway

Proposed Divided Arterials:

Haven Avenue
Archibald Avenue
Mission Boulevard

Proposed Standard Arterials:

Philadelphia Street

Proposed Collector Streets:

Turner Avenue
Francis Street
Cedar Street
Business Parkway
Sterling Avenue
Excise Avenue

b. Mid-Block Street Cross Sections

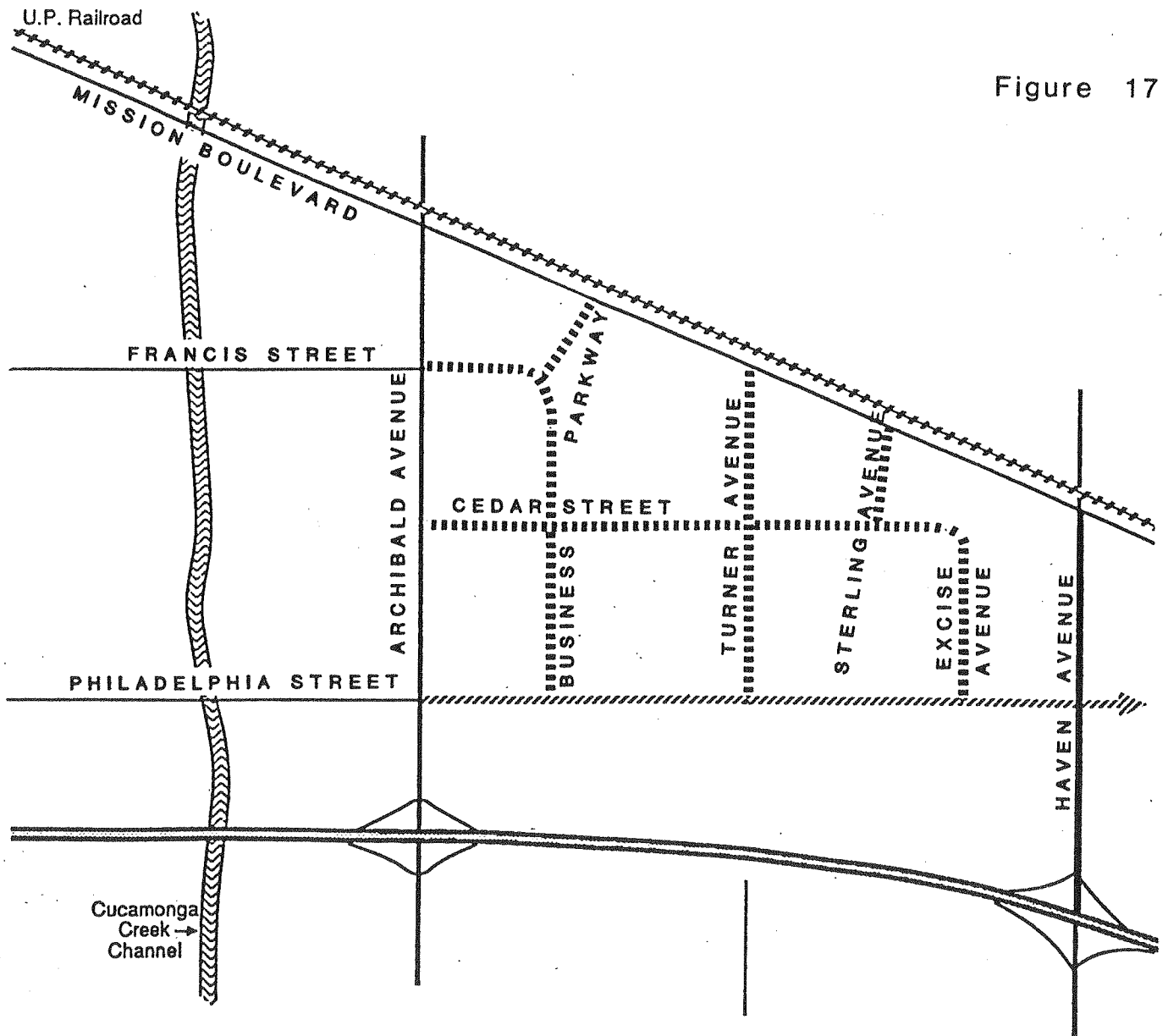
Ultimate daily traffic projections were utilized to determine the number of through lanes needed on each roadway to serve anticipated demands. Based on the City of Ontario daily design capacities, required mid-block cross-sections were determined, and are illustrated in Figure 19. The conceptual design for Haven Avenue will include an eight-lane mid-block section adjacent to the site that transitions to a six-lane section as shown in Figure 19.

c. Intersection Configurations

Peak hour traffic volumes for ultimate conditions were determined and utilized to calculate peak hour Intersection Capacity Utilization (ICU) values at the critical intersections in the project vicinity. The ICU methodology utilized was consistent with the techniques employed by the City. Details of the ICU analysis are contained in the Technical Master Plan for Circulation.

CIRCULATION CONCEPT

Figure 17

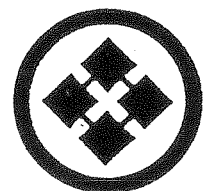


**CURB TO CURB
RIGHT OF WAY**

	EXISTING ARTERIALS	VARIES
	PROPOSED STANDARD ARTERIALS	76'-100'
	PROPOSED COLLECTORS	64'-88'



Scale: 1" = 1300'



**CALIFORNIA
COMMERCE
CENTER
SOUTH**

AT ONTARIO

V-4

STREET HIERARCHY

Figure 18

DIVIDED ARTERIAL

HAVEN AVENUE
ARCHIBALD AVENUE
MISSION BOULEVARD

STANDARD ARTERIAL

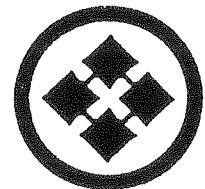
PHILADELPHIA STREET

COLLECTOR STREETS

FRANCIS STREET
TURNER AVENUE
BUSINESS PARKWAY
CEDAR STREET
STERLING AVENUE
EXCISE AVENUE

LOCAL INDUSTRIAL STREETS

(NONE PROPOSED AT THIS TIME)



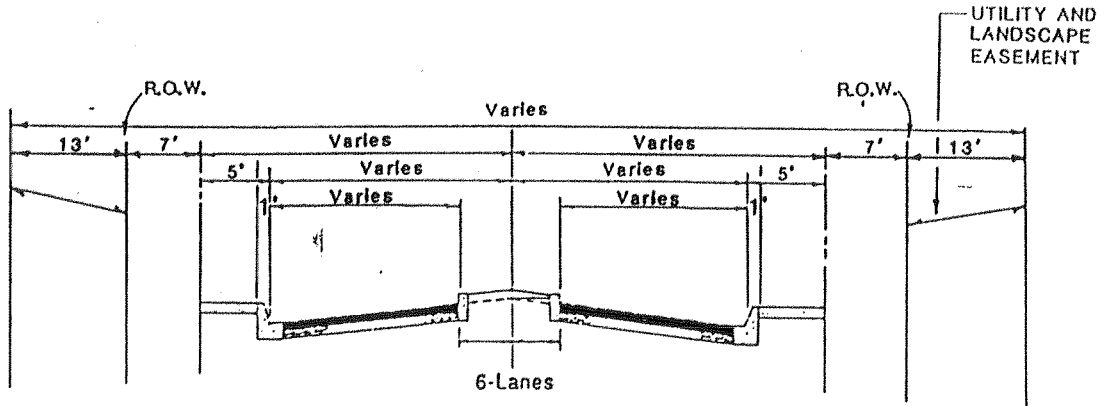
**CALIFORNIA
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SOUTH**

AT ONTARIO

TYPICAL STREET SECTIONS

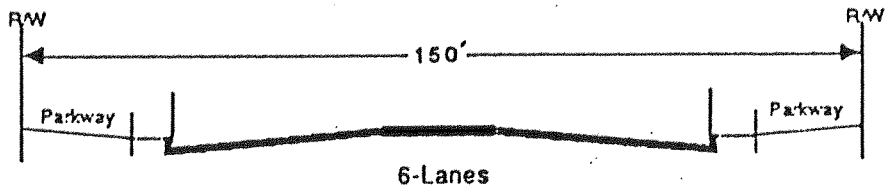
MID BLOCK

Figure 19(a)



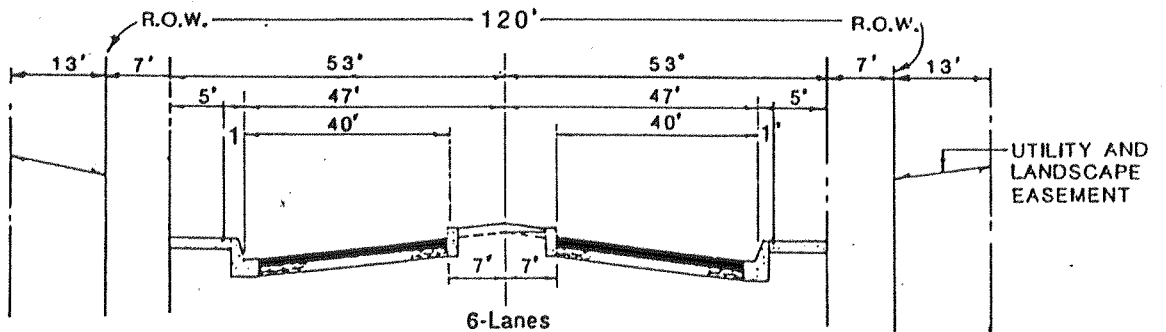
HAVEN AVENUE *

* The ultimate street section for Haven Avenue will be determined as part of the Haven Avenue Assessment District (A.D. #103) Plans.

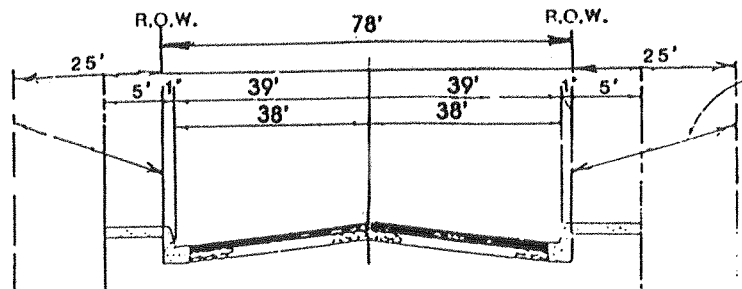


MISSION BOULEVARD *

* The final Mission Boulevard road section will be determined as part of the City's Mission Boulevard corridor study.



ARCHIBALD AVENUE



PHILADELPHIA STREET

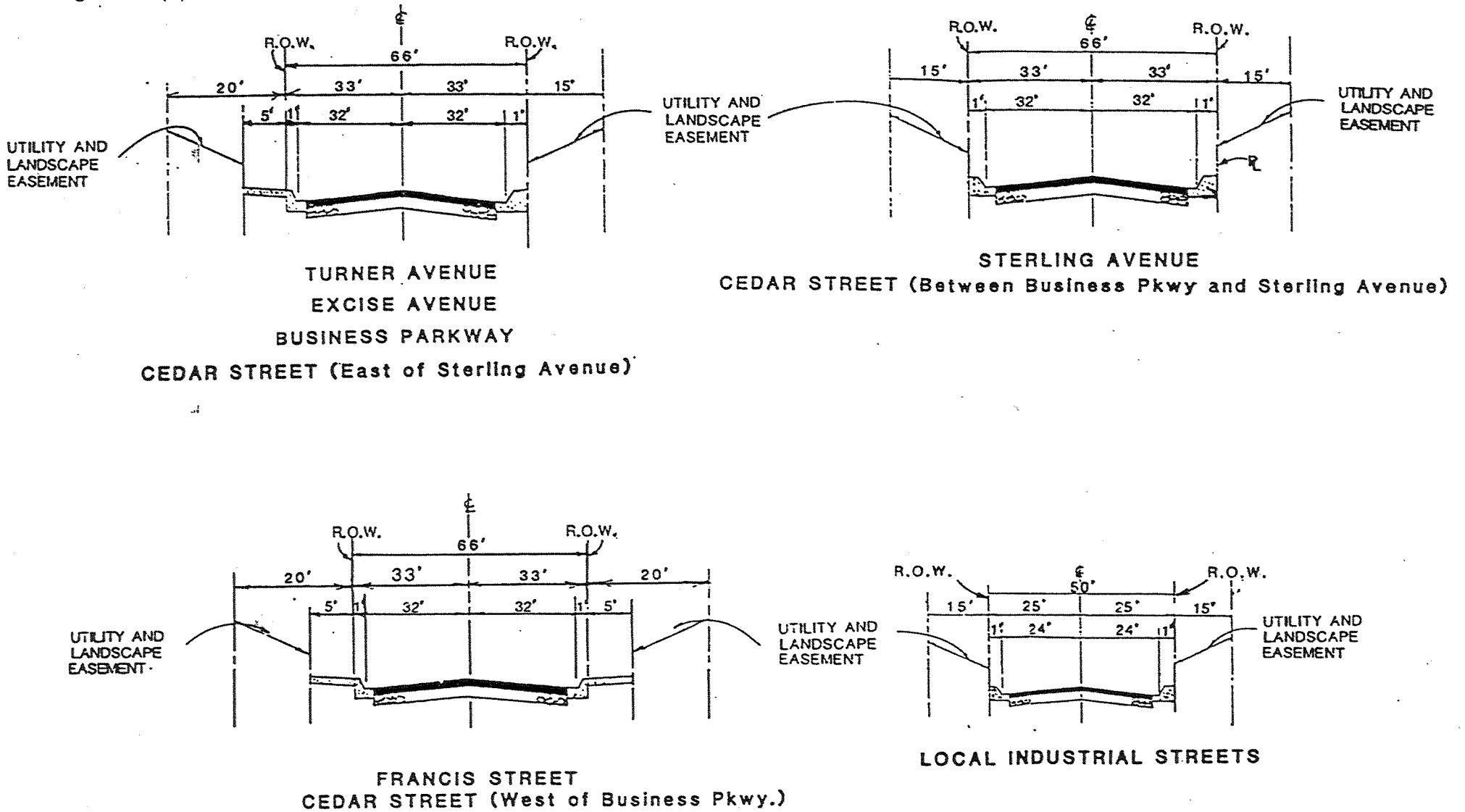
(Haven to Archibald)

Note: Additional 12' parkway within ROW required on north side, west of Archibald

TYPICAL STREET SECTIONS

MID BLOCK

Figure 19 (b)



The intersection configurations required to support project and ultimate traffic area included in Figures 6, 7, and 8 of the Technical Master Plan for Circulation. The proposed intersection configurations differ from those assumed in by the City in the TRACS model inputs as follows:

- The intersection of Archibald and the Pomona Freeway ramps, westbound and eastbound will require dual left turn lanes (single lanes were assumed by the City); and
- The intersection of Haven Avenue and the westbound Pomona Freeway ramps will require the addition of a free-flow southbound right-turn lane onto the freeway with two lanes available for this movement (projected volumes for this movement exceed the capacity of a single lane and a second optional through-right lane will be needed).

In addition, land will be reserved at the intersections of Mission Boulevard at Haven Avenue and at Archibald Avenue for future intersection improvements.

3. PEDESTRIAN CIRCULATION

In addition to vehicular circulation, a pedestrian circulation system will be provided within California Commerce Center South. This will consist of a sidewalk system within each of the areas designated Commercial/Office or Business Park. The pedestrian circulation system is illustrated in Figure 20. In addition, a sidewalk will be constructed along the west side of Turner Avenue (between Mission Boulevard and Philadelphia Street). If commercial uses are developed on both sides of Turner Avenue, sidewalks will be constructed along both sides of Turner between Mission Boulevard and Philadelphia Street.

4. PUBLIC TRANSIT

a. Transit Routes

Although no definite plans presently exist to provide public transit services to the project site, it is expected that the intensity of development along the Haven corridor will justify the extension of public transit services.

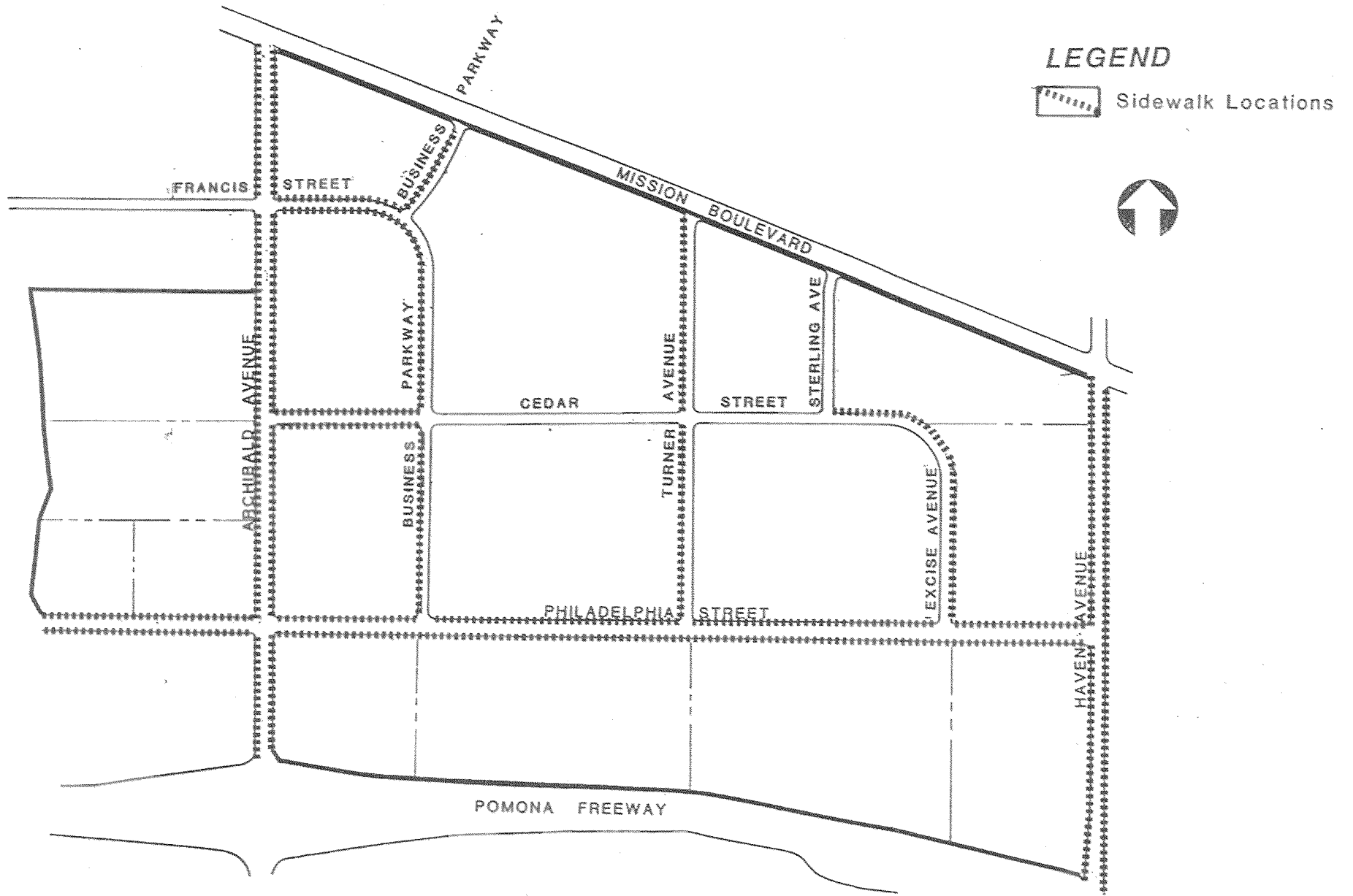
Several corridors which could support fixed-route bus service can be identified (see Figure 21). First, with the completion of Haven Avenue between the San Bernardino and Pomona freeways, local developments along Haven Avenue should justify bus service. Philadelphia Street between Haven and Archibald avenues may also be a logical route for bus service. In addition, Archibald Avenue and Mission Boulevard may also be logical routes, connecting other major routes within the eastern portion of Ontario.

b. Bus Stop Turnouts

Since the optimal routes and terminus points cannot be precisely determined at this time, locations for bus stop turnouts cannot be precisely determined at this time. However, several potential bus turnout points can be identified. These include the west side of Haven Avenue north of Philadelphia Street, the intersection of Philadelphia Street and Excise Avenue, and the intersection of Archibald Avenue and Cedar Street.

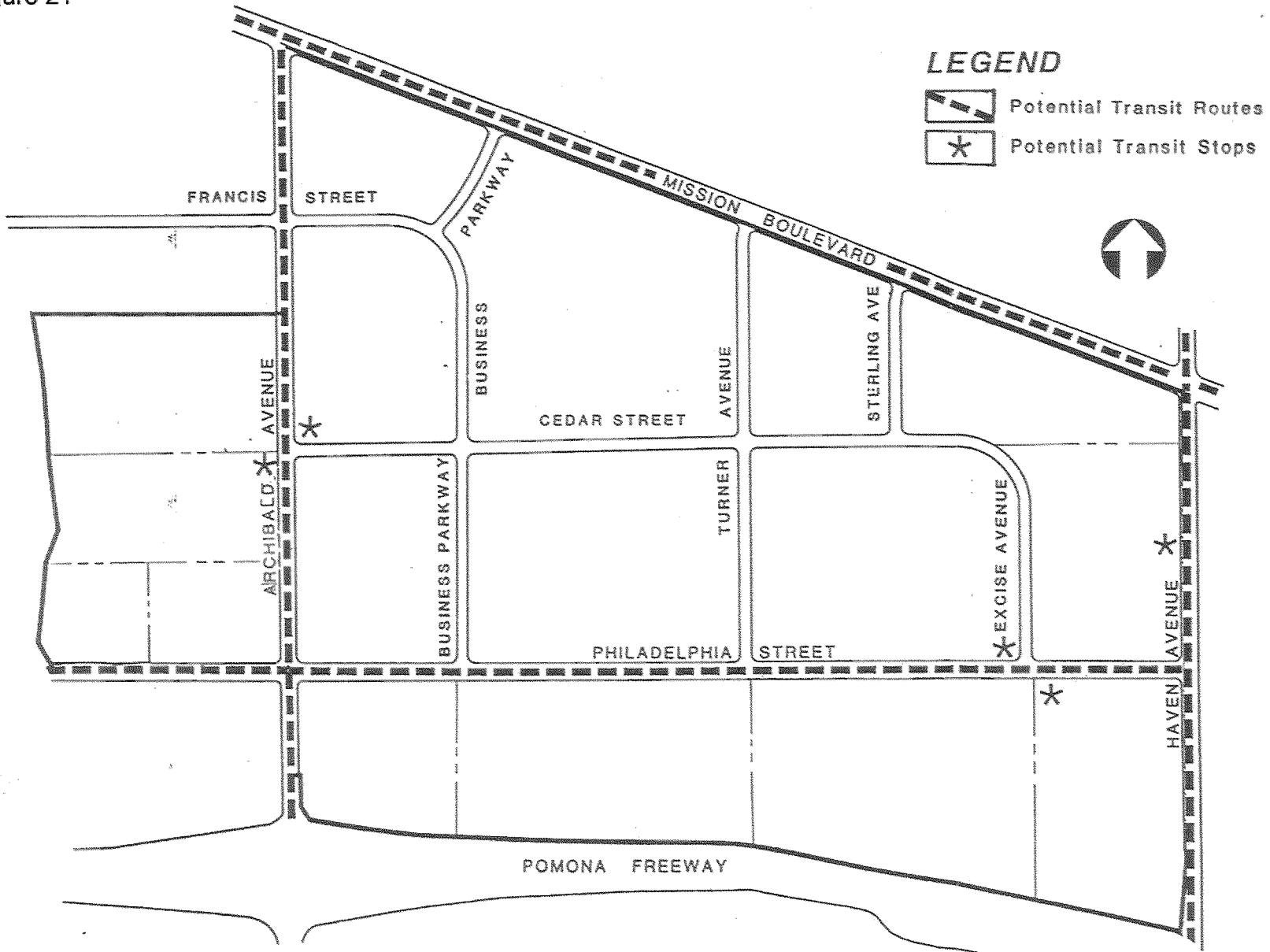
PEDESTRIAN CIRCULATION

Figure 20



PUBLIC TRANSIT

Figure 21



B. INFRASTRUCTURE

1. STORM DRAIN SYSTEM

The project sponsor will construct all drainage facilities necessary to provide a 100-year flood protection (see Figure 22, Conceptual Storm Drain Master Plan). For more detailed information regarding drainage facilities, see the California Commerce Center South Technical Master Plan for Drainage.

In providing flood protection to the site, the project sponsor will meet the following requirements:

- A storm drain system shall be designed to handle a 100-year frequency storm in Deer Creek Channel.
- All drainage facilities within the boundaries of the project shall be designed to handle a 25-year frequency storm within its underground system and a 100-year frequency storm within the combination of storm drain and street and other surface drainage facilities. This should protect future buildings and other like onsite facilities from damage due to flooding.
- An underground concrete box is anticipated to be constructed from Philadelphia to Mission along Turner Avenue to improve the Deer Creek Channel System.
- Improvements to Deer Creek Channel shall be completed per City of Ontario and San Bernardino County Flood Control District criteria. These facilities shall be dedicated to the San Bernardino County Flood Control District for management and maintenance.
- Portions of the Deer Creek Channel and a system draining areas north of Mission and east of Haven Avenue which are under construction will be incorporated into the over-all drainage system for this project.

2. WATER SYSTEM

The water required to support development of California Commerce Center South will be provided by the expansion of the City of Ontario's existing water system. A Technical Master Plan for water service has been prepared to identify the facilities which will be constructed as part of this extension, and is included in the Appendices to this document. The Technical Master Plan for Water indicates the water facilities required to serve the Specific Plan boundary, including offsite facilities necessary to provide service and meet fire flow requirements.

The Master Plan examines threshold limits by phases, and specifies the expansion of the water system infrastructure required by development and construction. It also identifies present deficiencies in the existing City water system which will need to be mitigated in order to provide adequate service. The Master Plan also defines development needs in terms of flow requirements based on proposed land use as designated in the Specific Plan.

In the event the project sponsor elects to develop at higher densities or modify the phasing as shown in the Specific Plan, a revision to the Master Plan will be required. These revisions may require additional onsite and/or offsite water system improvements. Should the project sponsor require service in advance of the City's ability to supply, system improvements shall be installed under a project sponsor-led improvement program.

The project sponsor may request participation pursuant to City policy in effect at the time of request for facility oversizing, and/or offsite construction at the time the improvements are made. Fee schedules in effect at the time of development shall also be applied. Public water facilities will be placed in dedicated public streets, in other dedicated easements within private streets, or in other dedicated easements subject to the approval of the City Engineer and Public Services Director (see Figure 23, Water Master Plan).

Water lines will be installed in all streets having lot frontage. The minimum size of these lines will be twelve inches. The water lines will be designed to provide 5,000 to 6,000 gallons per minute (gpm) fire flow in addition to average demand. Specifically, 1,000 gpm will be provided for industrial domestic use, and 5,000 to 6,000 gpm for fire flow, as required by the City of Ontario.

3. WASTEWATER

A Technical Master Plan for Sewer Service has been prepared, and is included in the Appendices to this document. The Master Plan identifies flows based on generation factors pursuant to proposed land use. The Master Plan also specifies the size and capacities of the system to be constructed by the project sponsor, as well as the capacities of the Fontana and Cucamonga Interceptors. The capacity limitations of Regional Plant No. 1 are also to be identified.

The Master Plan specifies additional interceptor lines and treatment plant facilities required to service the Specific Plan area. Concurrently, the City of Ontario will work with Ontario Industrial Partners, and the CBMWD to plan for the construction of additional facilities required to service the area. Such additional facilities may include, but are not limited to, the proposed lift station to be located east of Haven and north of the Pomona Freeway.

The project sponsor will be responsible for construction of sewer lines across the Specific Plan Area to points of access in Haven Avenue to the City's lift station (see Figure 24, Sewer Master Plan). The City of Ontario shall not be obligated to assure California Commerce Center South capacity on connections to any facilities under the jurisdiction of the CBMWD. Any change in Master Plan use will necessitate a revision to the Master Plan, and require appropriate agency approval.

The average sewage generation rate utilized in the Technical Master Plan for Sewer Service is 3,000 gallons per day (gpd) per acre. Sewer mains for the project will be eight to eighteen inches in diameter to carry the proposed wastewater discharge from the project, and will be designed in accordance with City of Ontario standards.

Sewer pipes are sized so that eight inch lines would be 50 percent full at design (peak) flow levels. For mains larger than eight inches, pipes are sized to flow seventy-five percent (75%) full. The minimum allowable size was eight inch. The estimated pipe slope used is based on the general fall of the existing ground and proposed street alignment.

The construction of these sewer lines will be phased to coincide with the project build-out time. Public wastewater facilities will be placed in dedicated streets, in dedicated easements within private streets or, in other dedicated easements subject to the approval of the City Engineer and Public Services Director.

An additional system of sewer lines will be constructed to connect to the CBMWD's existing non-reclaimable waste line in Philadelphia Street. Such a system will be offered to users that have a need for such a facility.

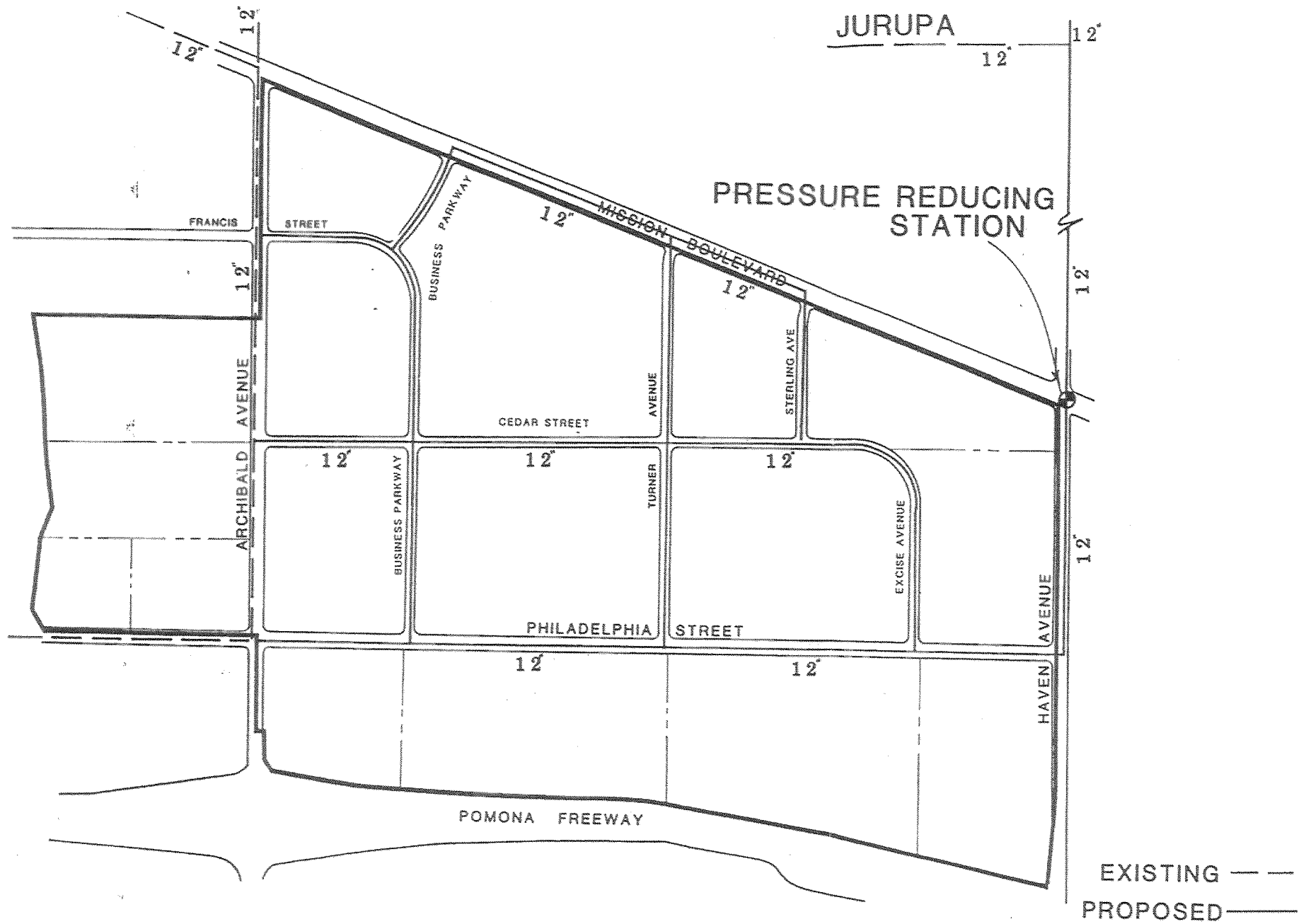
CONCEPTUAL STORM DRAIN MASTER PLAN

FIGURE 22



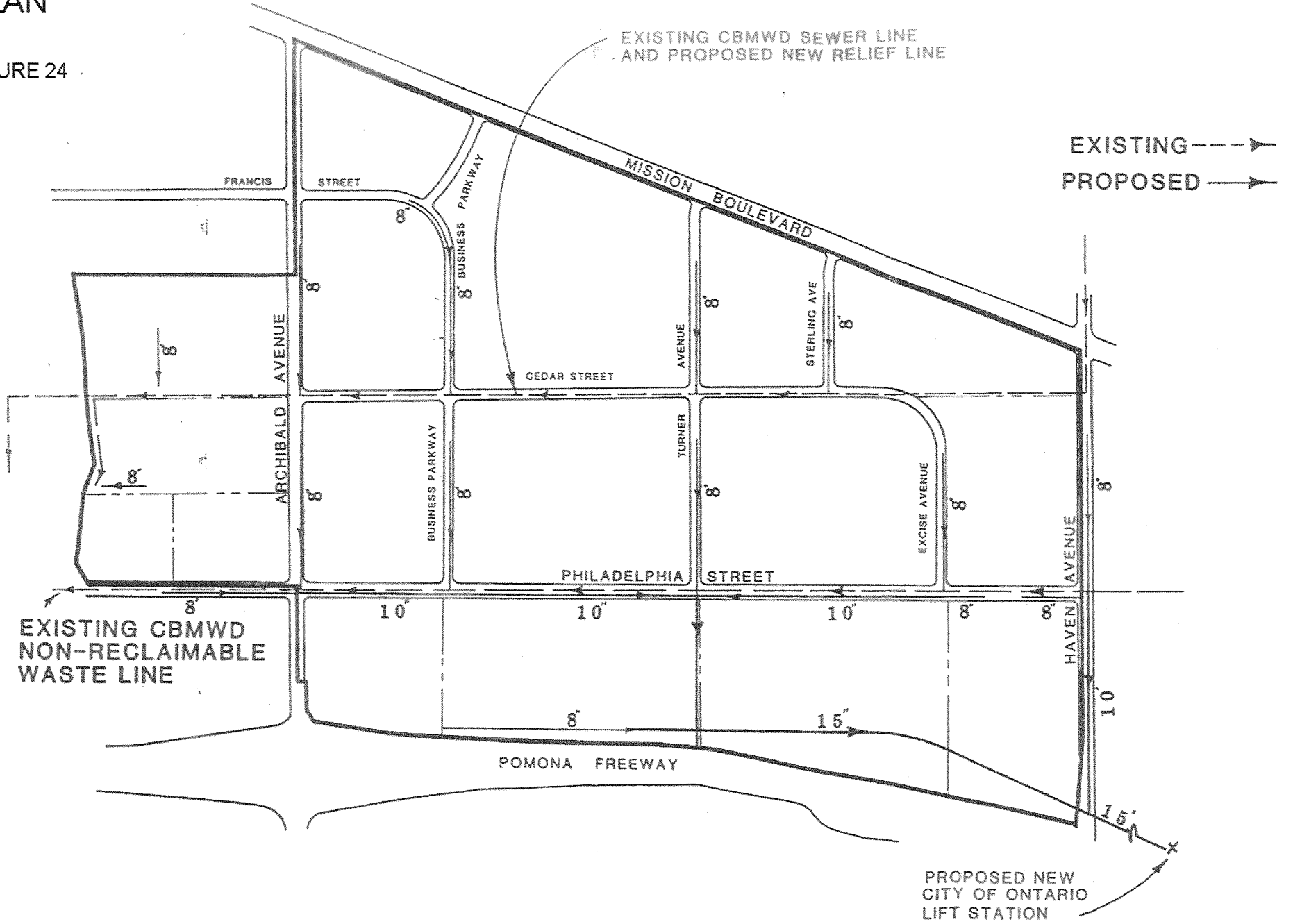
WATER MASTER PLAN

FIGURE 23



SEWER MASTER PLAN

FIGURE 24



C. PUBLIC UTILITIES

1. ELECTRICITY

Electrical service within California Commerce Center South will be provided by the Southern California Edison Company (SCE). To provide adequate electrical service to uses within the project site, the existing 12 kilovolt (kv) overhead feeder system along Archibald Avenue and Mission Boulevard will be extended through the site.

All electrical lines within the site (including the existing overhead lines along Archibald Avenue) will be placed underground within dedicated public streets, dedicated public utility easements along streets, or in dedicated easements within private streets, as approved by the City Engineer and SCE.

The ultimate configuration of electrical facilities shall be as approved by SCE. The phasing of electrical facilities will be consistent with the phased development of land within the site such that adequate electrical service is available to developed uses within the site at all times.

2. NATURAL GAS

Natural gas service within California Commerce Center South will be provided by the Southern California Gas Company. To provide adequate natural gas service to uses within Ontario International Place, an onsite system of gas lines will be connected to the existing four-inch gas line in Archibald Avenue, the six-inch line in Haven Avenue south of the Pomona Freeway, and to the two-inch line in Mission Boulevard.

All natural gas lines within the site will be placed underground within dedicated public streets, dedicated public utility easements along streets, or in dedicated easements within private streets, as approved by the City Engineer and the Southern California Gas Company.

The ultimate configuration of natural gas facilities shall be as approved by the Southern California Gas Company. The phasing of natural gas facilities shall be consistent with the phased development of land within the site such that adequate natural gas service is available to developed uses within the site at all times.

3. TELEPHONE

Telephone service within California Commerce Center South will be provided by the General Telephone Company (GTE). To provide adequate telephone service to uses within California Commerce Center South, an onsite system of telephone lines will be connected to the existing cable systems in Haven and Archibald avenues.

All telephone lines within the site will be placed underground (including existing overhead lines) within dedicated public streets, dedicated public utility easements along streets, or in dedicated easements within private streets, as approved by the City Engineer and GTE.

In addition to regular telephone service lines, a "High Digital" service will be made available through GTE to uses within California Commerce Center South. This service consists of "fiber-optic" cable used for computer systems. According to GTE, a 1.54 megabyte "high cap" will be offered. A separate ducting system will be provided within the project site for this service.

The ultimate configuration of telephone facilities may be designed by the project sponsor or directly by GTE. The actual construction of the telephone cabling system involves the laying of conduit through which actual lines will be run to the specifications of GTE.

The phasing of construction of telephone facilities shall be consistent with the phased development of land within the site such that adequate telephone service is available to developed uses within the site at all times.

4. SOLID WASTE

Solid waste collection services will be performed by the City of Ontario. The Solid Waste Superintendent shall determine the type, size, quantity, and location of all solid waste receptacles. All refuse enclosures shall be constructed to City specifications. Refuse compaction shall be required of all multiple story development.

D. COMMUNITY FACILITIES

1. FIRE PROTECTION

The City of Ontario currently provides fire protection service to the project area. However, development of California Commerce Center South, combined with envisioned surrounding development, necessitates the construction of an additional fire station. The new fire station (Station No. 7) will be built on a 3.14-acre site location on the south side of Jurupa Street, approximately 4,000 feet east of Day Creek Channel/Wineville Avenue. California Commerce Center South will participate in a Mello-Roos Assessment District which will finance the maintenance of the fire station.

2. POLICE PROTECTION

Police protection to the project will be provided by the City of Ontario through their existing police services. If necessary, these services will be expanded when the project is complete.

A minimum of two beats will be required in the project vicinity. The main reason is the adjoining planned development sites in and around the Ontario Airport. Two beats would provide a 24-hour coverage, seven days per week, to an area covering roughly 8-10 square miles. Each beat consists of five officers.

It is anticipated that police services required for the specific plan area will be primarily related to traffic enforcement. Based on an average police beat size of 4.2 square miles, it is anticipated that California Commerce Center South will utilize approximately 20 percent of the resources of one police beat.

3. OPEN SPACE

Open space within California Commerce Center South will be provided in building setbacks along streets, streetscape treatments including landscaped medians, and by the standards set for onsite landscaping. In addition, it is anticipated that commercial uses within the project site will provide outdoor plaza areas for patrons.

E. GRADING

Because the California Commerce Center South site is essentially flat, grading operations will be minimal. It is anticipated that grading operations will be balanced in conjunction with Haven Avenue corridor grading operations.

Grading will occur throughout the project site on a limited scale. The general intent of the grading program is to provide suitable building pad areas and adequate site drainage. In general, the site will be generally sloped toward a low point along the Lower Deer Creek Channel at the Pomona Freeway (see Figure 25, Site Drainage Plan). Only the extreme westerly portion of the site will be sloped toward the Cucamonga Creek Channel.

The major areas of landform modification are the former sewage ponds in the southeastern portion of the site and the area of the Haven Avenue intersection with Mission Boulevard. The former sewage ponds will be excavated to remove collected effluent, and then filled to meet future grades.

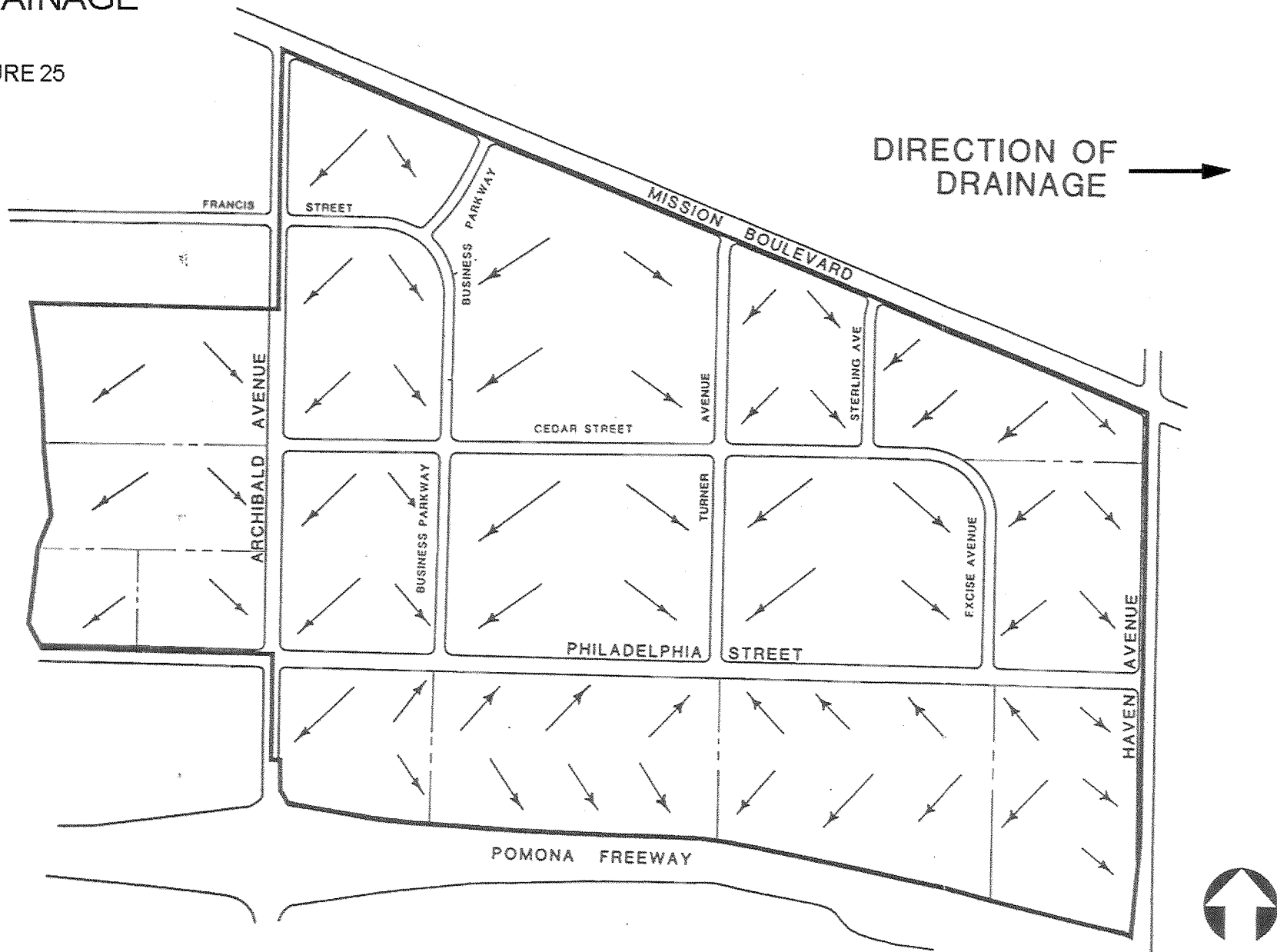
As part of the construction of the Haven Avenue corridor, Haven Avenue will be depressed as it nears Mission Boulevard in order to run under the existing rail line on the north side of Mission. Mission Boulevard will be realigned slightly to the south of the existing alignment, and will be depressed in order to cross Haven Avenue at grade.

The result will be slopes of up to 15 feet in vertical height in the northeastern portion of the site. Although these slopes will not be visible from onsite land uses, the resulting slopes will form the "window" to California Commerce Center South along the approach from Ontario International Airport, and will be maintained at a maximum 3:1 slope ratio.

In addition to the grading which will occur at Mission Boulevard, Haven Avenue will be bridged over the Pomona Freeway in a six or eight-lane configuration, and a westbound onramp will be constructed. As a result, a roadway slope of up to 20 feet in vertical height will be created. This slope will be visible from onsite land uses.

SURFACE DRAINAGE

FIGURE 25



F. LANDSCAPE CONCEPT

The high quality environment envisioned for California Commerce Center South will be established, in part, by the landscape treatment. The landscape is intended to give structure and identity to the overall project, (see Figure 26, Landscape Concept Plan).

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 plan identifies primary landscape elements that will visually emphasize the character of this project. These elements include streetscape, buffer planting, entries and intersections, and onsite landscaping for individual projects within California Commerce Center South. The plant palettes included in the landscape concept may be substituted by the City of Ontario with equivalent plant materials.

1. STREETScape

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 those plant materials that are predominantly evergreen, thereby insuring maximum yearly foliage. 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.

Linear berms are proposed throughout the project area within designated landscape easements. These berms are intended to further enhance the landscape character of California Commerce Center South, and are designed to create topographic variation and interest on an otherwise flat site. Shrubs, groundcover, and turf areas will articulate the ground plane. These streetscape elements will collectively yield the coherence, structure, and identity expected of a project the size of California Commerce Center South.

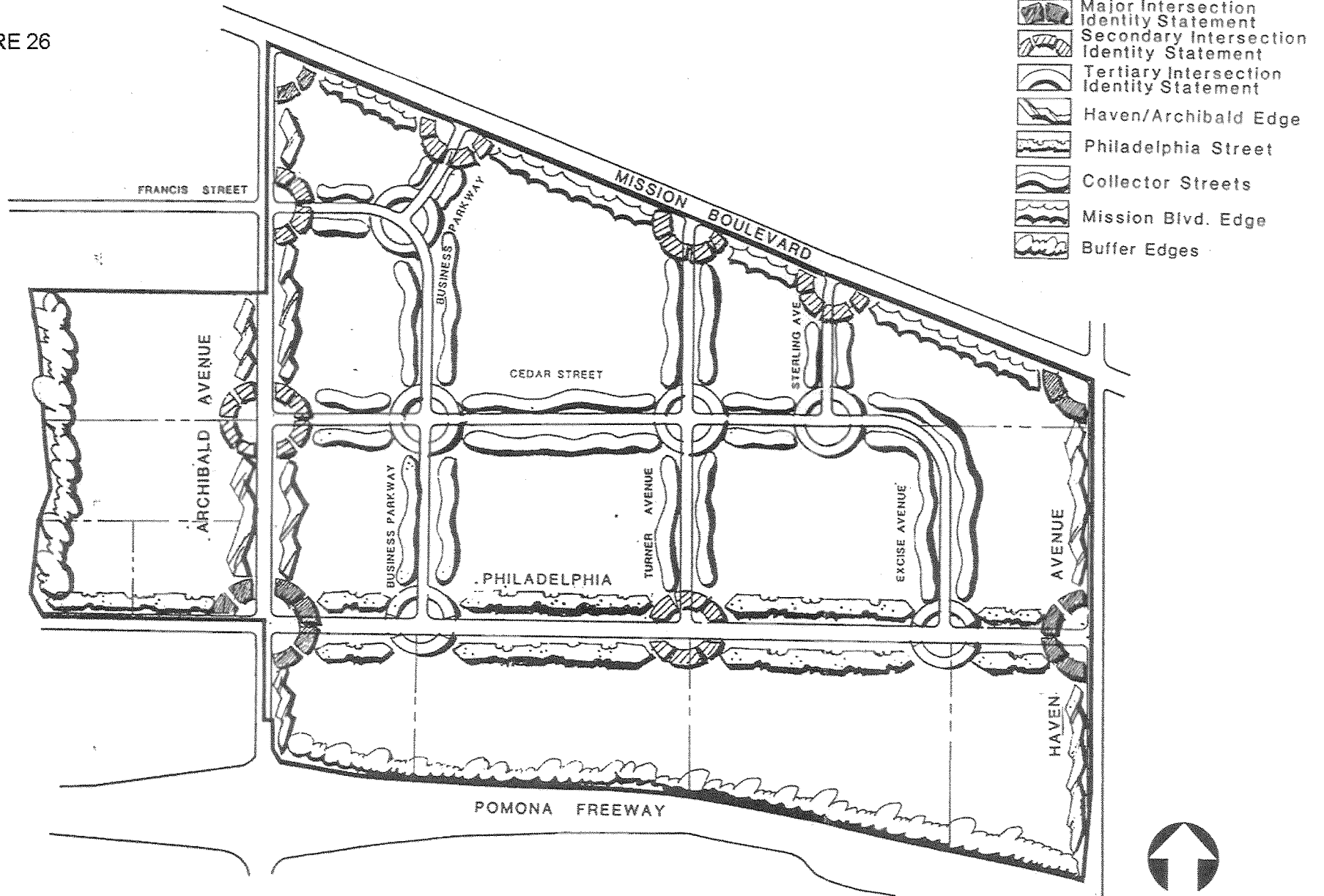
a. Haven and Archibald Avenues

Haven and Archibald Avenues function as major north/south arterials which define the area's east and west edges. These circulation features are designed as divided arterials which include 18 foot raised center medians and 13 foot parkways (in addition, 12-foot landscaped areas will be established outside the roadway alignment). Landscape themes include informal planting of Ginkos within center medians, with parkways dominated by plantings of London Plane trees and Ginkgo trees (please refer to Figures 27 through 32 for illustration of planting concepts).

Landscaped berms and hedges are proposed for each side of the parkway designed to usually frame the streetscape.

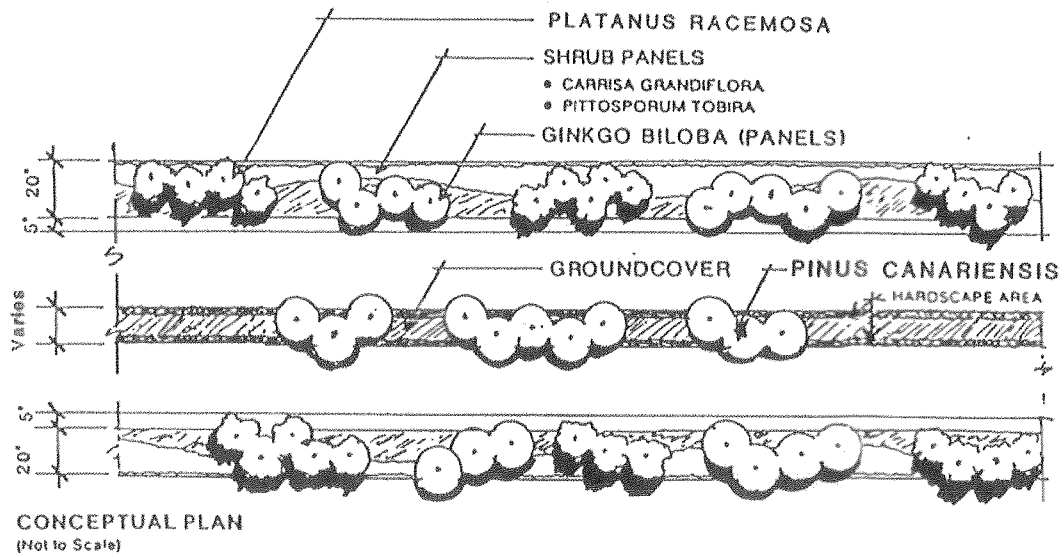
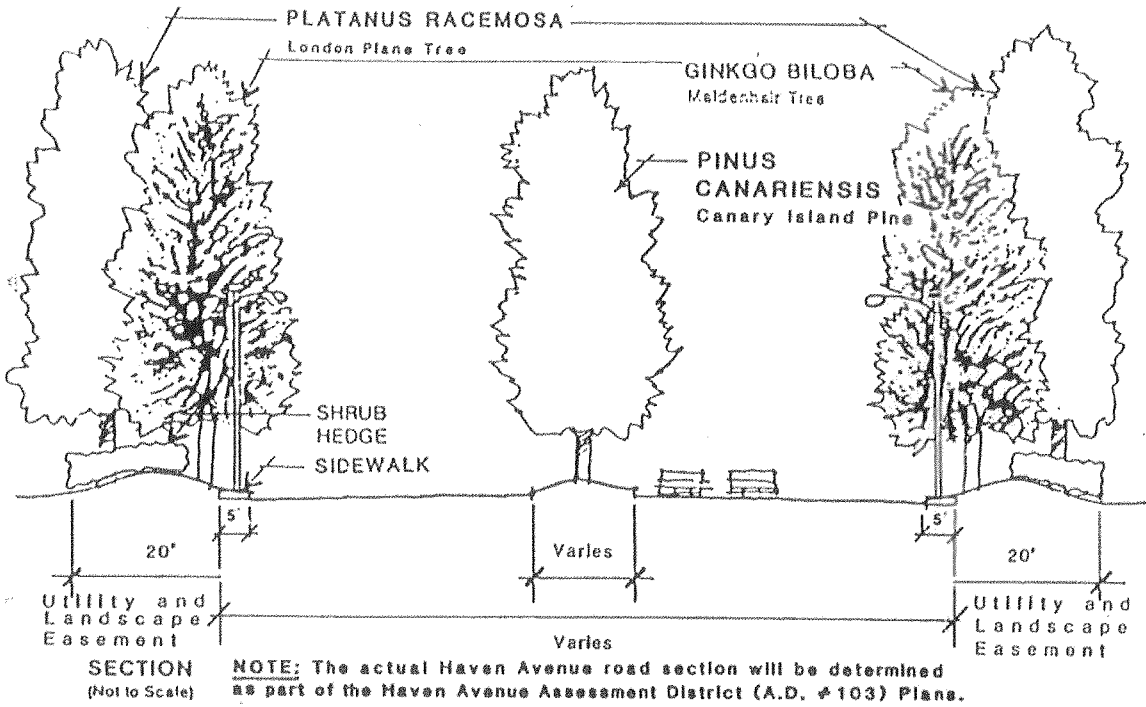
LANDSCAPE CONCEPT PLAN

FIGURE 26



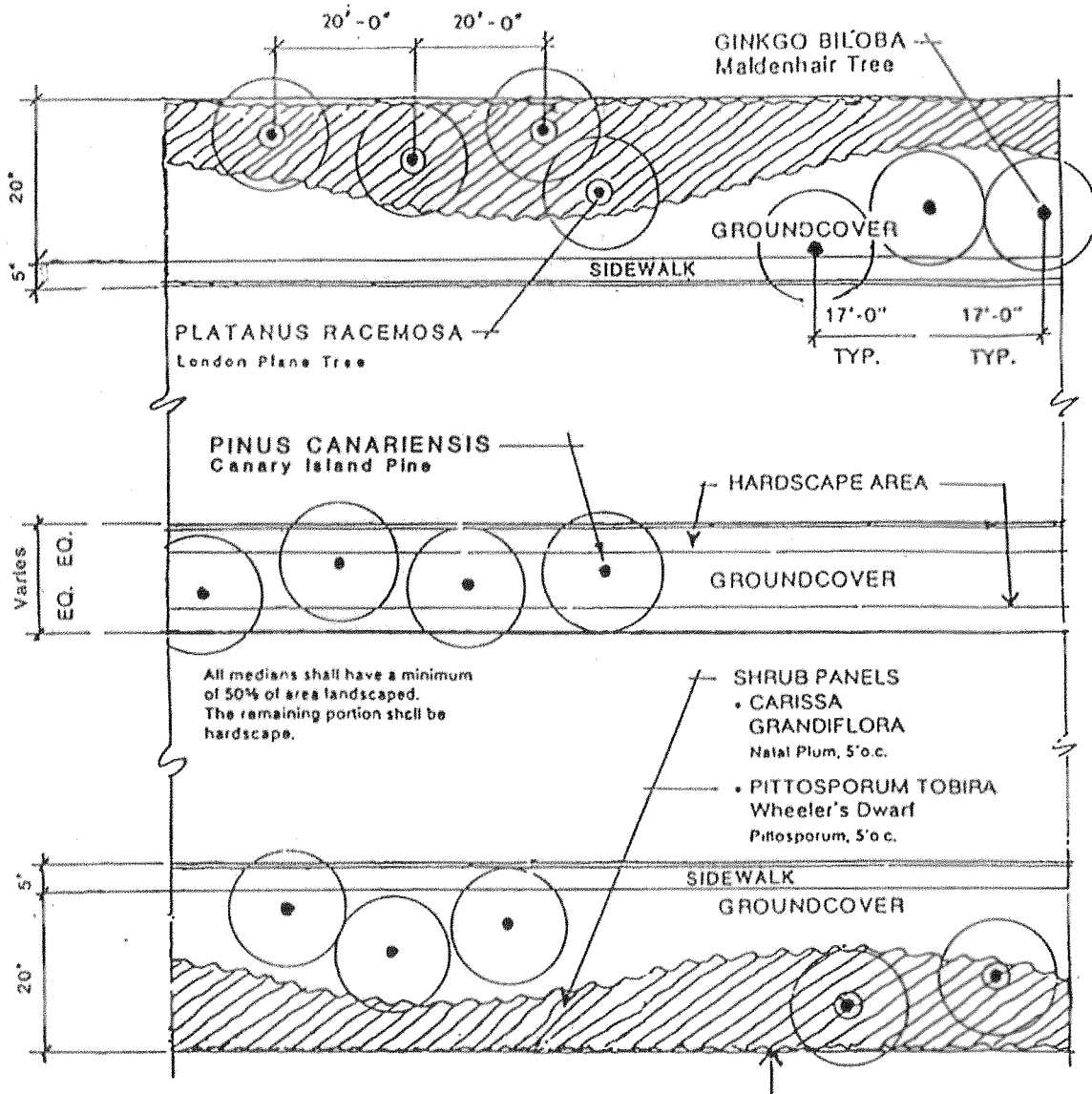
STREETSCAPE - DIVIDED ARTERIAL: HAVEN AVE.

FIGURE 27



HAVEN AVE

FIGURE 28



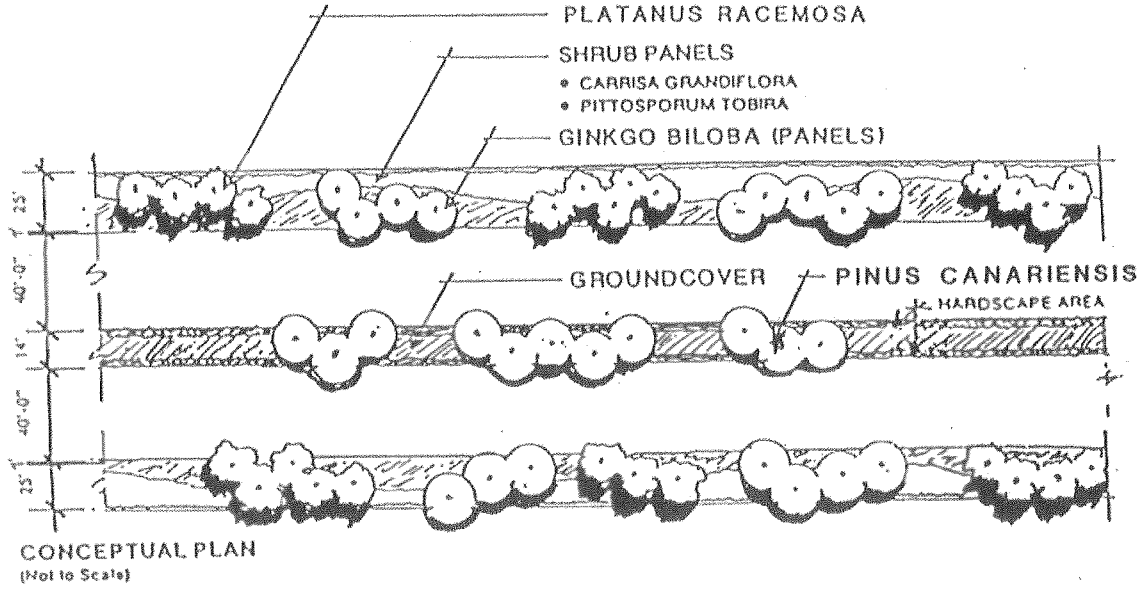
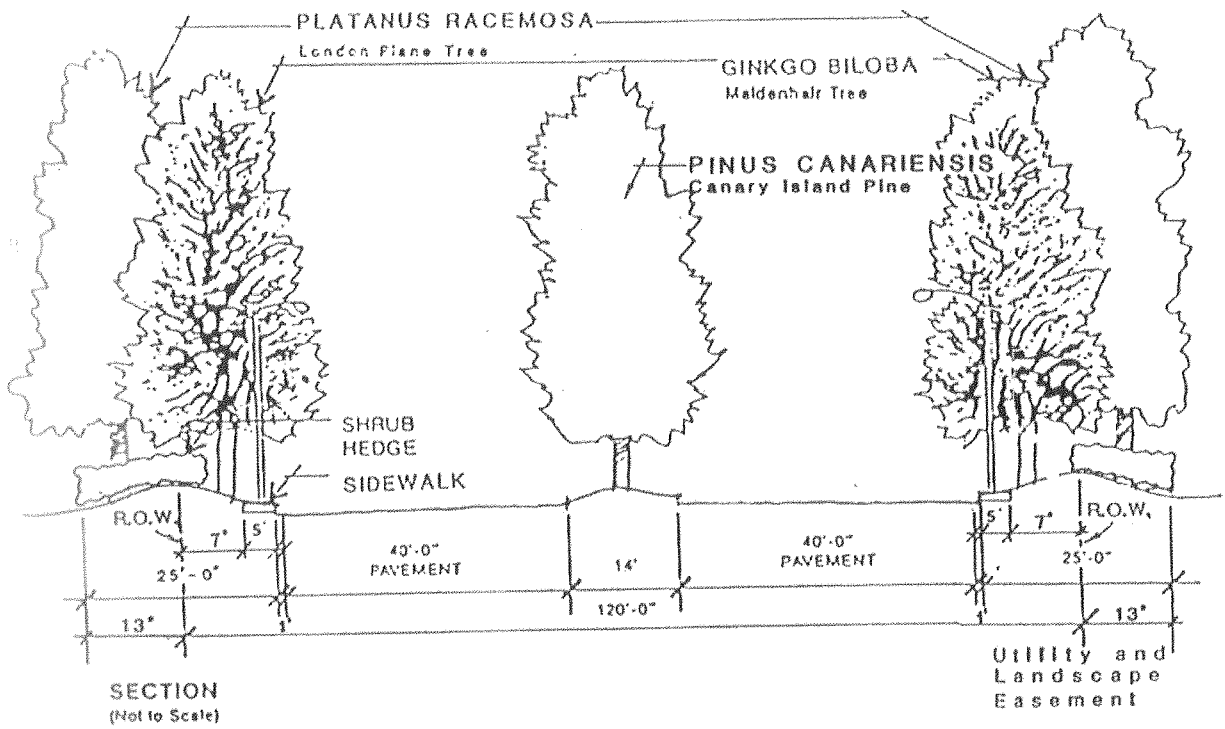
CONCEPTUAL PLANTING PLAN
1"=20'-0"

NOTE: The final roadway section for Haven Avenue will be determined as part of the Haven Avenue Assessment District (AD# 103)

STREETSCAPE - DIVIDED ARTERIAL:

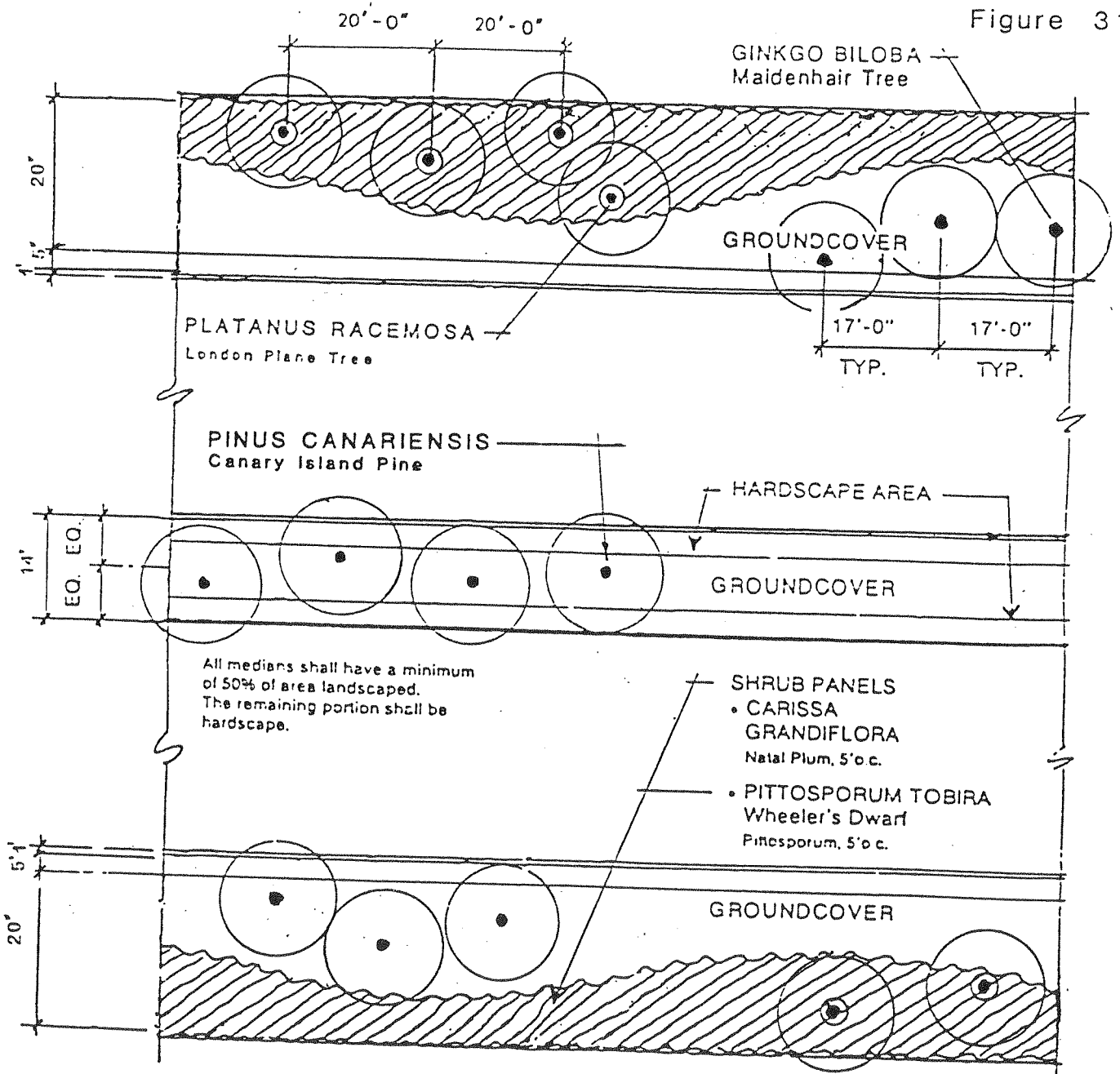
ARCHIBALD AVE

FIGURE 30

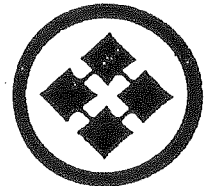


ARCHIBALD AVE

Figure 31



CONCEPTUAL PLANTING PLAN
(Not to Scale)



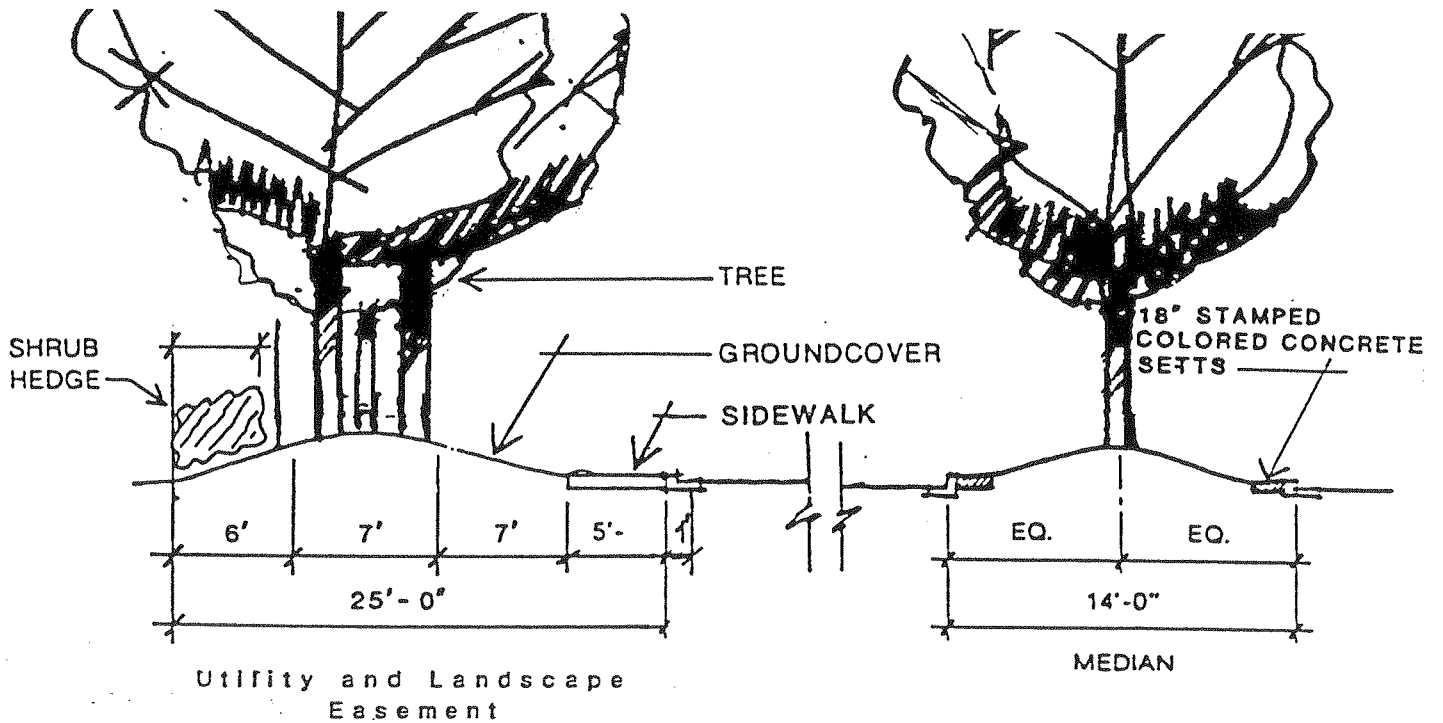
CALIFORNIA
COMMERCE
CENTER
SOUTH

AT ONTARIO

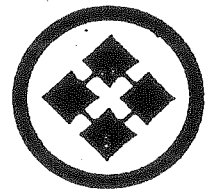
1-27

PLANT PALETTE

STREET	TREE	SHRUB	GROUNDCOVER
ARCHIBALD AVENUE	<ul style="list-style-type: none"> • GINKGO BILOBA Maidenhair Tree • PLATANUS ACERIFOLIA "BLOODGOOD" London Plane Tree 	<ul style="list-style-type: none"> • NERIUM OLEANDER Oleander • COTTONEASTER GLAUCOPHYLLUS 	<ul style="list-style-type: none"> • DELOSPERMA "ALBA" White Trailing Ice Plant • TURF



CONCEPTUAL PLANTING SECTION
1/4" = 1'-0"



**CALIFORNIA
COMMERCE
CENTER
SOUTH**

V-98

AT ONTARIO

b. Mission Boulevard

Mission Boulevard is a major divided arterial which defines the northern edge of the project area. This circulation feature is characterized by a 14 foot center median, which is anticipated to be planted with clusters of Ginko trees, and 13 foot parkways anticipated to be planted with informal drifts of London Plane and Ginko trees (see Figures 33 through 35). In addition, a 20-foot landscaped easement will be provided outside the roadway alignment. Parkways are also anticipated to include informal undulating berms defined by linear shrub hedges. Landscaping along Mission Boulevard will be consistent with the City of Ontario's Mission Boulevard Corridor Study.

c. Philadelphia Street

Philadelphia Street is designated as a standard arterial which traverses the project area in an east/west direction. Philadelphia consists of informal plantings of larger canopy trees (zelkovas) located within 12 foot parkways, in addition to a 13-foot landscape areas outside the roadway alignment (please refer to Figures 36 and 37 for illustration of landscape concept). Landscaped berms and hedges located within the parkways are proposed to further define the streetscape.

d. Francis Street, Turner Avenue, and Interior Streets

Internal collector streets including Francis Street, Turner Avenue, and the other streets identified in the Landscape Concept Plan will be characterized by informal clusters of Brachychiton and Liquidambar trees (see Figures 38 through 41.) The plant palette for these streets is designed to provide an overall, cohesive image, which will define the entire project area. Informal, undulating, berms will also be provided in order to further identify the internal planning area.

Local industrial streets will be characterized by informal clusters of trees, including Zelkova, Brisbane box, Bradford pear, and acacia (see Figures 42 through 43).

2. INTERSECTION IDENTITY STATEMENTS

The landscape identity statements proposed for the intersections within the project site are based on an hierarchical concept. Three levels of identity statements are: Major, Secondary, and Tertiary. The location of these identity statements is illustrated in Figure 26.

Major identity statements occur at the intersection of arterials and serve as gateways to the project. The landscape features will include concrete walls displaying the project name (see Figures 44 and 45). Grading, planting of columnar-vertical trees, and creation of terraces of seasonal color groundcover in a circular pattern will be used to delineate and highlight these intersections.

Secondary identity statements will be located at intersections of collector and arterial streets. Predominantly evergreen flowering trees will be planted at these intersections to complement the adjacent streetscape treatments (see Figures 46 and 47). Seasonal color groundcover will also be used, again with a terrace wall. These low walls may contain project identification signs.

Tertiary identity statements will be constructed in the locations identified in Figure 26, and will be delineated with evergreen trees, flowering accent trees, and groundcover or turf (see Figures 48 and 49).

3. ON-SITE LANDSCAPING

Criteria have also been established for landscaping of onsite areas. This landscaping will be the responsibility of individual parcel owners, and will be reviewed and approved by the project sponsor as part of the development site plan approval process.

These 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 51 through 55).

A recommended plant palette has been provided offering a variety of plant materials which do well in this climate (see Table 6). 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 should also 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 must be 5 gallons. Smaller container-size plant material must be approved by the project sponsor and the City of Ontario.

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

4. BUFFER EDGES

Buffer plantings are currently located contiguous to the Pomona Freeway, and consist of a dense windrow of eucalyptus trees. It is intended that the existing windrow along the freeway, and located within Caltrans' right of way, will be thinned and pruned to provide freeway visibility into the project area. An additional 20 feet of landscaping is to be provided outside of the right-of-way in accordance with Planning Commission Resolution No. 2392, regarding standards for development along Mission Boulevard and the Pomona, the San Bernardino, and Ontario freeways (see Figure 54).

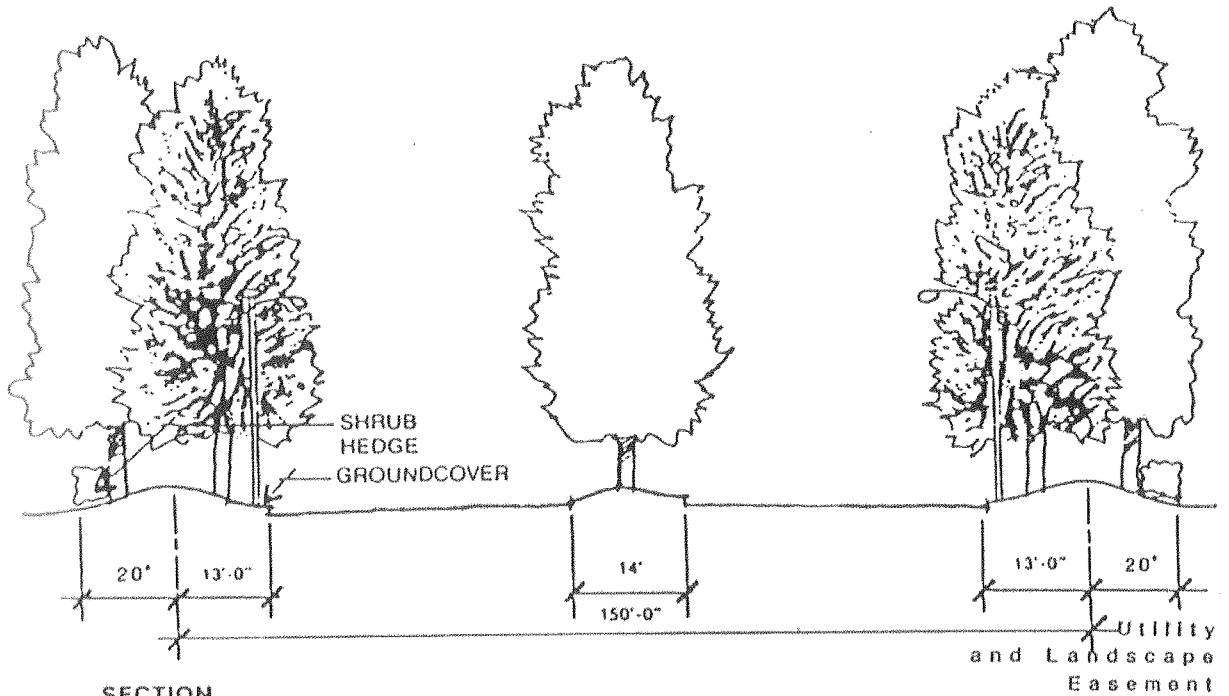
The requirement to provide and to maintain not less than twenty (20) feet of on-site landscaping adjacent to the Pomona Freeway (as measured from the public right-of-way) may be reduced by one foot for each one foot of landscaping that is provided and maintained by California Commerce Center South within Caltrans's right-of-way. This reduction in the required amount of onsite landscaping adjacent to the freeway shall only be permitted provided that a minimum of ten (10) feet of on-site landscaping shall be provided outside of and adjacent to the freeway right-of-way and provided further that the freeway right-of-way shall be landscaped, as approved by Caltrans. All development along Mission Boulevard shall also comply with the applicable provisions of Planning Commission Resolution No. 2392, as adopted.

Also, a ten-foot wide landscape buffer will be planted along the Cucamonga Creek channel (see Figure 55). The purpose of this buffer is to screen the chain link fence and concrete channel from uses within the Business Park area.

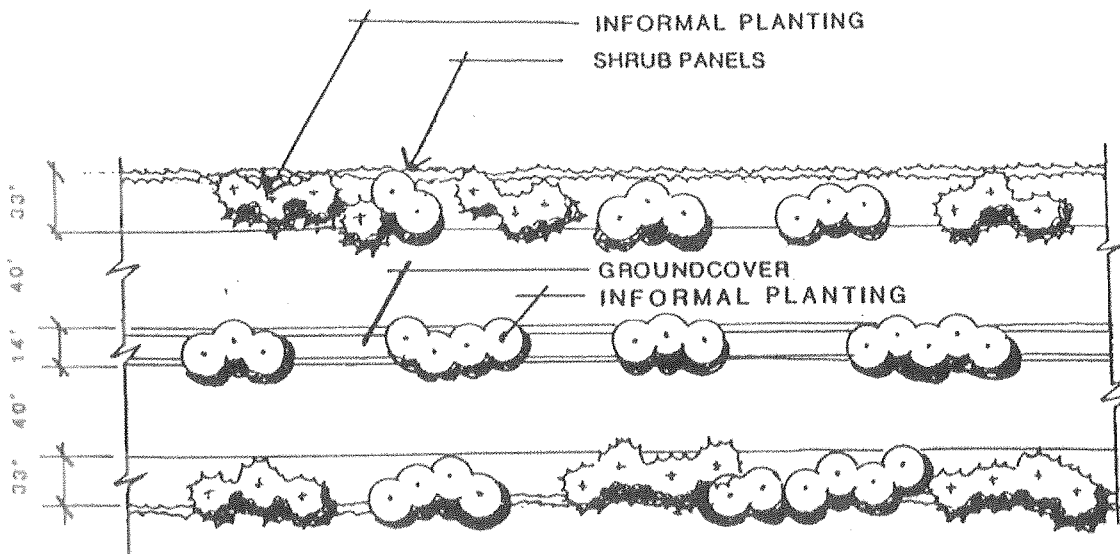
STREETSCAPE - DIVIDED ARTERIAL:

MISSION BLVD

FIGURE 33



SECTION
(Not to Scale)

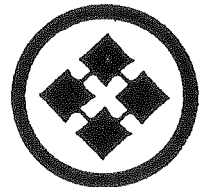
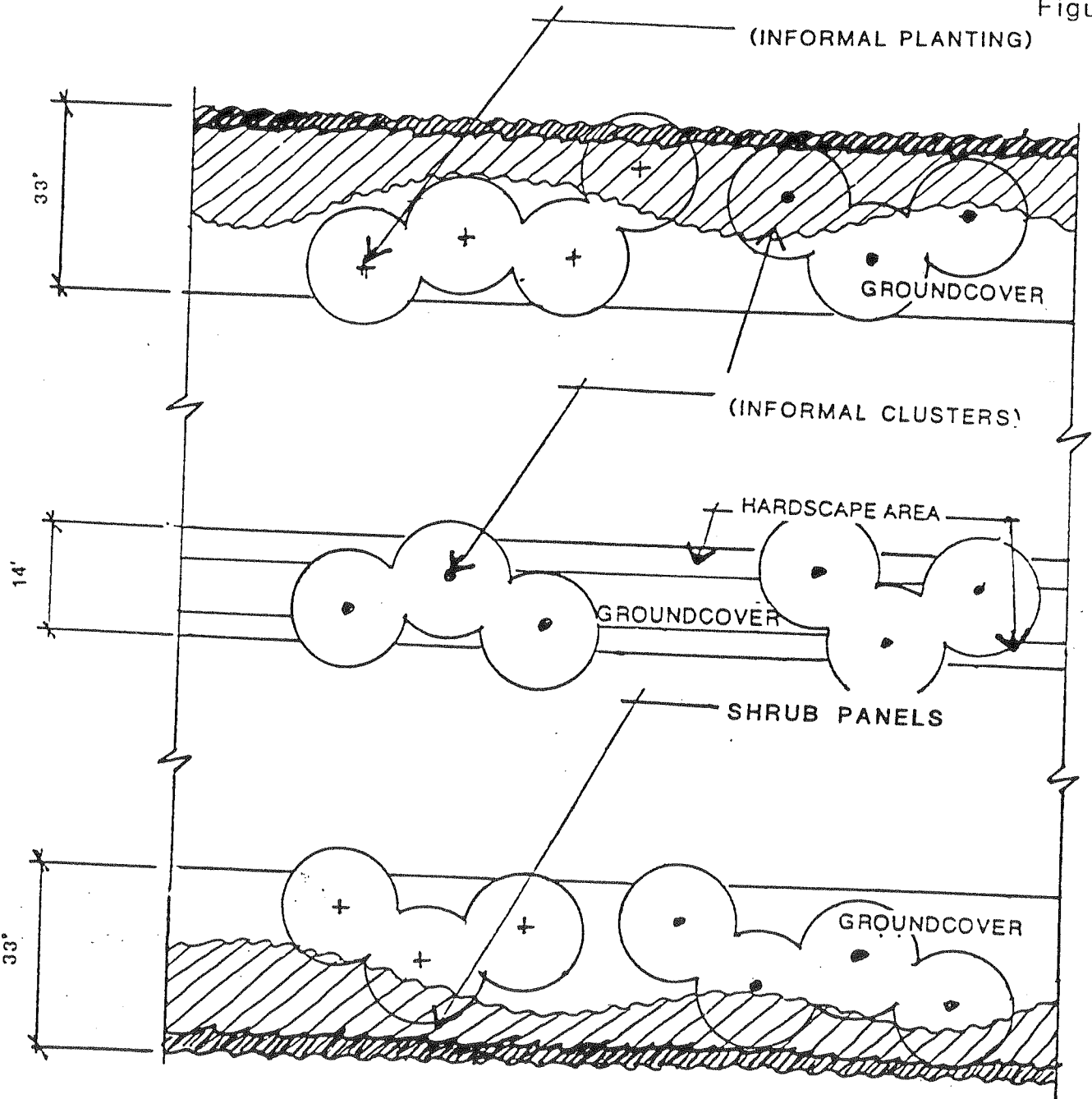


CONCEPTUAL PLAN
(Not to Scale)

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

MISSION BLVD

Figure 34



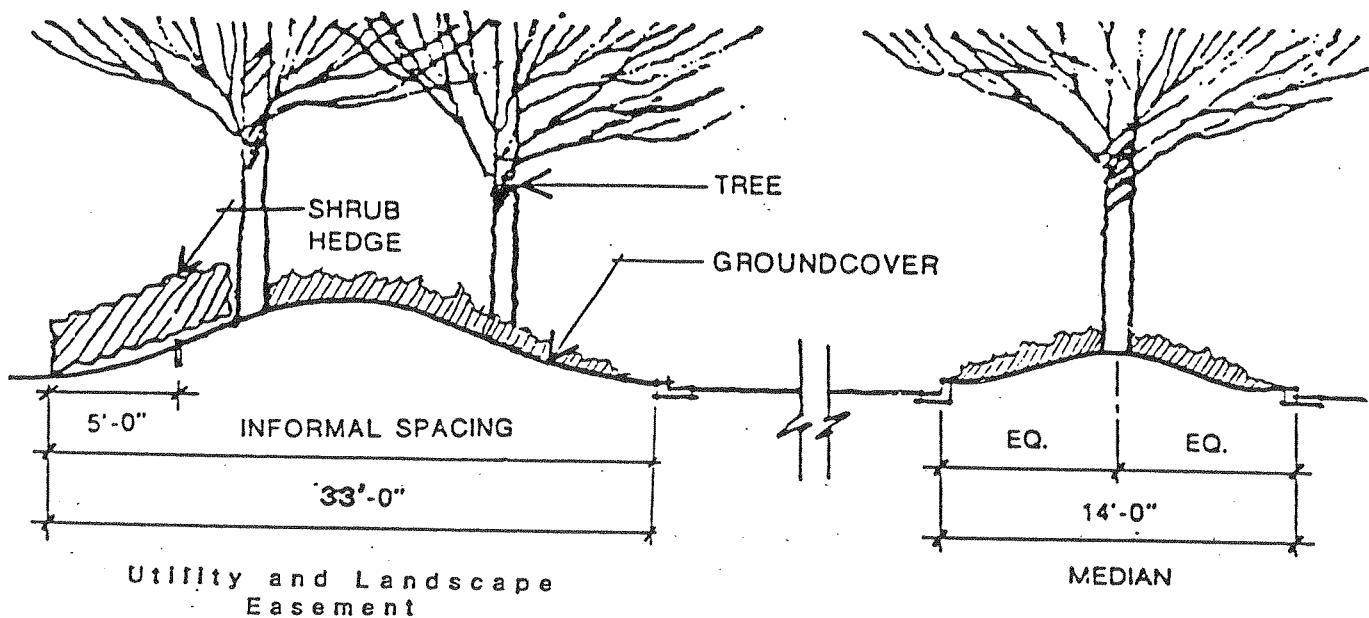
**CALIFORNIA
COMMERCE
CENTER
SOUTH**

V-34

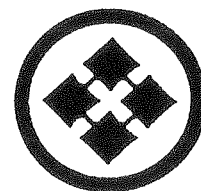
AT ONTARIO

PLANT PALETTE

STREET	TREE	SHRUB	GROUNDCOVER
MISSION BOULEVARD	• SCHINUS MOLLE California Pepper Tree	• PHORMIUM TENAX "RUBRUM" New Zealand Flax	• ROSMARINUS OFFICINALIS "PROSTRATUS" Dwarf Rosemary
	• EUCALYPTUS RUDIS Desert Gum, Swamp Gum	• NERIUM OLEANDER "ALGIERS" Oleander	• TRACHELOSPERMUM JASMINOIDES Star Jasmine
	• GEIJERA PARVIFLORA Australian Willow		• DELOSPERMA "ALBA" White Trailing Ice Plant
			• GAZANIA MITSUWA "YELLOW"
			• TURF



CONCEPTUAL PLANTING SECTION
1/8" = 1'-0"



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SOUTH**

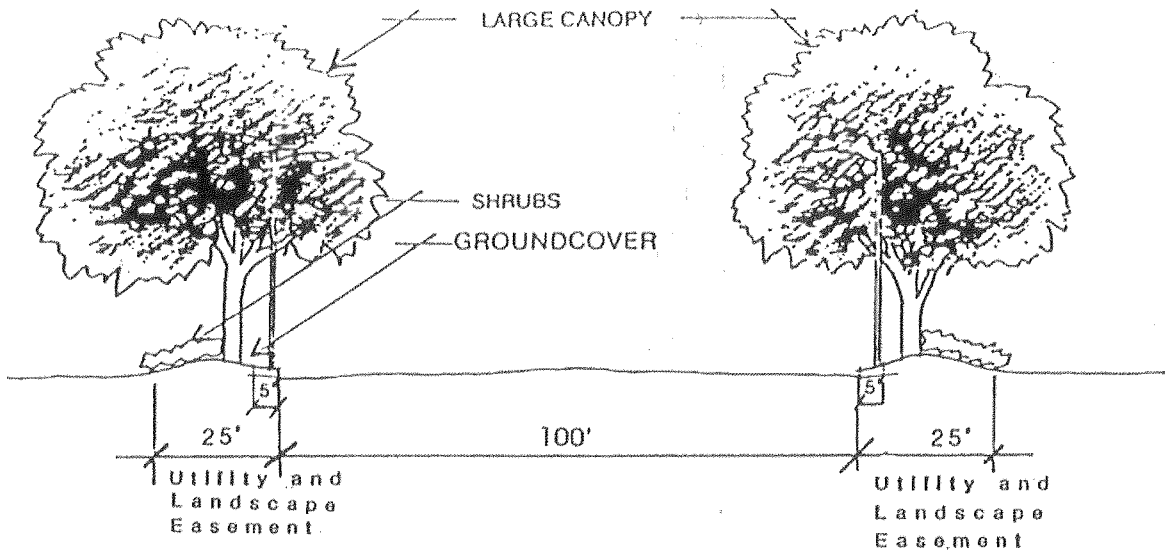
AT ONTARIO

V-35

STREETSCAPE - STANDARD ARTERIAL

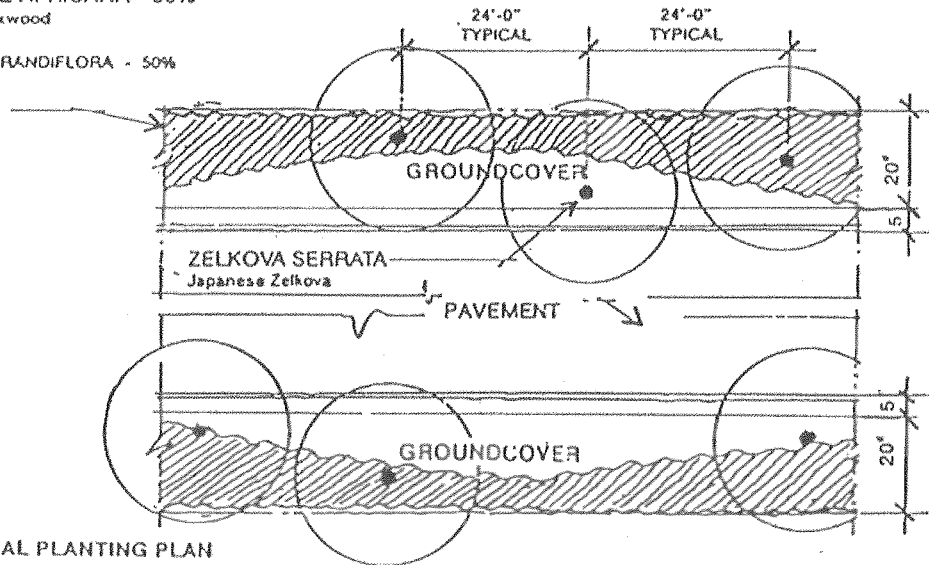
PHILADELPHIA ST

FIGURE 36



SECTION
(Not to Scale)

- SHRUBS: 4'-0" Δ SPACING
- MYRSINE AFRICANA - 50%
African Boxwood
 - CARISSA GRANDIFLORA - 50%
Natal Plum



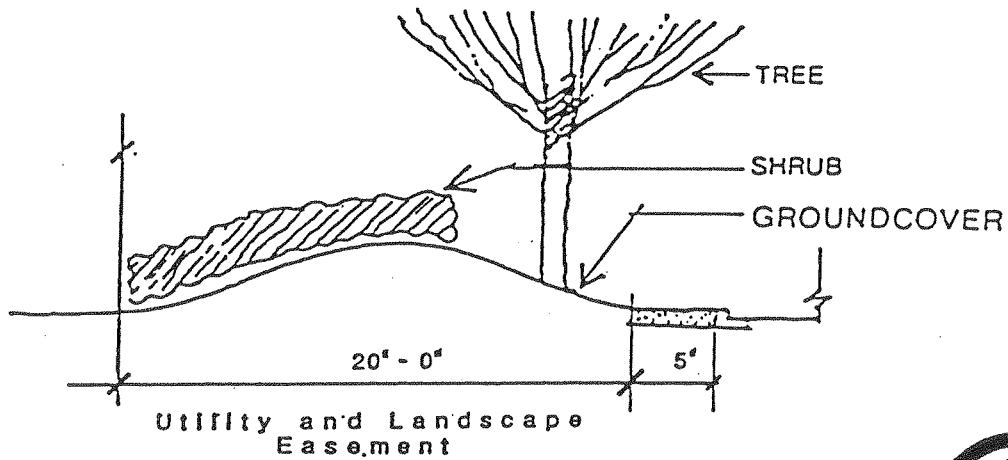
CONCEPTUAL PLANTING PLAN
(Not to Scale)

PHILADELPHIA ST.

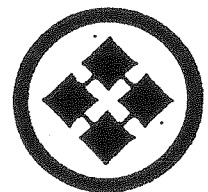
Figure 37

PLANT PALETTE

STREET	TREE	SHRUB	GROUNDCOVER
PHILADELPHIA STREET	<ul style="list-style-type: none"> • ZELKOVA SERRATA Japanese Zelkova • MAGNOLIA GRANDIFLORA Majestic Beauty 	<ul style="list-style-type: none"> • ABELIA GRANDIFLORA Edward Goucher • PITTOSPORUM TOBIRA Wheeler 	<ul style="list-style-type: none"> • GAZANIA MITSUWA "YELLOW" • TURF



CONCEPTUAL PLANTING SECTION
1/4" = 1'-0"



**CALIFORNIA
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SOUTH**

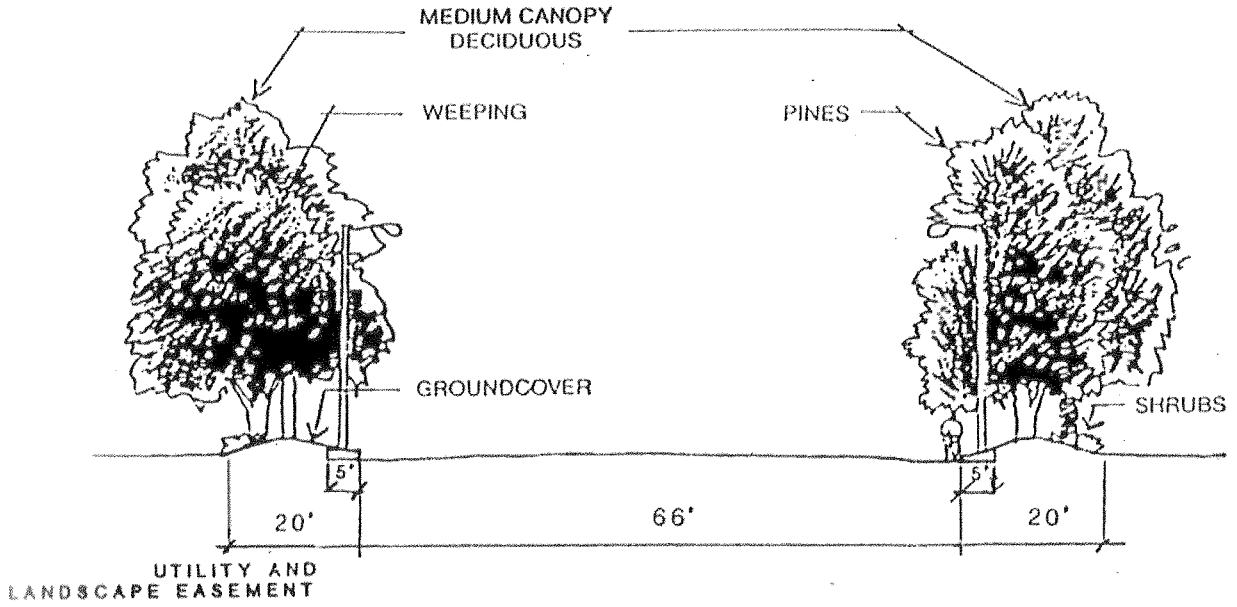
AT ONTARIO

V-37

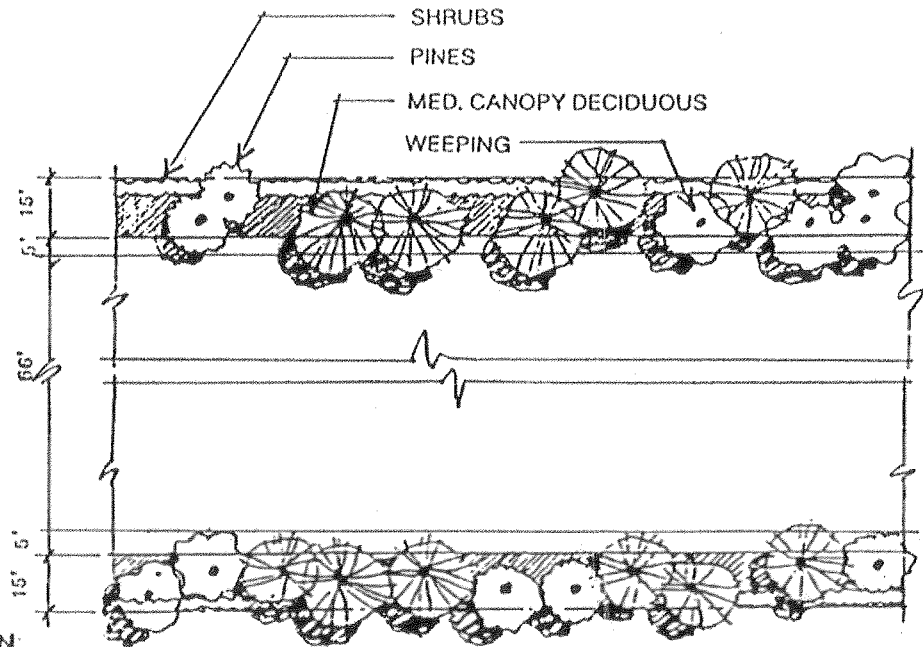
STREETSCAPE - COLLECTORS

FRANCIS ST.
CEDAR ST
(West of Business Pkwy)

FIGURE 38



SECTION
(Not to Scale)

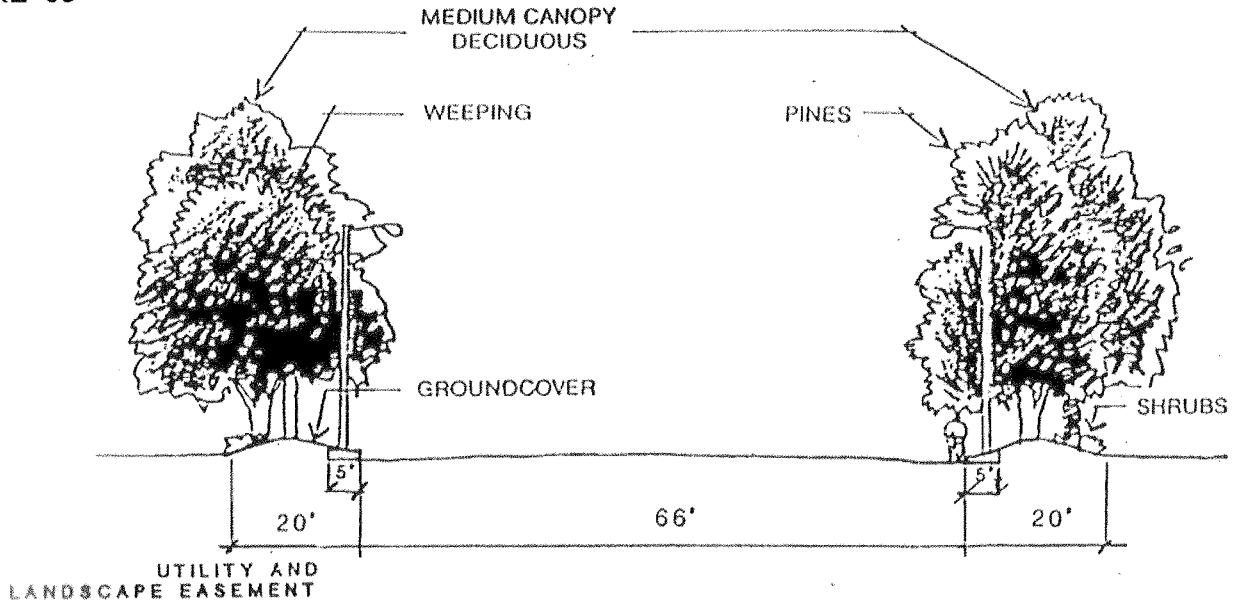


CONCEPTUAL PLAN
(Not to Scale)

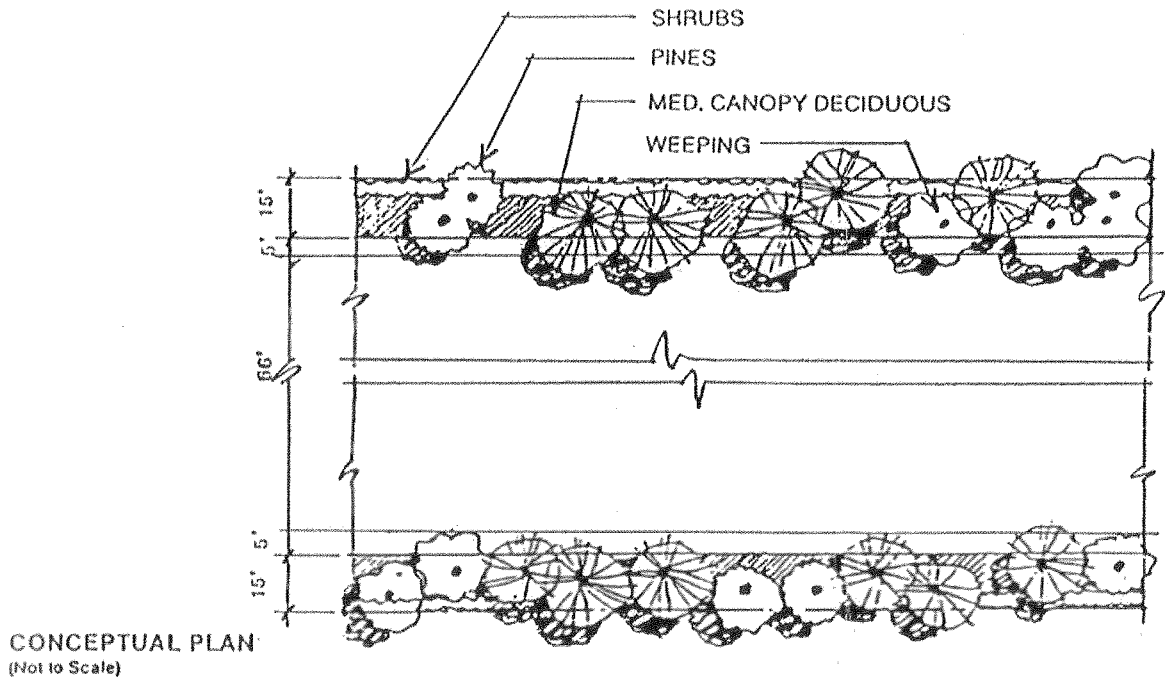
STREETSCAPE - COLLECTORS

BUSINESS PKWY
EXCISE AVE
TURNER AVE
CEDAR ST.
(E. oc Sterling Ave))

FIGURE 39



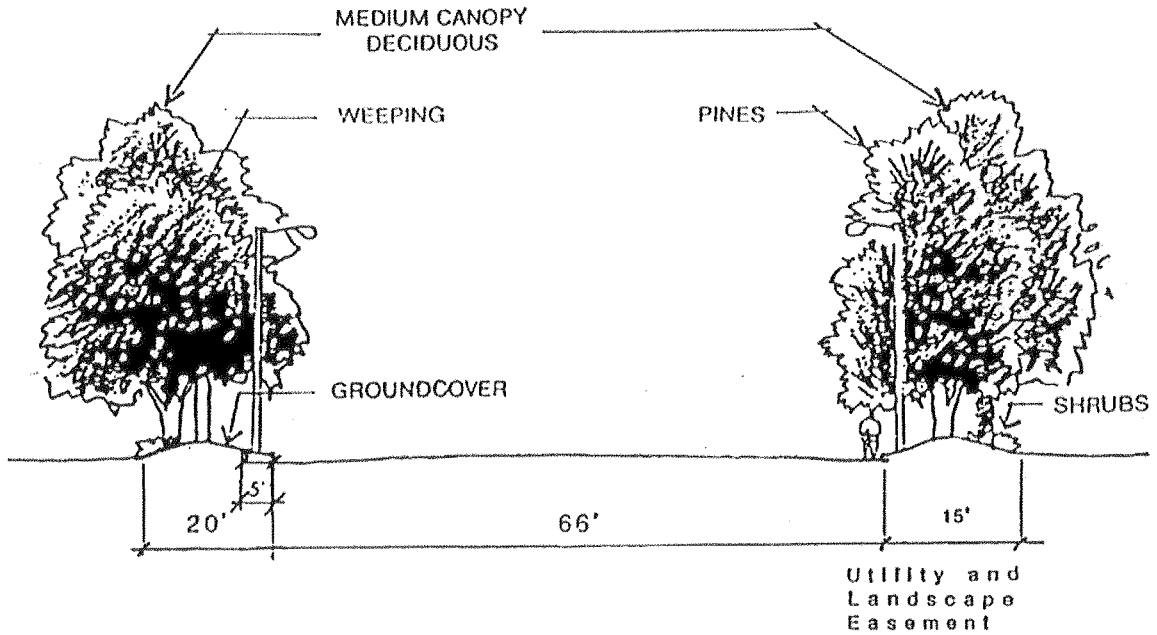
SECTION
(Not to Scale)



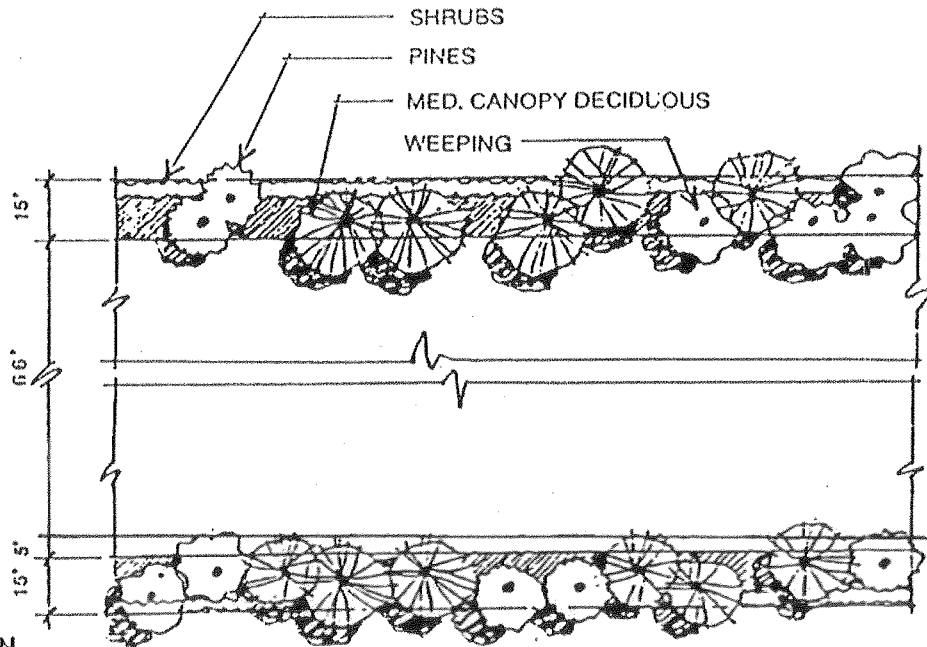
STREETSCAPE - COLLECTORS

STERLING AVE
CEDAR ST.
(Btwn Business Pkwy
and Sterling Ave)

FIGURE 40



SECTION
(Not to Scale)



CONCEPTUAL PLAN
(Not to Scale)

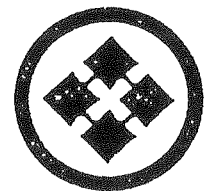
STREETSCAPE:

FRANCIS ST.
TURNER AVE
CEDAR ST.
BUSINESS PKWY
STERLING AVE
EXCISE AVE

Figure 41

PLANT PALETTE

STREET	TREE (Random Mix)	SHRUB (4' o.c. SPACING)
FRANCIS STREET	• BRACHYCHITON POPULNEUS Bottle Tree	• RAPHILOEPIS INDICA India Hawthorne
TURNER AVENUE	• ALNUS RHOMBIFOLIA White Alder	• OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus
BUSINESS PARKWAY	• PISTACIA CHINENSIS Chinese Pistacia	• XYLOSMA CONGESTUM Shiny Xylosma
STERLING AVENUE	• LIQUIDAMBAR STYRACIFLUA American Sweetgum	• CEANOTHUS RIGIDUS Snowball Ceanothus
EXCISE AVENUE	• CINNAMOMUM CAMPHORA Camphor Tree	• CEANOTHUS 'Julia Phelps' Julia Phelps Ceanothus
CEDAR STREET		• ABELIA GRANDIFLORA Glossy Abelia
		• RHUS OVATA Sugar Bush



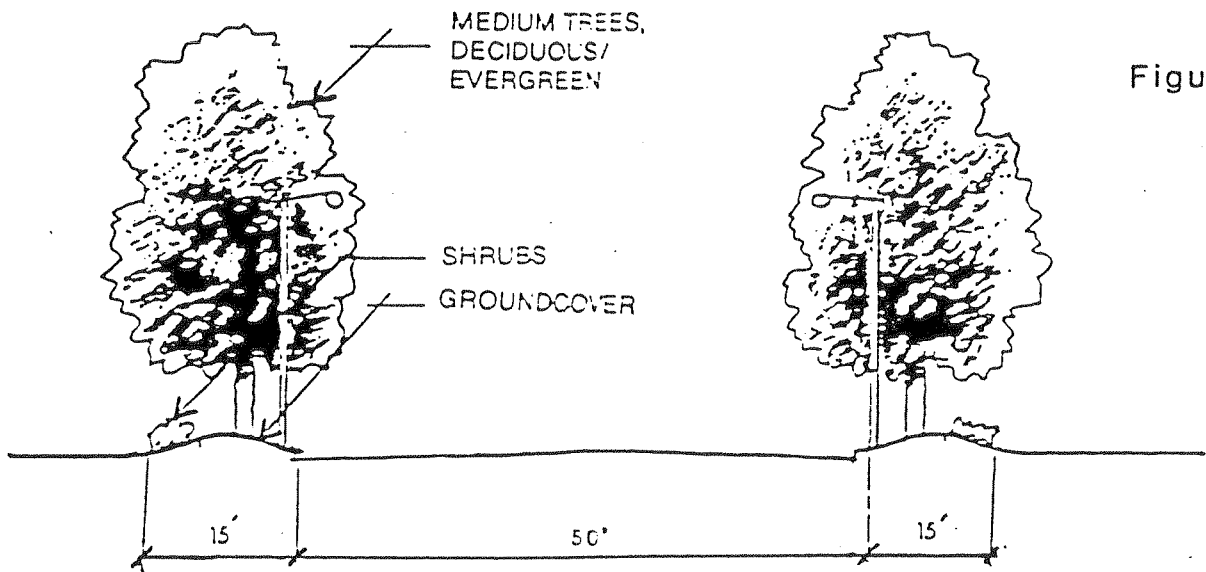
CALIFORNIA
COMMERCE
CENTER
SOUTH

V-41

AT ONTARIO

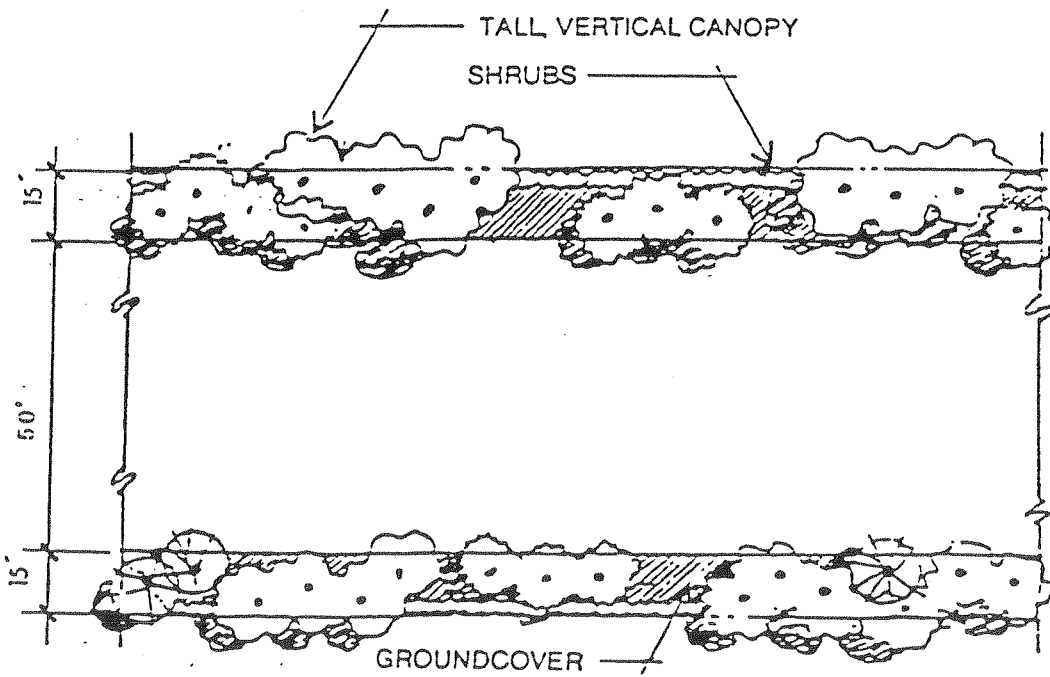
STREETSCAPE - LOCAL INDUSTRIAL STREETS

Figure 42

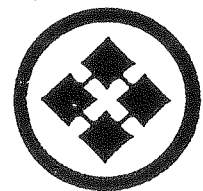


Utility and
Landscape
Easement

SECTION
(Not to Scale)



CONCEPTUAL PLAN
(Not to Scale)



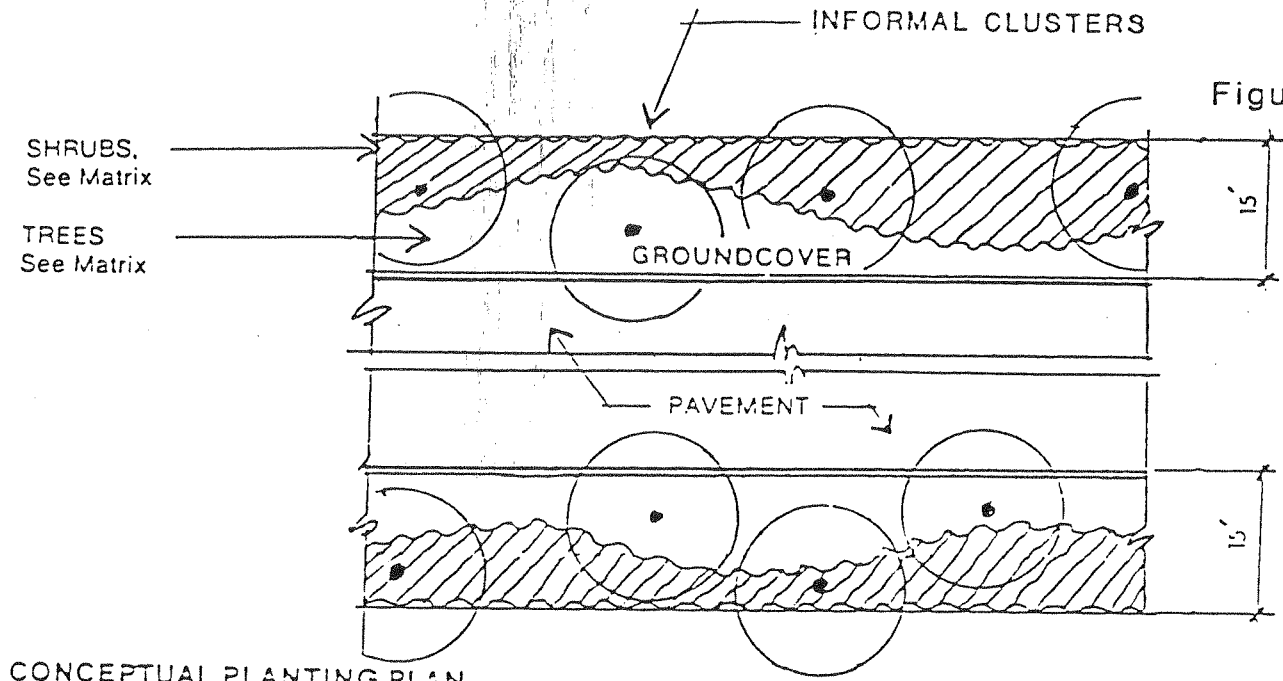
CALIFORNIA
COMMERCE
CENTER
SOUTH

AT ONTARIO

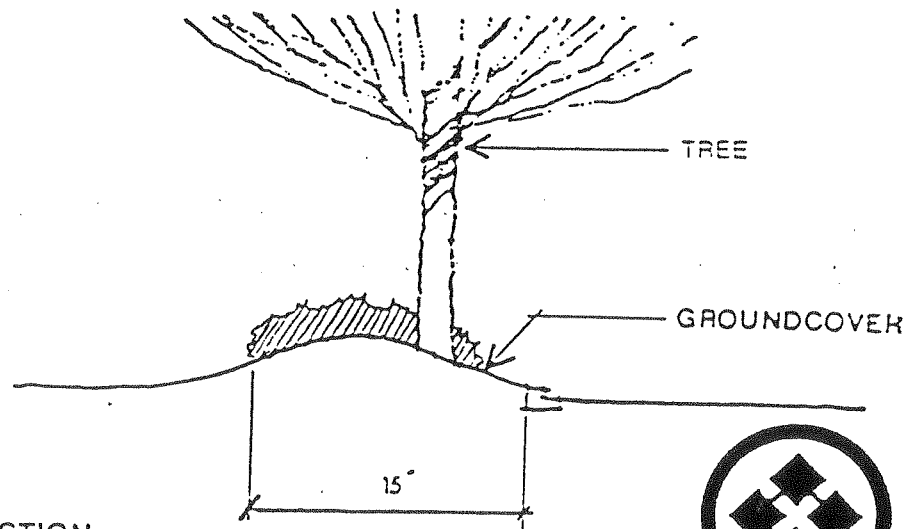
V-92

LOCAL INDUSTRIAL STREETS

Figure 43

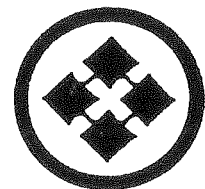


CONCEPTUAL PLANTING PLAN
(not to scale)



CONCEPTUAL PLANTING SECTION
(not to scale)

Utility and Landscape
Easement



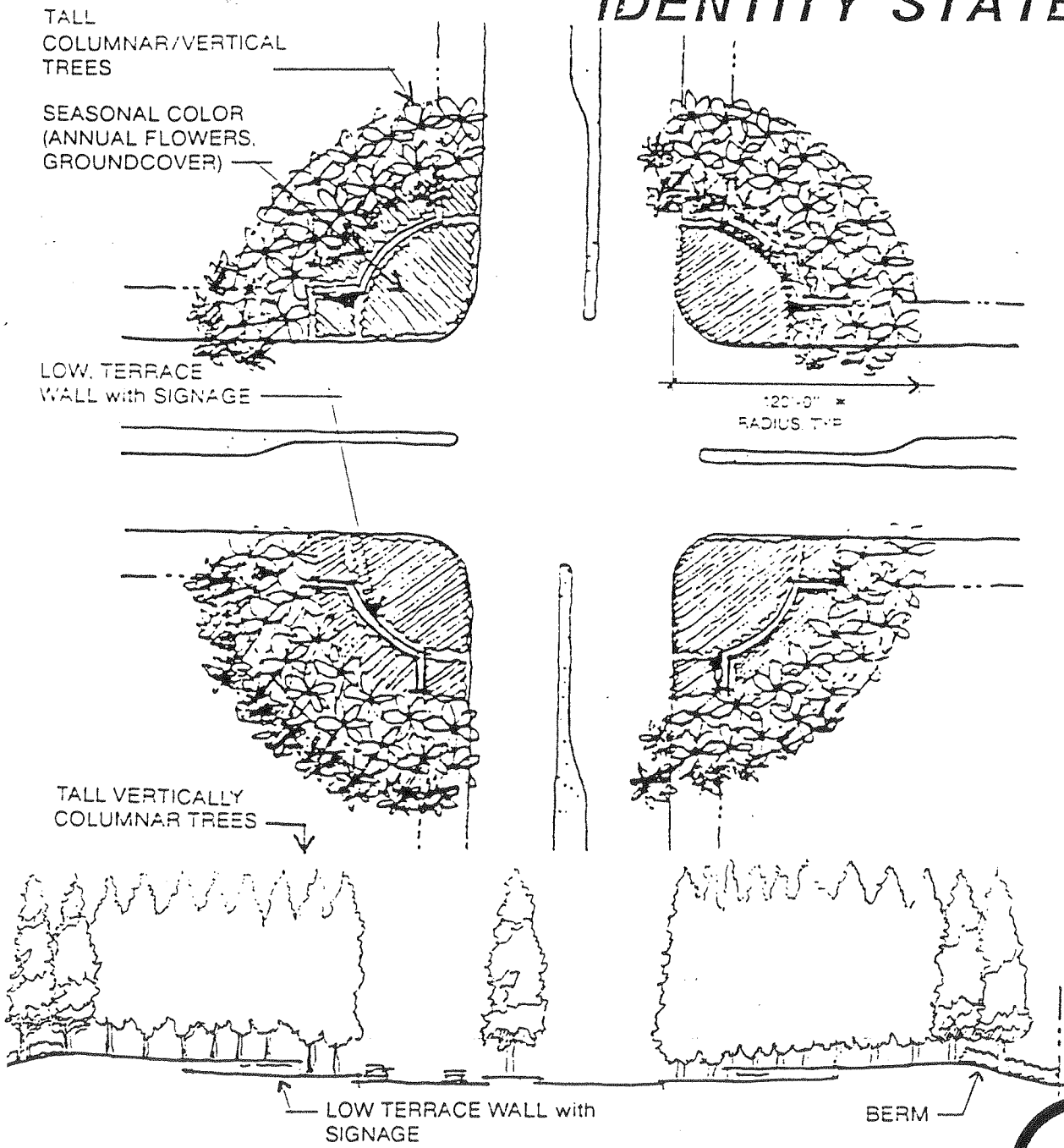
CALIFORNIA
COMMERCE
CENTER
SOUTH

AT ONTARIO

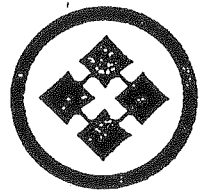
V-43

CONCEPTUAL MAJOR ENTRANCE/ IDENTITY STATEMENT

Figure 44



CONCEPTUAL SECTION
(Not to Scale)



CALIFORNIA
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SOUTH

AT ONTARIO

V-44

CONCEPTUAL MAJOR ENTRANCE / IDENTITY STATEMENT

Figure 45

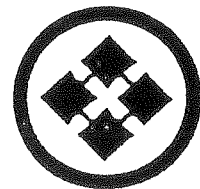
PLANT PALETTE

TREE

- PINUS ELДАРICA
- PLATANUS ACERIFOLIA
"BLOODGOOD"
London Plane Tree

GROUND COVER/SHRUB

- GAZANIA MITSUWA
"YELLOW"
- ESCALLONIA
"FRADESII"
- PITTOSPORUM TOBIRA
Wheeler
- ANNUAL OR PERENNIAL COLOR
- TURF



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COMMERCE
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SOUTH**

AT ONTARIO

V-45

CONCEPTUAL SECONDARY ENTRANCE IDENTITY STATEMENT

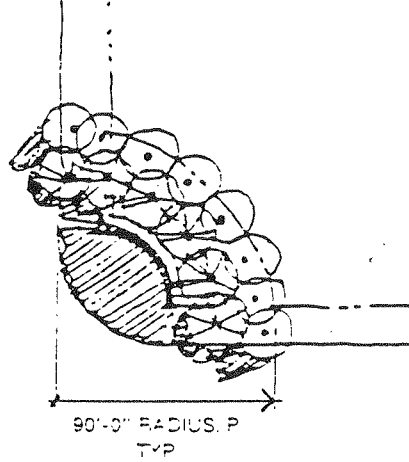
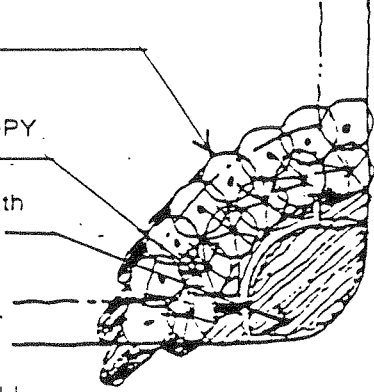
Figure 46

COLUMNAR
TREES

FLOWERING CANOPY
TREES

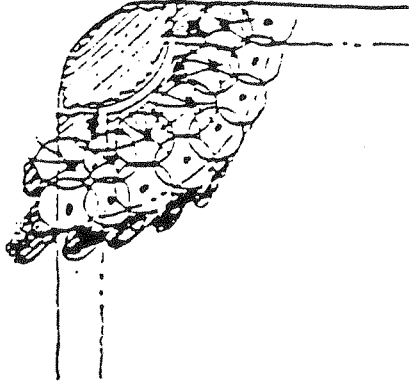
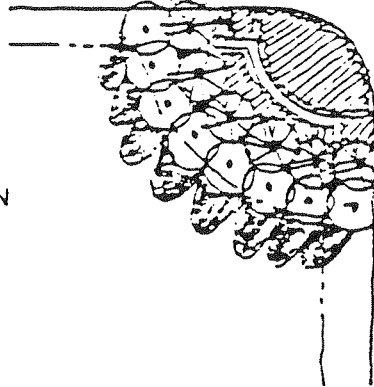
GROUNDCOVER with
SEASONAL COLOR

LOW TERRACE WALL
(OPTIONAL)



90°-00" RADIUS, P
TYP

CONCEPTUAL PLAN
(Not to Scale)

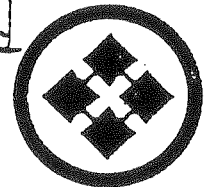
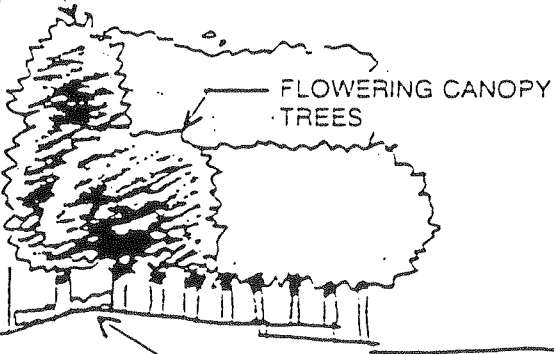


COLUMNAR
TREES

FLOWERING CANOPY
TREES

BERM

CONCEPTUAL SECTION
(Not to Scale)



**CALIFORNIA
COMMERCE
CENTER
SOUTH**

V-46

AT ONTARIO

CONCEPTUAL SECONDARY ENTRANCE IDENTITY STATEMENT

Figure 47

PLANT PALETTE

TREE

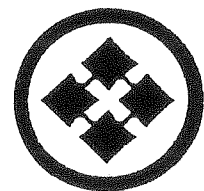
- LIQUIDAMBAR STYRACIFLUA
"PALO ALTO"
American Sweet Gum
- LAGERSTROEMIA INDICA
"LAVENDER"
Crape Myrtle

GROUNDCOVER/SHRUB

- LAMPRANTHUS SPECTABILIS
Trailing Ice Plant
- PITTOSPORUM TOBIRA
Variegata
- GAZANIA MITSUWA
"YELLOW"

- PITTOSPORUM TOBIRA
Wheeler
- ANNUAL OR PERENNIAL COLOR

- TURF



**CALIFORNIA
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V-47

AT ONTARIO

CONCEPTUAL TERTIARY IDENTITY STATEMENT

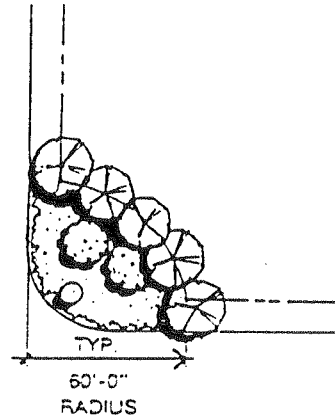
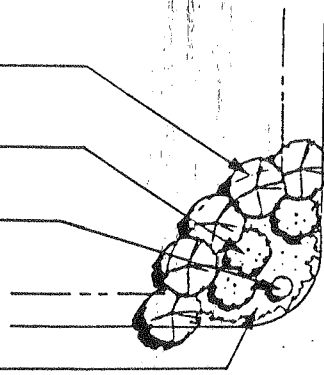
Figure 48

EVERGREEN, CANOPY
TREES

FLOWERING, ACCENT
TREES

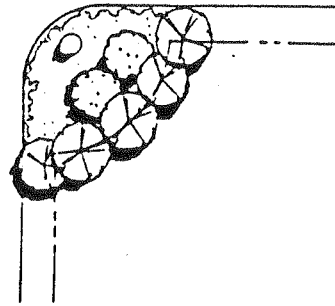
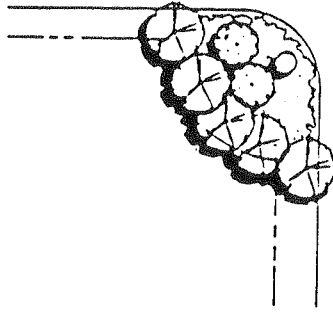
BOLLARD (OPTIONAL)

GROUNDCOVER



CONCEPTUAL PLAN

(Not to Scale)

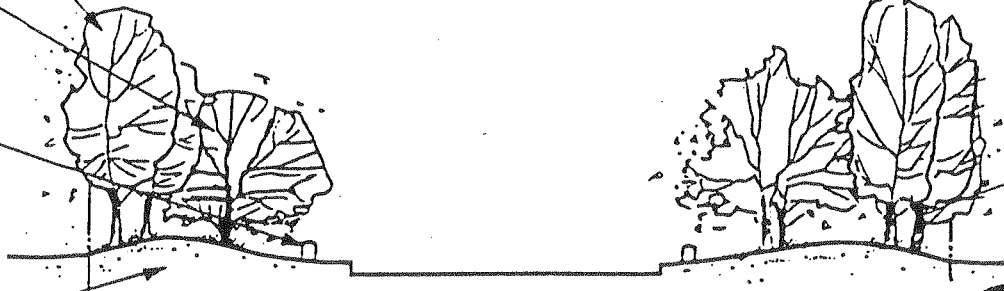


EVERGREEN, CANOPY
TREES

FLOWERING,
ACCENT
TREES

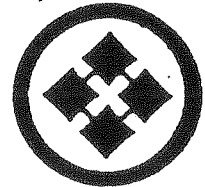
BOLLARDS
(OPTIONAL)

SERM



CONCEPTUAL SECTION

(Not to Scale)



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AT ONTARIO

V-48

CONCEPTUAL TERTIARY IDENTITY STATEMENT

Figure 49

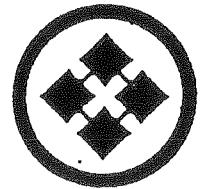
PLANT PALETTE

TREE

- MAGNOLIA GRANDIFLORA
Majestic Beauty
- PRUNUS CERASIFERA "ATROPURUREA"
Purple-Leaf Plum

GROUNDCOVER/SHRUB

- LAMPRANTHUS SPECTABILIS
Trailing Ice Plant
- ANNUAL OR PERENNIAL COLOR
- TURF



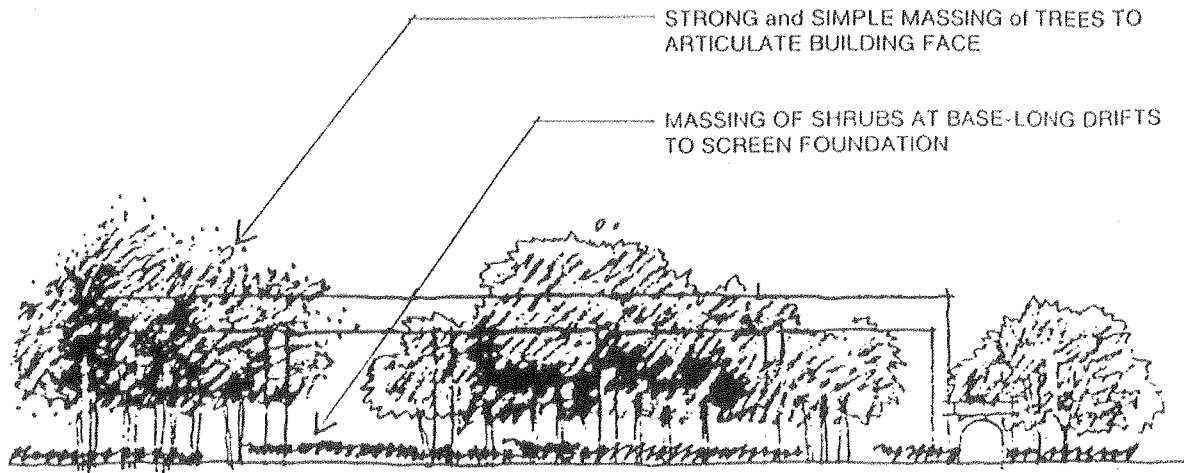
CALIFORNIA
COMMERCE
CENTER
SOUTH

V-49

AT ONTARIO

ON-SITE LANDSCAPING

FIGURE 50

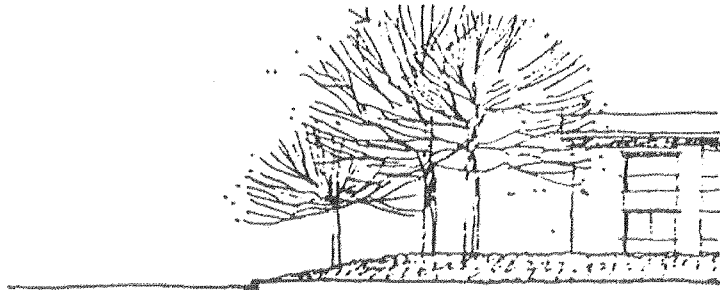


STRONG and SIMPLE MASSING of TREES TO ARTICULATE BUILDING FACE

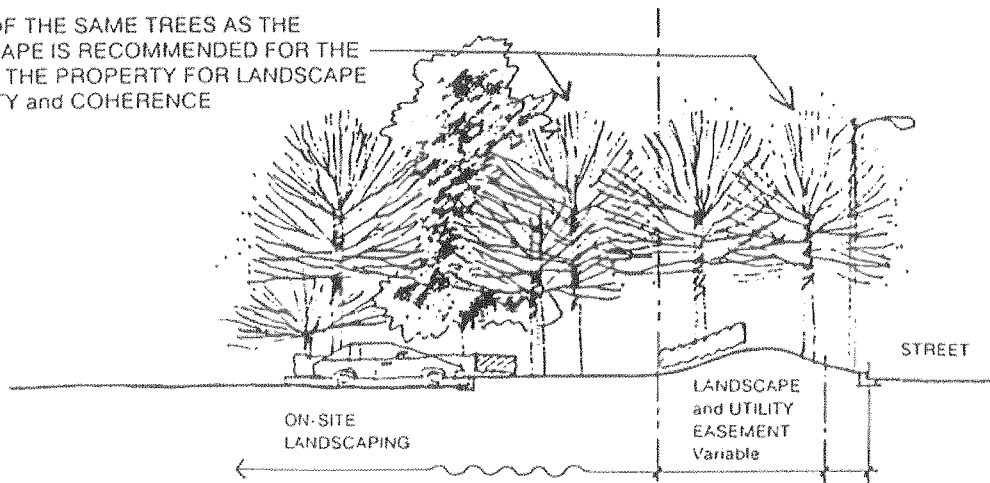
MASSING OF SHRUBS AT BASE-LONG DRIFTS TO SCREEN FOUNDATION

GENERAL NOTE: TREES PLANTED ALONG WEST and SOUTH SIDES SHOULD BE PREDOMINANTLY EVERGREEN

LARGE, TALL TREES AGAINST BUILDINGS, APPROPRIATELY SCALED

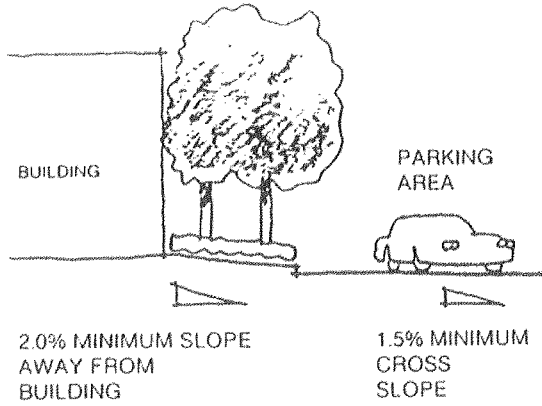


THE USE OF THE SAME TREES AS THE STREETScape IS RECOMMENDED FOR THE FRONT OF THE PROPERTY FOR LANDSCAPE CONTINUITY and COHERENCE

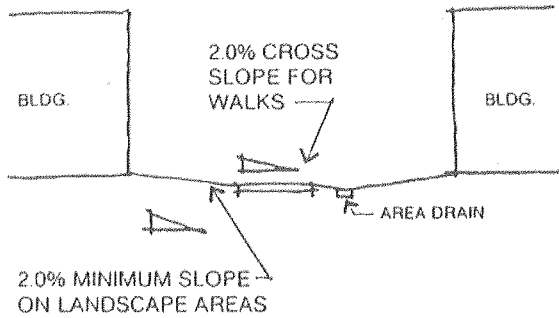


ON-SITE LANDSCAPING

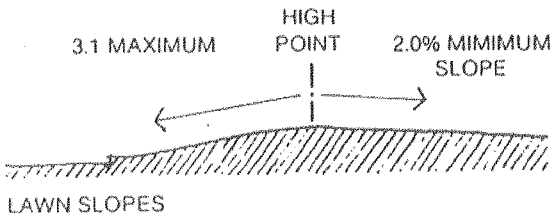
FIGURE 51



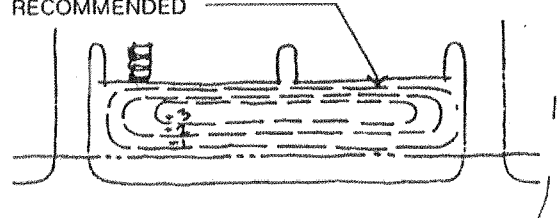
SMOOTH TRANSITIONS WITH SOFT, NATURAL FORMS ARE RECOMMENDED FOR BERMS



BERMS ARE NOT TO BE ABRUPT or "LUMPY"



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



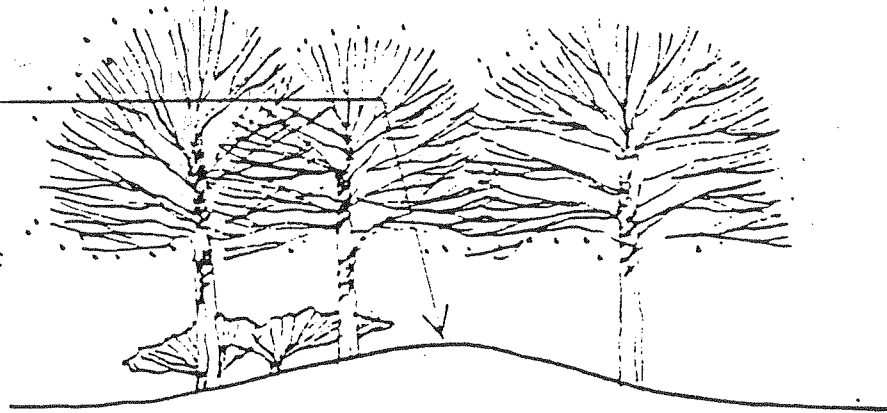
GRADING CONCEPT
(Not to Scale)

BERMING CONCEPT
(Not to Scale)

ONSITE LANDSCAPING

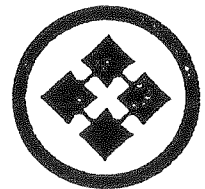
Figure 52

TREES and SHRUBS
SHOULD NOT BE
PLACED ON THE
CREST OF THE BERM



DESIGN CONCEPT • ON-SITE LANDSCAPING

THE OVERALL INTENTION IS THE CREATION OF A SIMPLE, STRONG LANDSCAPE SETTING, IN SCALE WITH LARGE BUILDINGS, WIDE STREETS, and LARGE PARKING AREAS OF AN INDUSTRIAL/BUSINESS CENTER. THIS RESULT CAN BE ACHIEVED THROUGH THE USE OF A LIMITED PALETTE, WITH SKILLFULLY ARRANGED MASSING OF SIMILAR PLANT MATERIALS, ESPECIALLY ALONG STREET FRONTAGES and AT VEHICULAR ENTRIES. LARGE SWEEPS OF SINGLE SPECIES ARE RECOMMENDED. MORE DETAIL, ACCENT TREES and SHRUBS ARE RECOMMENDED FOR COURTYARDS, GARDENS and FORMAL ENTRIES.



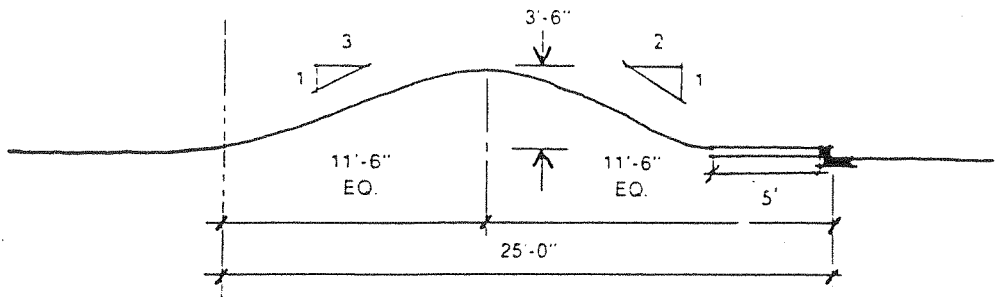
CALIFORNIA
COMMERCE
CENTER
SOUTH

V-52

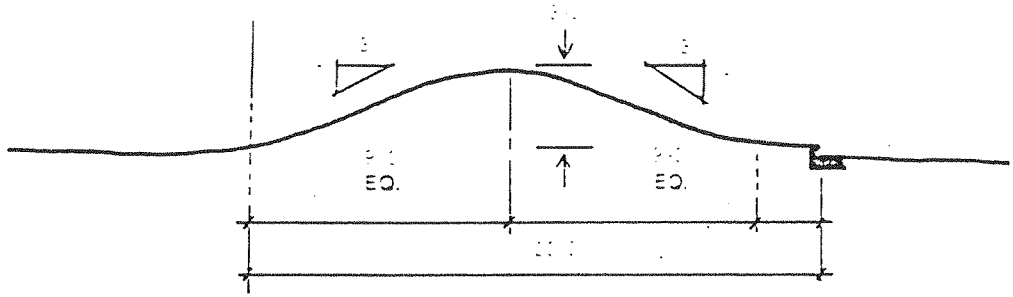
AT ONTARIO

STREETSCAPE - GRADING CONCEPT

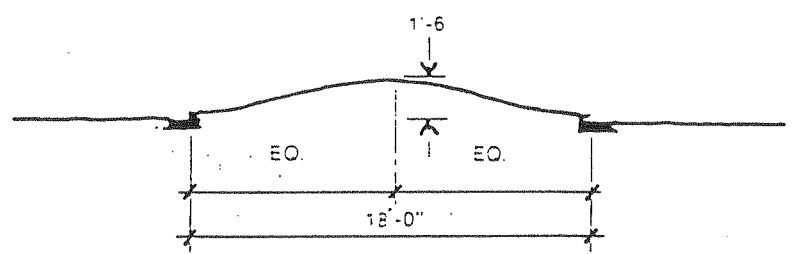
Figure 53



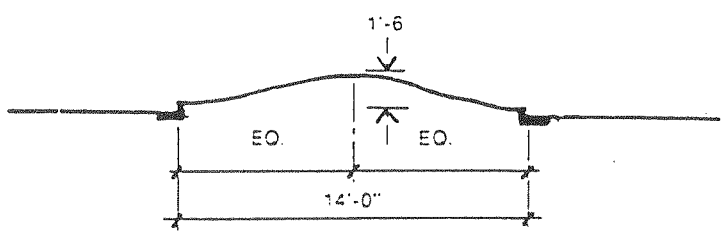
25' LANDSCAPE EASEMENT



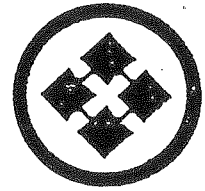
20' LANDSCAPE EASEMENT



18' MEDIAN



14' MEDIAN



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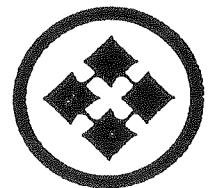
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AT ONTARIO

RECOMMENDED PLANT PALETTE

Table 6

- A..... Medium to Large Trees
- B..... Small Trees
- C..... Specimen/Accent Trees
- D..... Columnar Trees
- E..... Conifers
- F..... Buffer Plants • Trees
- G..... Buffer Plants • Shrubs
- H..... Shrubs
- I..... Vines
- J..... Groundcover Accents
- K..... Groundcovers



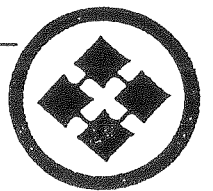
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A. MEDIUM to LARGE TREES

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
ALNUS RHOMBIFOLIA White Alder	•	50'	•			F		
BRACHYCHITON POPULNEUS Bottle Tree	•	40'	•	•		M		Wind tolerant
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree	•	50'	•			M	Fall Pink	
EUCALYPTUS CAMADULENSIS Red Gum	•	100'	•	•		F		Some inner
EUCALYPTUS CLADOCALYX Sugar Gum	•	85'	•	•		F		Some inner
EUCALYPTUS LEUCOXYLON White Ironbark	•	50'	•			F		Wind tolerant Some inner
EUCALYPTUS IMACULATA Spotted Gum	•	60'				F		Some inner
EUCALYPTUS MICROTHECA Flooded Box	•	35'		•		F		Wind tolerant Some inner
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark	•	50'				M	Fall to Spring Pink	Some inner
EUCALYPTUS VIMINALIS Manna Gum	•	100'				F		Some inner
GINKGO BILOBA 'Autumn Gold' - Male Only Maidenhair Tree	•	50'	•		M	F	Fall Gold	
GINKGO BILOBA 'Saratoga' - Male Only Maidenhair Tree	•	50'	•		M	S	Fall Pink	
GLEDITSIA TRIACANTHOS Honey Locust	•	50'	•		L	F		Wind tolerant Surface roots Some inner
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 TULIIFERA Tulip Tree	•	50'			L	F	Fall Yellow	Surface roots
MAYTENUS BOARIA Mayten Tree	•	40'			M	M		
MELALEUCA LINARIFOLIA Flaxleaf Paperbark	•	35'	•	•		F		
MELALEUCA STYPHELIODES	•	40'	•	•		F		
PISTACIA CHINENSIS Chinese Pistache	•	60'	•		M	M	Fall Crimson	Some inner
PLATANUS ACERIFOLIA London Plane Tree	•	80'			L	F		
PLATANUS RACEMOSA California Sycamore	•	80'	•		M	F		Wind tolerant Some inner
POPULUS FREMONTII - Male Only Western Cottonwood	•	50'	•		M	F		
SCHINUS MOLLE California Pepper	•	35'		•		F		Surface roots
TRISTANIA CONFERTA Brisbane Box	•	50'	•	•		F	Summer White	Some inner
ULMUS PARVIFOLIA - Drace or Brea Chinese Elm	•	50'			M	F		
ZELKOVA SERRATA Japanese Zelkova	•	60'	•		L	F	Fall Yellow	

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PLANT PALETTE (cont.)

B. SMALL TREES

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
ACACIA BAILEYANA Bailey Acacia	•	25'	•	•	F	Spring Yellow	Wind tolerant Surface roots	
ACACIA BAILEYANA 'Purpurea' Purple-leaf Acacia	•	25'	•	•	F	Spring Yellow	Wind tolerant Surface roots	
ACACIA MELANOXYLON Black Acacia	•	40'	•	•	F	Spring Yellow	Wind smog tolerant Surface roots	
ALBIZIA JULIBRISSIN 'Rosea' Silk Tree	•	40'	•	•	F	Summer Pink		
CERATONIA SILIQUA Carob (Male Only)	•	25'	•	•	M		Surface roots	
GEIJERA PARVIFLORA Australian Willow	•	25'	•	M	F			
JACARANDA MIMOSIFOLIA Jacaranda	•	30'	•	L	M	Spring Summer Lavender-blue		
KOELREUTERIA PANICULATA Golden Rain Tree	•	25'	•	•	M	Summer, Fall Yellow	Wind smog tolerant	
LIQUIDAMBAR ORIENTALIS Oriental Sweet Gum	•	25'		M	M	Fall Red		
RHUS LANCEA African Sumac	•	25'	•	•	M			

C. SPECIMEN/ACCENT TREES

BRACHYCHITON ACERIFOLIUS Flame Tree	•	50'	•	M	S	Summer Red	
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree	•	50'	•		M	Fall Pink	
CINNAMOMUM CAMPHORA Camphor Tree	•	40'			S	Spring Flowers	Surface roots
FAGUS SYLVATICA 'Atropunicea' Purple Beech	•	60'	•	No	M		
LAGERSTROEMIA INDICA Crape Myrtle	•	20'	•	•	S	Spring Summer White, Pink	
MAGNOLIA GRANDIFLORA 'Samuel Sommer' Samuel Sommer Magnolia	•	50'	•		M	Summer, Fall White	Surface roots Some inner
MELIA AZEDARACH 'Umbraculifera' Texas Umbrella Tree	•	30'	•		M		
PRUNUS CERASIFERA 'Atropurpurea' Purple-leaf Plum	•	30'	•	No	M	Spring White	

D. COLUMNAR TREES

LIQUIDAMBAR STYRACIFLUA 'Festival' Sweetgum	•	50'	•	L	M	Fall Orange	Surface roots
PINUS CANARIENSIS Canary Island Pine	•	70'	•	M	F		Wind tolerant

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E. CONIFERS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PINUS CANARIENSIS Canary Island Pine	•		70'	•	M	F		Wind tolerant
PINUS COULTERI Coulter Pine	•		50'	•	•	M		Wind tolerant
PINUS HALEPENSIS Aleppo Pine	•		40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		50'	•	•	M		Wind tolerant

F. BUFFER PLANTS

• TREES

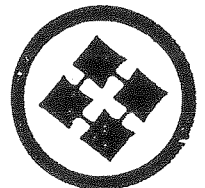
CERATONIA SILIQUA Carob	Male only	•	25'	•	•	M		
CUPRESSOCYPARIS LEYLANDII Leylandi Cypress		•	35'	•	•	M		
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark		•	50'	•		M	Fall to Spring Pink	Some other
PINUS HALEPENSIS Aleppo Pine		•	40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine		•	50'	•	•	M		Wind tolerant
TRISTANIA CONFERTA Brisbane Box		•	50'	•	•	F	Summer White	Some other

G. BUFFER PLANTS

• SHRUBS

ACACIA MELANOXYLON Black Acacia		•	40'	•	•	F	Spring Yellow	Wind smog tolerant Surface roots
DODONAEA VISCOSA 'Purpurea' Hopseed Tree		•	15'	•	•	F		Wind smog tolerant
FEIJOA SELLOWIANA Pineapple Guava		•	12'	•	•	M		
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree		•	15'	•	•	F	Spring White	Wind tolerant
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet		•	9'	•	No	M	Spring Summer White	
LIGUSTRUM OVAFOLIUM California		•	15'	•	No	F	Spring Summer White	
MELALEUCA NESOPHILA Pink Melaleuca		•	20'	•	•	F	Summer Pink - Purple	Wind tolerant
MYRTUS COMMUNIS True Myrtle		•	15'	•	•	S	Summer White	
NERIUM OLEANDER Oleander		•	12'	•	•	F	Spring Fall White Pink	Wind smog tolerant
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus		•	8'		L	M	Fall White	
VIBURNUM JAPONICUM Japanese Viburnum		•	15'		L	M	Spring White	

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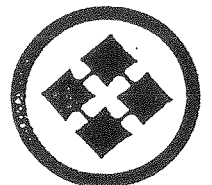


PLANT PALETTE (CONT.)

H. SHRUBS

PLANT NAME								SEASONAL COLOR	COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE			
ABELIA GRANDIFLORA Glossy Abelia	•	6'	•	L	F	Summer Pink	Good hedge		
ARBUTUS UNEDO 'Compacta' Compact Strawberry Tree	•	5'	•	M	M	Fall/Winter Pink			
CALLISTEMON CITRINUS Lemon Bottlebrush	•	15'	•	M	F	Spring to Winter Red	Wind, smog tolerant Good hedge		
CARISSA GRANDIFLORA Natal Plum	•	7'	•	M	F	Spring to Winter Red	Wind, smog tolerant Good hedge		
CEANOTHUS 'Julia Phelps' Julia Phelps Ceanothus	•	8'	•	•	F	Spring Blue	Wind tolerant		
CEANOTHUS RIGIDUS 'Snowball' Snowball Ceanothus	•	6'	•	•	F	Spring White	Wind tolerant		
GISTUS LADANIFER Spotted Rock Rose	•	6'	•	•	F	Spring/Summer White	Wind tolerant		
GISTUS PURPUREUS Orchid-Spot Rock Rose	•	4'	•	•	F	Spring/Summer Orange	Wind tolerant		
COTINUS COGGYGRA 'Purpureus' Purple Smoke Tree	•	20'	•	•	M	Fall Yellow/Orange	Good hedge Not too much H ₂ O		
DODONAEA VISCOSEA 'Purpurea' Purple Hop Bush	•	15'	•	•	F		Wind, smog tolerant Good hedge		
ERYTHRINA BOWILLII Bowill's Coral Tree	•	15'	•	L	F		Wind tolerant		
FEIJOWA SELLOWIANA Pineapple Guava	•	12'	•	•	M	Spring Pink			
FREMONTODENDRON CALIFORNICUM Flannel Bush	•	15'	•	•	F	Spring Yellow	Not too much H ₂ O		
GARRYA ELLIPTICA Coast Silkassel	•	10'	•	M	M	Spring to Winter Red	Needs both Male and Female		
HETEROMELES ARBUTIFOLIA California Holly	•	20'	•	•	M	Summer/Winter Cream and Red	Smog tolerant		
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•	15'	•	•	F	Spring White	Wind tolerant Good hedge		
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	•	8'	•	No	M	Spring/Summer White	Good hedge		
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 Boxwood	•	8'	•	•	M		Smog tolerant		
MYRTUS COMMUNIS True Myrtle	•	6'	•	•	S	Summer White	Good hedge		
NERIUM OLEANDER Oleander	•	12'	•	•	F	Spring to Fall White/Pink	Wind, smog tolerant Good hedge		
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	•	8'	•	•	S	Fall White	Good hedge		
PITTOSPORUM TOBIIRA Mock Orange	•	15'	•	M	M	Spring White			
PITTOSPORUM TOBIIRA 'Wheeler' Mock Orange	•	2'	•	M	M	Spring White			

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PLANT PALETTE (cont.)

H. SHRUBS (cont.)

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
PLUMBAGO AURICULATA Blue Cape Plumbago	•	6'	•	•	M	Spring to winter Blue		
RAPHIOLEPIS INDICA India Hawthorn	•	5'	•	M	S	Fall to Spring Pink	Smog tolerant	
RHUS OVATA Sugar Bush	•	6'	•	M	M	Spring Pink		
TEUCRIUM FRUTICANS Bush Germander	•	6'	•	•	M	Summer Blue	Not too much H ₂ O	
VIBURNUM JAPONICUM Japanese Viburnum	•	15'		L	M	Spring White	needs some shade	
XYLOSMA CONGESTUM Shiny Xylosma	•	9'	•	M	F			
JUNIPERUS CHINENSIS 'Pfizerana' Pfizer Juniper	•	15'	•	•	M			

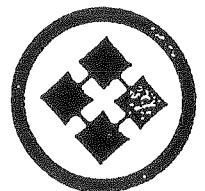
I. VINES

AKEBIA QUINATA Fiveleaf Akebia	•		•	No	F	Spring Purple	Shade tolerant needs support
CLEMATIS ARMANDII Evergreen Clematis	•		•	No	F	Spring White	Shade tolerant needs support
CLYTOSTOMA CALLISTEGIODES 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 ALATOCAERULEA Passion Vine	•		•	No	F	Summer White	
PASSIFLORA JAMESONII Red Passion Flower	•		•	No	F	Summer Coral	
ROSA BANKSIAE 'Lutea' Lady Bank's Rose	•		•	M	M	Spring, Summer Yellow	needs support
SOLANUM JASMINOIDES Potato Vine	•		•	No	F	Spring to Winter White	Shade tolerant needs support
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	•	18'	•	•	F	Summer Blue	Shade tolerant
ARTEMISIA SCHMIDTIANA 'Silver Mound' Angel's Hair		12'	•	•	M		
HEMEROCALLIS Day Lily		8'	•	No	M	Summer, Fall Yellow, Orange	Needs shade
LIRIOPE MUSCARI Lily Turf	•	8'		No	M	Summer Lavender	
MORAEA IRIDIODES African Iris	•		•	•	M	Spring to Fall White	

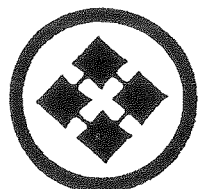
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PLANT PALETTE (cont.)

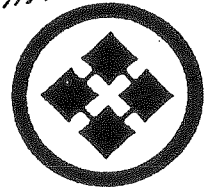
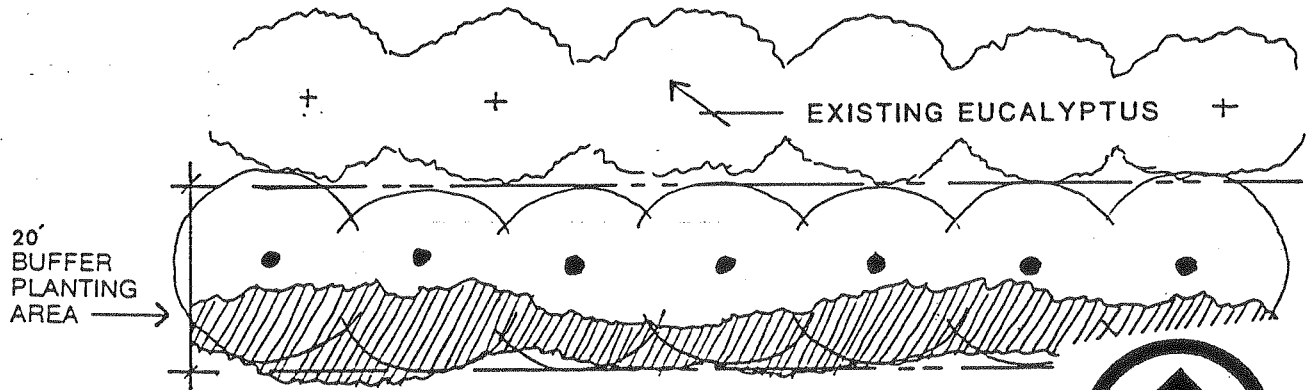
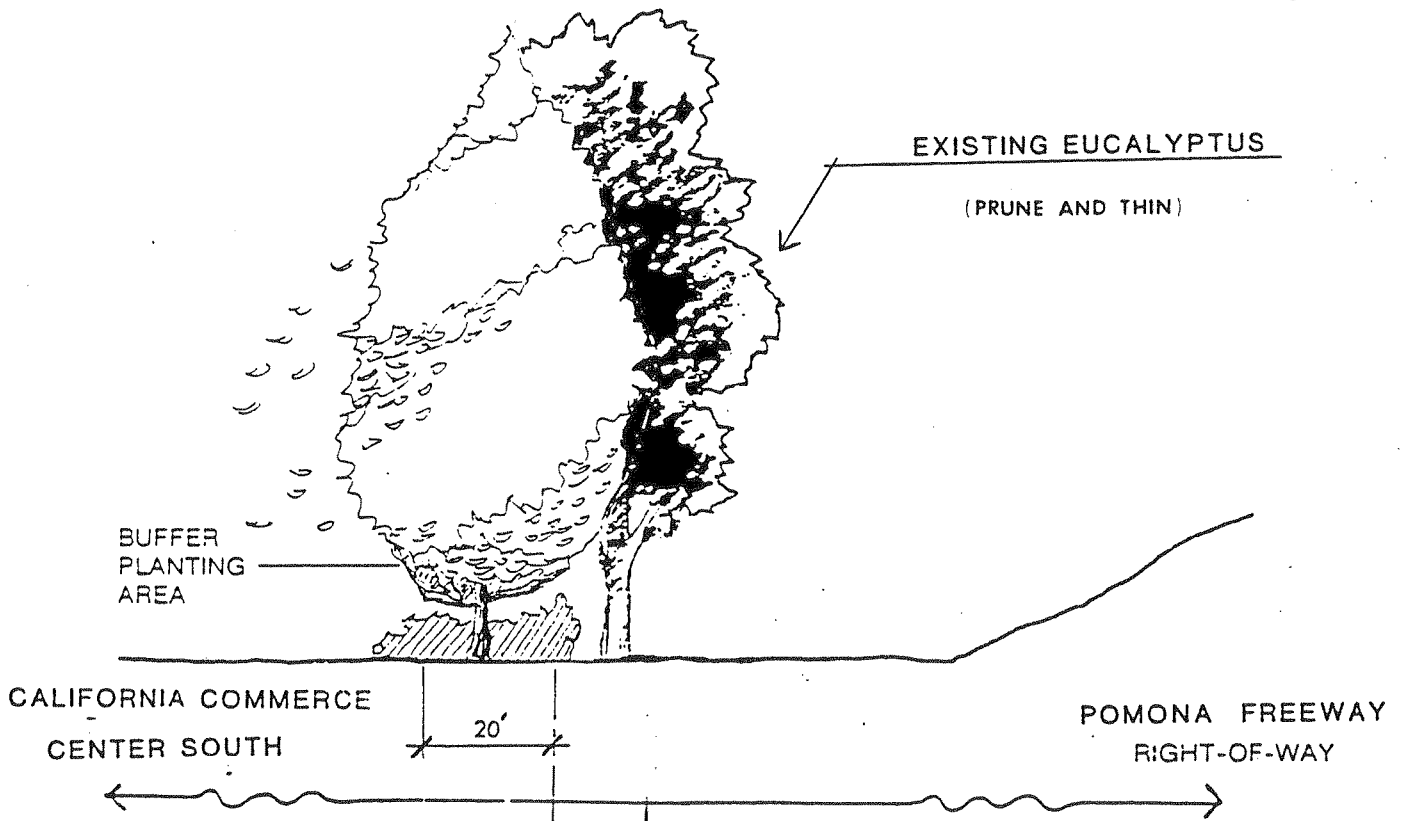
K. GROUNDCOVERS	PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ACACIA REDOLENS Acacia	•		3'	•	•	F	Spring Yellow	Wind, smog tolerant	
ARCTOTHECA CALENDULA Cape Weed	•		10'	•	•	F	Spring to Winter Yellow		
ARMERIA MARITIMA Sea Pink	•		6'	•	•	M	Spring Pink		
BACCHARIS PILULARIS 'Twin Peaks' Coyote Brush	•		12'	•	•	M		Wind, smog tolerant	
CEANOTHUS GRISSEUS HORIZONTALIS 'Santa Ana'	•		2'	•	•	F	Spring Blue	Wind tolerant	
COTONEASTER DAMMERI 'Lowlast' 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 'Procumbens Nana' Japanese Garden Juniper	•		1'	•	•	M			
JUNIPERUS HORIZONTALIS 'Blue Rug' Blue Rug Juniper	•		4'	•	•	M			
JUNIPERUS SABINA 'Buffalo' Sabina Juniper	•		12'			M			
LANTANA MONTEVIDENSIS Lantana	•		2'	•	M	F	Spring to Winter LIME	Smog tolerant	
LONICERA JAPONICA 'Halliana' Japanese Honeysuckle	•		18'	•	M	F	Spring Summer White to Yellow		
MYOPORUM PARVIFOLIUM Myoporum	•		3'	•	M	F	Summer White		
O'CONNOR'S LEGUME	•		6'	•	M	F		Wind, smog tolerant	
ROSEMARINUS OFFICINALIS Rosemary	•		4'	•	•	F	Winter Spring Orchid		
THYMUS HERBA-BARONA Caraway-Scented Thyme	•		6'	•	M	F	Summer, Fall Rose-Pink		
BERMUDA Santa Ana Tiffgreen								Warm season	
TALL FESCUE Rebel, Hounddog, Olympic								Cool season	
ACHILLEA MILLEFOLIUM Yarrow									
HYERIOWM CALYGINUM Aarons Beard	•		12'	•	M	F	Summer Yellow		

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FREEWAY EDGE: POMONA FREEWAY

Figure 54



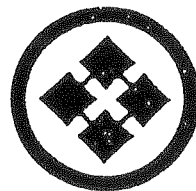
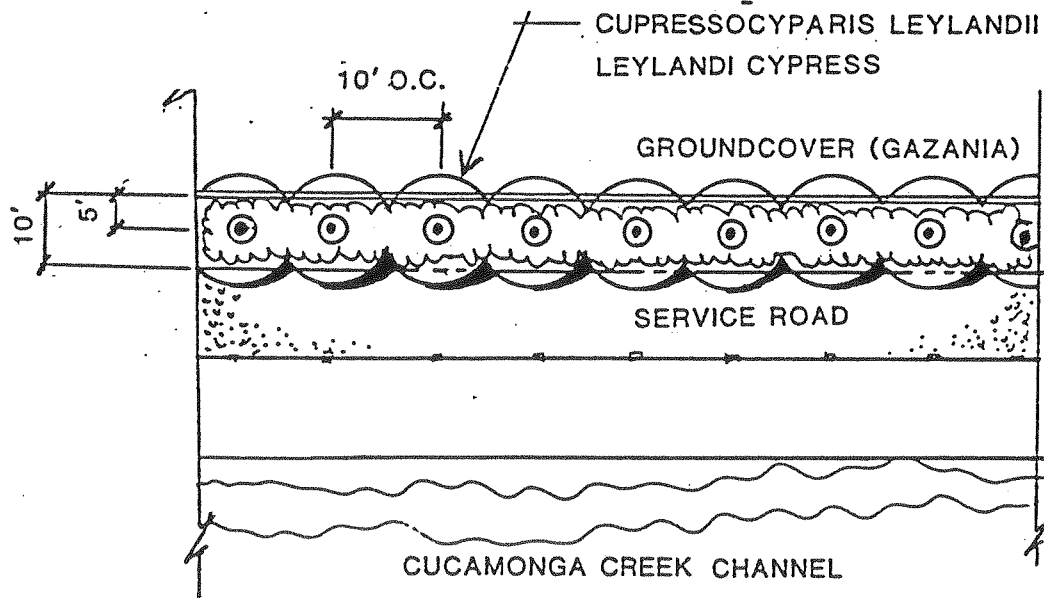
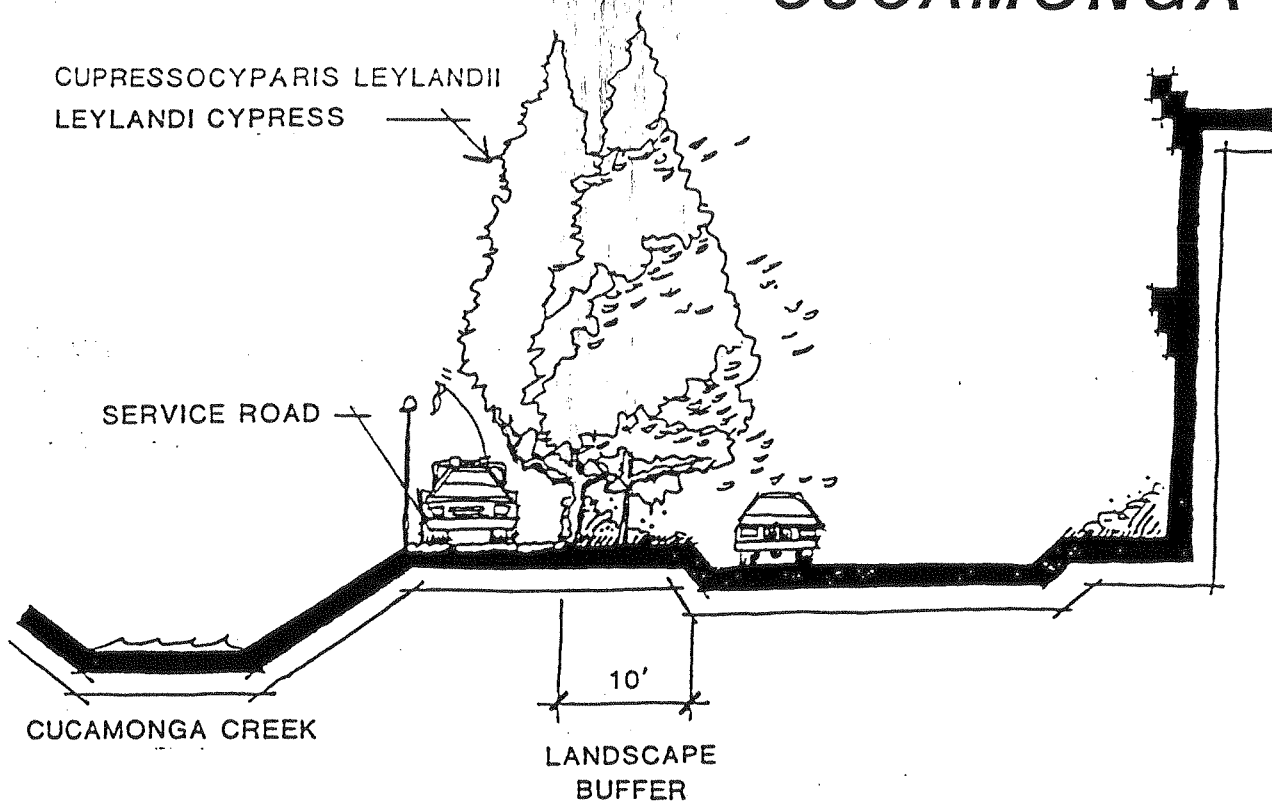
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AT ONTARIO

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LANDSCAPE BUFFER CUCAMONGA CREEK

Figure 55



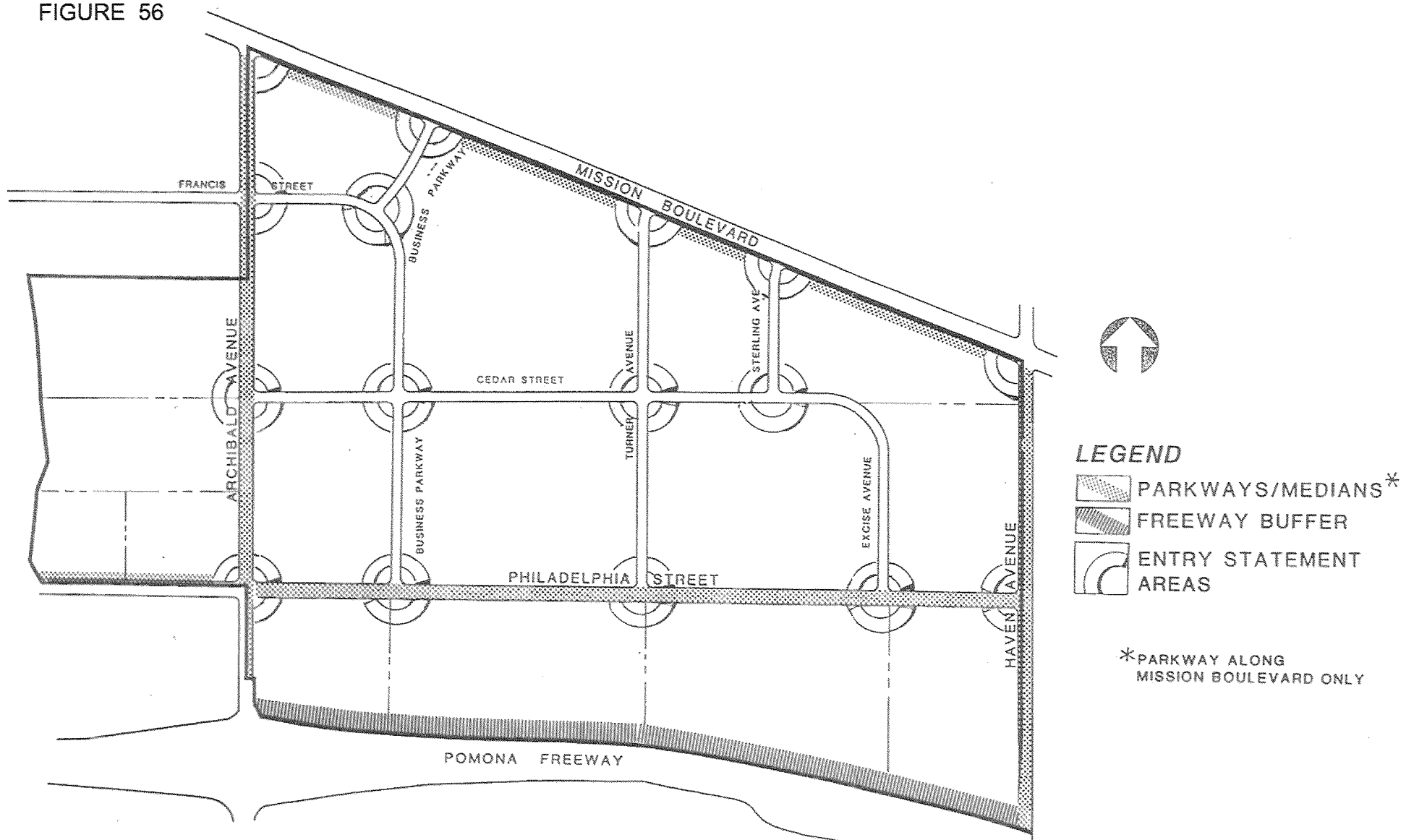
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AT ONTARIO

LANDSCAPE MAINTAINED BY ASSOCIATION

FIGURE 56



G. MAINTENANCE

Maintenance responsibilities within California Commerce Center South will be divided between the City of Ontario, special districts, property owners' associations, and individual property owners. The maintenance responsibilities of these organizations are outlined in Table 7. Covenants, conditions, and restrictions (CC&R's) will be prepared prior to the first subdivisions within the project to guarantee maintenance of facilities within the site.

1. STREETS

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

It is anticipated that the local street system within the site will primarily be dedicated to the City, and will be maintained by the City. However, some of the local service streets within the project may be privately maintained, either by a property owners' association or by individual property owners. The specific method of maintenance will be defined at the time individual areas are subdivided, and shall be regulated by the CC&R's. All private maintenance shall be in accordance with the City standards in effect at the time of acceptance of improvements.

2. OPEN SPACE AND PEDESTRIAN FACILITIES

Pedestrian facilities constructed will be maintained by a property owners' association. In addition, the association will be responsible for maintaining parkway landscaping, median landscaping, buffer and plantings, and project entry monumentation. CC&R's shall be recorded to guarantee such maintenance.

A maintenance district will be set up to maintain street lighting within California Commerce Center South.

3. DRAINAGE FACILITIES

The maintenance and liability for drainage improvements which are defined as "interim" will generally remain the responsibility of the project sponsor, unless specifically accepted by the City of Ontario or another agency for maintenance. The City shall retain, at its sole discretion, the option to accept or not accept for maintenance any improvements initially constructed as interim facilities, but which are to be incorporated into the future permanent drainage system prior to the time such facility is upgraded to permanent status.

Permanent drainage improvements within California Commerce Center South will be constructed to the standards of the City of Ontario or San Bernardino County Flood Control District, and will be dedicated to either the City or District for maintenance, as appropriate.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City of Ontario or Flood Control District, as appropriate. Upon dedication, the City or District 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 the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

4. WATER AND SEWER

The City of Ontario will assume responsibility for the maintenance and monitoring of water and sewer facilities constructed within public rights-of-way within California Commerce Center South. The Chino Basin Municipal Water District will retain maintenance responsibility for regional sewer lines crossing the project site.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Ontario or Chino Basin Municipal Water District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements, other than those facilities for the easement was specifically granted, will not be transferred.

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 the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

5. OTHER FACILITIES

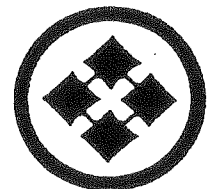
The Southern California Gas Company will maintain natural gas lines within the project site. Southern California Edison will maintain onsite electrical facilities. General Telephone will maintain telephone facilities.

SUMMARY OF MAINTENANCE RESPONSIBILITIES

Table 7

	PROPERTY OWNERS ASSOCIATION	MAINTENANCE DISTRICT	INDIVIDUAL PROPERTY OWNER	CITY OF ONTARIO S.B. C.F.D. OR C.B.M.W.D.	SO. CAL. EDISON CO.	SO. CAL. GAS CO.	GENERAL TELEPHONE
LANDSCAPE PARKWAY-ARTERIAL STREETS*	●						
LANDSCAPE PARKWAY-EXCLUDES ARTERIALS			●				
LANDSCAPE MEDIANS*	●						
LANDSCAPE ENTRANCES AND ID STATEMENTS**	●						
INDIVIDUAL SIGNAGE			●				
STREET LIGHTING		●					
PUBLIC STREETS (INCLUDING SIDEWALKS)				●			
PUBLIC STORM DRAINS				●			
WATER/SEWER FACILITIES WITHIN PUBLIC ROW				●			
REGIONAL SEWER LINES				●			
FREEWAY BUFFER PLANTING	●						
ELECTRICITY					●		
GAS						●	
TELEPHONE							●

* = EXCLUDES MISSION BOULEVARD ** = INCLUDES CCCS PROJECT SIGNAGE



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AT ONTARIO