

## RANCON CENTRE ONTARIO SPECIFIC PLAN

### V. LANDSCAPE CONCEPT

The landscape design for the Rancon Centre Ontario can be broken into two distinct portions. First, there is the exterior public streetscape plan, and secondly, the interior (on-site) design. The objective of the landscape design along the public streets is to aesthetically unify the project site as well as establish a standard for future area development. The on-site portion of the landscape design utilizes materials scaled to the collector street level, providing color and individuality of the tenant areas.

The conceptual landscape plans for the subject property as shown on figures V-A-1 through V-B-5 on the following pages emphasize the use of drought tolerant plant species which are best suited for the hot, dry climate of Ontario as well as other plant types that are native or naturalized to the area.

The primary landscape elements identified in this plan include streetscapes, intersections, and on-site landscaping treatments. These landscape elements provide project identity and character while providing orientation within the site itself. The plant palettes utilized within the landscape concept may be revised, with the approval of the City of Ontario, with equivalent plant materials.

#### A. CONCEPTUAL STREETSCAPE PLANS

The conceptual public streetscape plan the project area relies in part upon varieties of fast growing eucalyptus and bottle trees to give the project substantial natural buffering in minimal time. The plant palette also includes "statement" trees such as Crape Myrtle, Date Palm, Chinese Pistache, and Aristocrat Pear to give accent to the site. Groundcovers and low shrubs will finish the landscaping with texture and further color elements.

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

1. Standard Arterial and Collector Streets (Inland Empire Boulevard and Gibraltar Street)

Large, predominantly evergreen trees, formally planed and equally spaced are proposed for the southern side of Inland Empire Boulevard and along Gibraltar Street. A double row of Eucalyptus varieties will be triangularly spaced 30 feet on center along Inland Empire Boulevard and Gibraltar Street (see Figures V-A-1, V-A-2, V-A-3).

Notwithstanding the above landscaping concepts, the landscaping treatments and materials for that portion of frontage along Inland Empire Boulevard between Avenue "A" and Etiwanda Avenue shall be in substantial compliance with the landscape plan provided in Figure V-A-5.

2. Local Street ( Barrington Avenue)

Local streets will be defined with formal plantings of equally spaced or, in certain situations, an informal, random planting or medium evergreen/deciduous trees (see Figure V-A-4).

3. Street Intersections Landscape/Identity Statements

All major and minor intersections within the project area will be landscaped with varieties of focal trees for aesthetic contribution. Corner areas will display groupings of individual species, so the areas will have separate identity and interest (see Figures V-B-1 through 3).

The Primary street entrance shall be the intersections of Inland Empire Boulevard and Barrington Avenue. The Secondary street entrance shall be the private streets within Phase One. All private streets and private drive aisles shall have a textured concrete band and color variation of no less than seven feet in width separating the public right of way from the private easement.

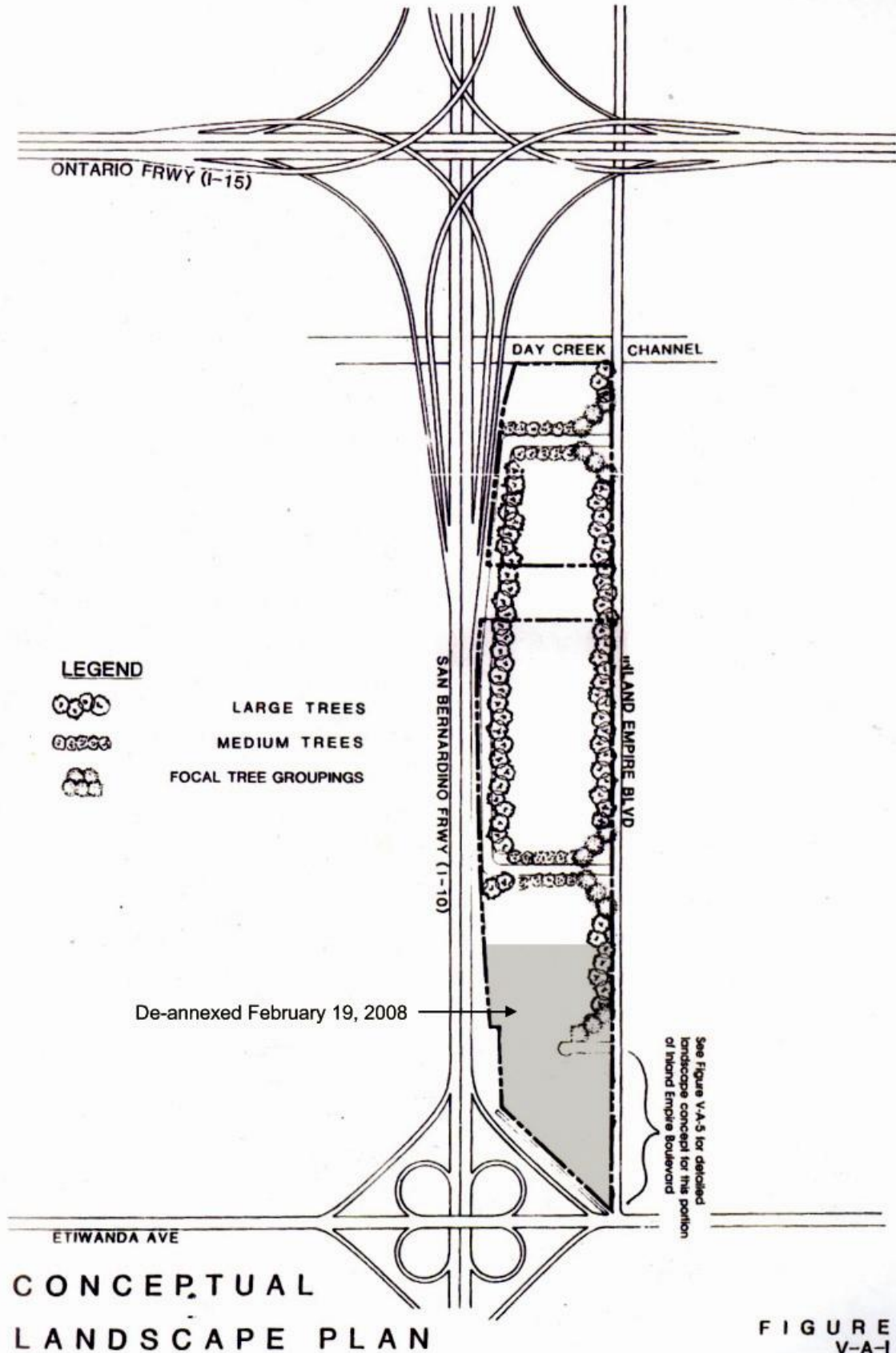
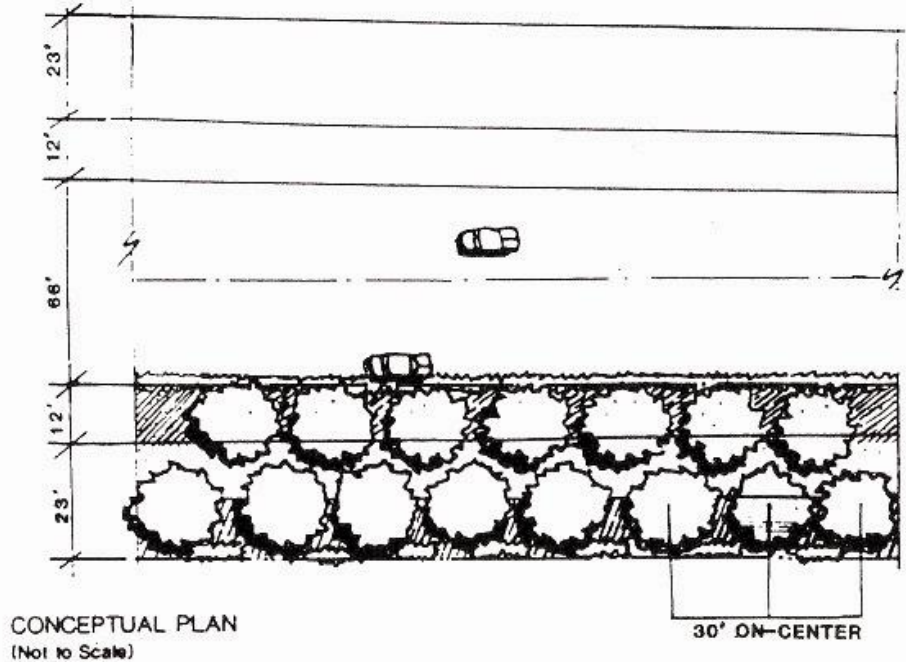
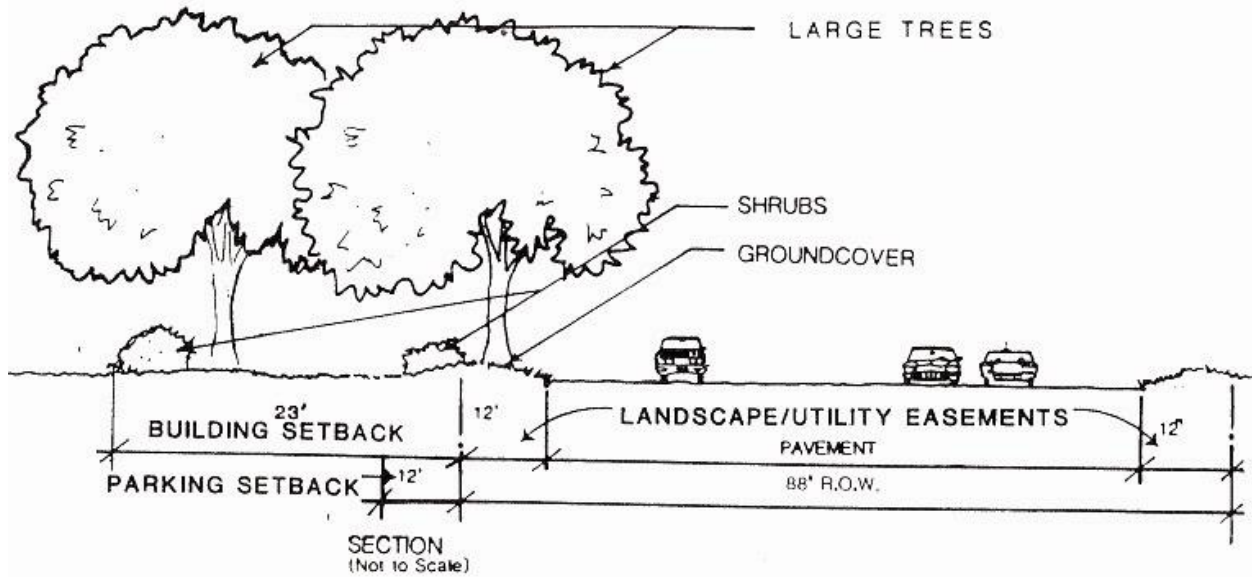


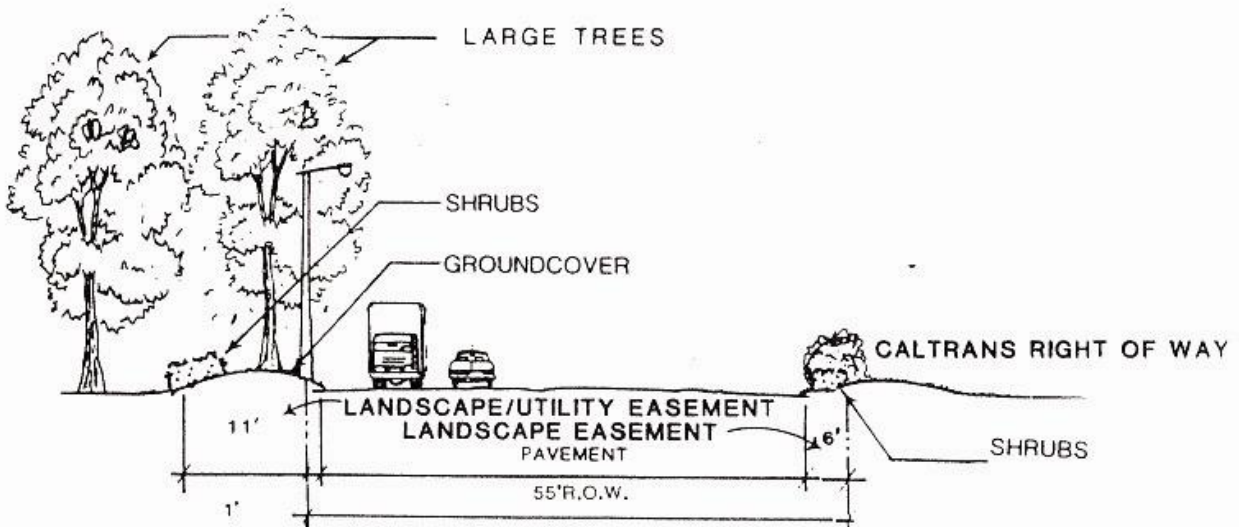
FIGURE V-A-1



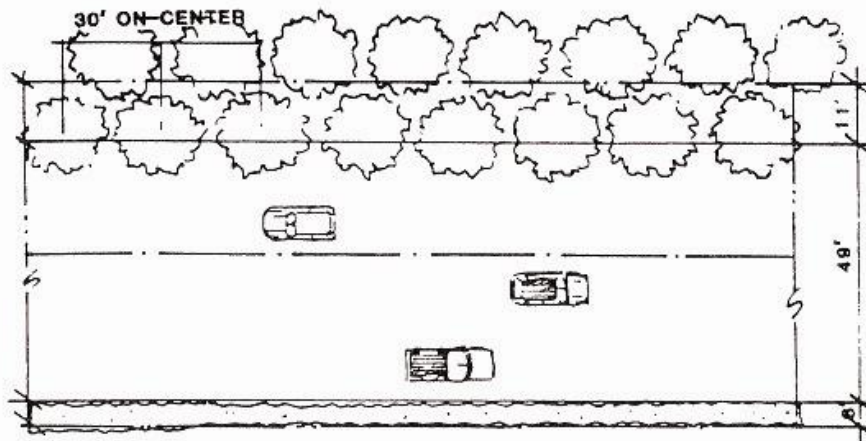
**STREETSCAPE**  
**STANDARD ARTERIAL**  
INLAND EMPIRE BOULEVARD



**STREETSCAPE**  
**LOCAL INDUSTRIAL STREET**  
 GIBRALTAR STREET



NOT TO SCALE

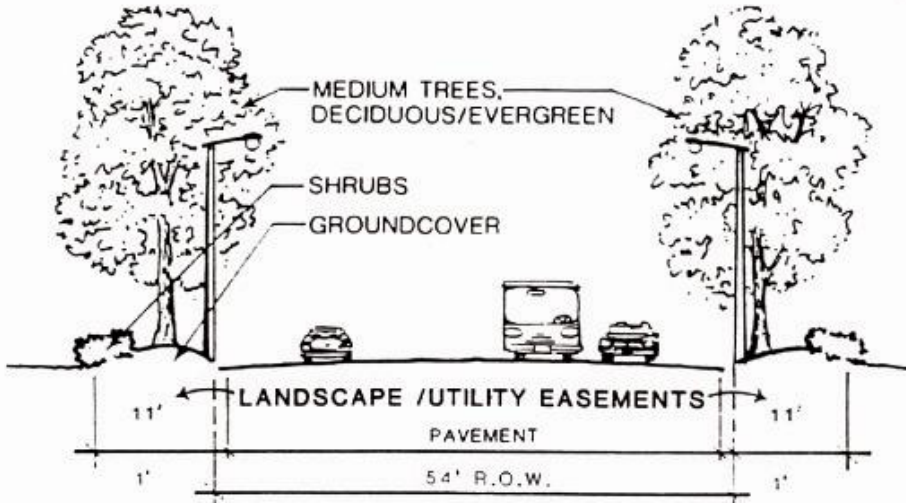


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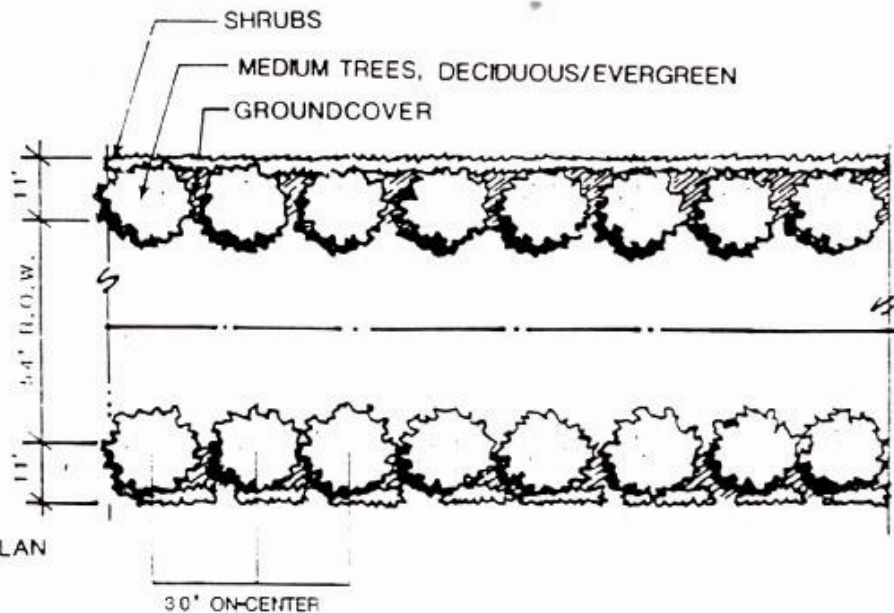
CALTRANS

# STREETSCAPE LOCAL INDUSTRIAL STREETS

BARRINGTON AVENUE



SECTION  
(Not to Scale)



CONCEPTUAL PLAN  
(Not to Scale)

## **B. ON-SITE LANDSCAPING**

Landscape criteria have also been established for onsite areas. All project landscaping shall be reviewed and approved by the City of Ontario as part of the site plan approval process.

Onsite landscaped areas will include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings including building entries. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover, and turf, as appropriate (see Figures V-B-4 and V-B-5, On-Site Landscaping). A recommended plant palette has been provided that offers a variety of plant material that do well in this climate (see Figure V-B-5, Recommended Plant Palette for On-Site Landscape Development Plans).

Since the water requirements of plant materials may vary extensively, attention shall be given to selecting plants with similar water requirements in particular planting areas. Also, moisture sensors shall be required for all irrigation systems for the regulation of water on an “as needed” basis.

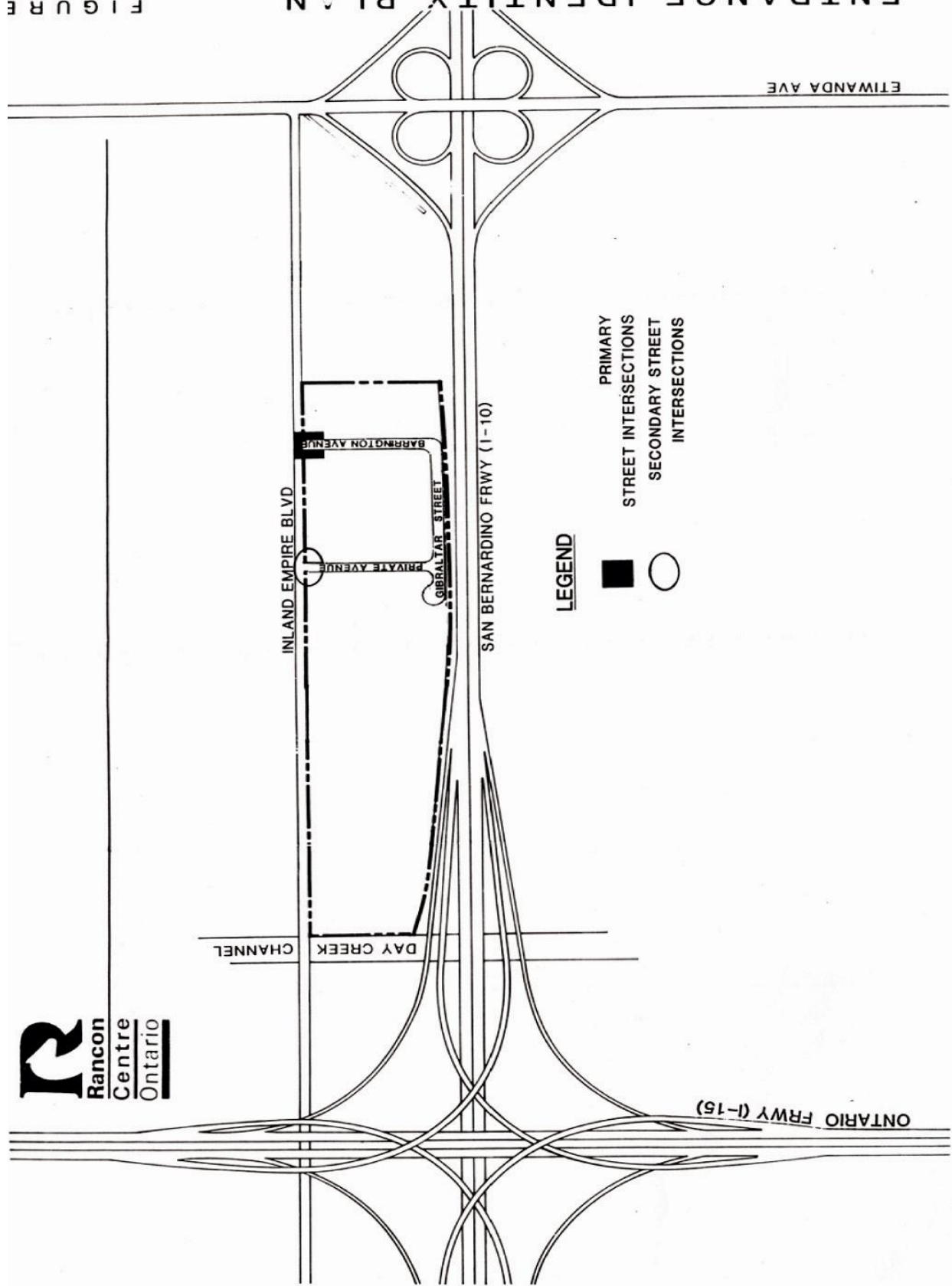
Minimum sizes for tree materials shall be 15 gallons. Twenty-five percent (25%) of all trees shall be of 24” box size. The minimum size for shrub plant material shall be 5 gallons. Smaller container-size material must be approved by the City of Ontario’s Public Facilities Department Coordinator.

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



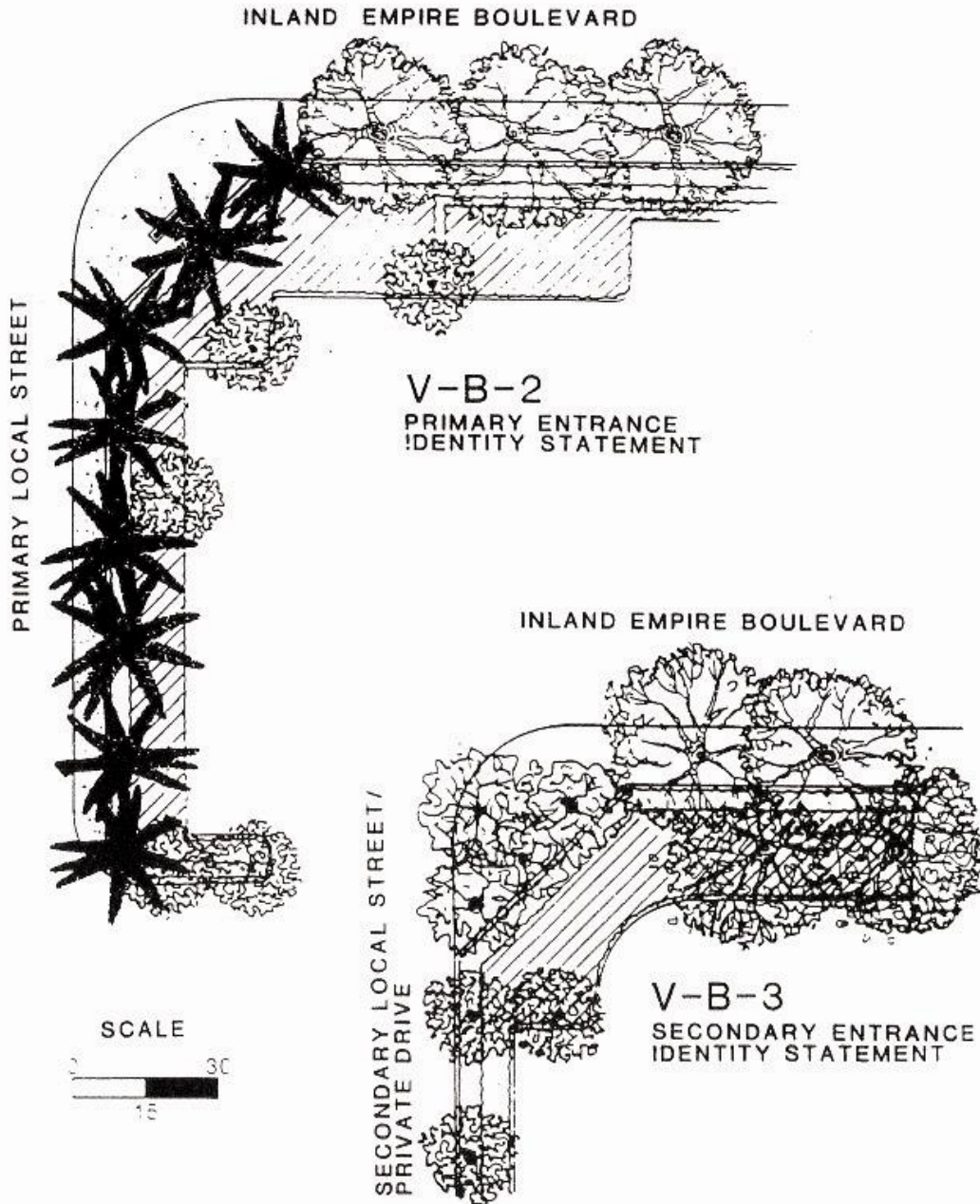
FIGURE V-B-

ENTRANCE IDENTITY PLAN

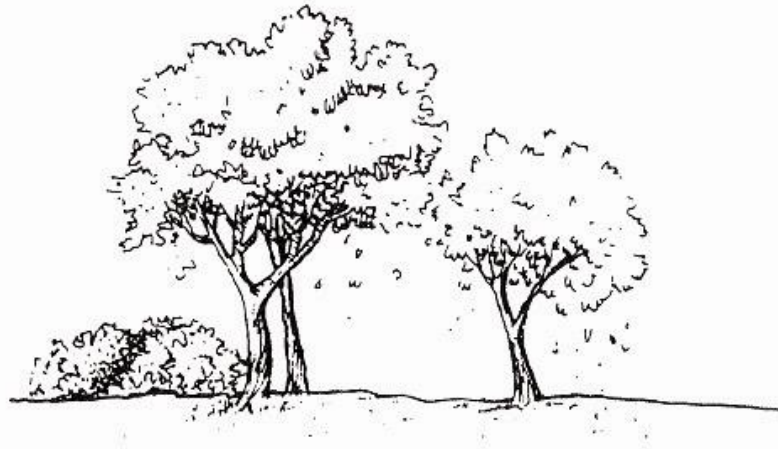




# CORNER IDENTITY PLANS



## ON-SITE LANDSCAPING



### 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.

## RECOMMENDED PLANT PALETTE FOR ON-SITE LANDSCAPE DEVELOPMENT PLANS



- 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

**A. MEDIUM to LARGE TREES**

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
BRACHYCHITON POPULNEUS Bottle Tree	•		40'	•	•	M		Wind tolerant
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree		•	50'	•		M	Fall Pink	
EUCALYPTUS CAMADULENSIS Red Gum	•		70'	•	•	F		Some litter
EUCALYPTUS CLADOCALYX Sugar Gum	•		85'	•	•	F		Some litter
EUCALYPTUS LEUCOXYLON White Ironbark	•		50'	•		F		Wind tolerant Some litter
EUCALYPTUS MACULATA Spotted Gum	•		60'			F		Some litter
EUCALYPTUS MICROTHECA Flodded Box	•		35'	•		F		Wind tolerant Some litter
EUCALYPTUS SIDEROXYLON 'Rosea' 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 'Saratoga' - Male Only Maidenhair Tree		•	50'	•	M	F	Fall Pink	
GLEDITSIA TRIACANTHOS Honey Locust		•	50'	•		F		Wind tolerant Surface roots Some litter
GREVILLEA ROBUSTA Silk Oak	•		50'	•		F		
LIQUIDAMBAR FORMOSANA Chinese Sweet Gum		•	50'			M	Spring & Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA American Sweet Gum		•	40'			M	Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA 'Burgundy' Burgundy Sweet Gum		•	40'			M	Fall Winter Purple	Surface roots
LIRIODENDRON TULIPIFERA Tulip Tree		•	50'			F	Fall Yellow	Surface roots
MAYTENUS BOARIA Mayten Tree	•		40'		M	M		
MELALEUCA LINARIFOLIA Flaxleaf Paperbark	•		35'	•	•	F		
MELALEUCA STYPHELOIDES	•		40'	•	•	F		
PISTACIA CHINENSIS Chinese Pistache		•	50'	•	M	M	Fall Autumn	Some litter
PLATANUS ACERIFOLIA London Plane Tree		•	50'			F		
PLATANUS RACEMOSA California Sycamore		•	40'	•	M	F		Wind tolerant Some litter
POPULUS FREMONTII - Male Only Western Cottonwood		•	40'	•	M	F		
SCHINUS MOLLE California Pepper	•		35'		•	F		Surface roots
TRISTANIA CONFERTA Brisbane Box	•		50'	•	•	F	Summer White	Some litter
ULMUS PARVIFOLIA - Grate or tree Chinese Elm		•	50'		M	F		
ZELKOVA SERRATA Japanese Zelkova		•	60'	•		F	Fall Yellow	



**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	•		35'	•	•	M		Surface roots
GENERA 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	
CHORSIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree		•	50'	•		M	Fall Pink	
CINNAMOMUM CAMPHORA Camphor Tree	•		40'			S	Spring Flowers	Surface roots
FAGUS SYLVATICA 'Atropurpurea' 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 star
MELIA AZEDARACH 'Umbraculifera' Texas Umbrella Tree		•	30'	•		M		
PRUNUS CERASIFERA 'Atropurpurea' Purple-leaf Plum		•	25'	•	L	M	Spring Orange	

**D. COLUMNAR TREES**

LIQUIDAMBAR STYRACIFLUA 'Festival' Sweetgum		•	50'	•		M	Fall Orange	Surface roots
POPULUS NIGRA 'Italica' Lombardy Poplar		•	60'			F		

E. CONIFERS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PINUS CANARIENSIS Canary Island Pine	•		15'	•	M	F		Wind tolerant
PINUS COULTER Coulter Pine	•		5'	•	M	M		Wind tolerant
PINUS HALEPENSIS Aleppo Pine	•		4'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		10'	•	•	M		Wind tolerant

F. BUFFER PLANTS • TREES

CERATONIA SILIQUA <i>Mare on.</i> Carob	•		25'	•	•	M		
EUCALYPTUS SIDEROXYLON <i>Rosea</i> Red Ironbark	•		50'	•		M	Fa to Spring Pink	Some heat
PINUS HALEPENSIS Aleppo Pine	•		40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		50'	•	•	M		Wind tolerant
TRISTANIA CONFERTA Brisbane Box	•		40'	•	•	F	Summer White	Some heat

G. BUFFER PLANTS • SHRUBS

ACACIA MELANOXYLON Black Acacia	•		40'	•	•	F	Spring Pink	Wind smog tolerant
DODONAEA VISCOSA <i>purpurea</i> Hopseed Tree	•		14'	•	•	F		Wind smog tolerant
FEUJIA SELLOWIANA Pineapple Guava	•		10'	•	•	M		
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•		10'	•	•	F	Spring White	Wind tolerant
LIGUSTRUM JAPONICUM <i>Texanum</i> Japanese Privet	•		8'	•	M	M	Spring Summer White	
LIGUSTRUM OVAIFOLIUM California	•		14'	•	M	F	Spring Summer White	
MELALEUCA NESOPHILA Pink Melaleuca	•		10'	•	•	F	Summer Pink Purple	Wind tolerant
MYRTUS COMMUNIS True Myrtle	•		10'	•	•	F	Summer White	
NERIUM OLEANDER Oleander	•		10'	•	•	F	Spring & White Pink	Wind smog tolerant
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	•		10'	•	M	F	Fa White	
VIBURNUM JAPONICUM Japanese Viburnum	•		10'	•	M	F	Spring White	

H. SHRUBS

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
ABELIA GRANDIFLORA Glossy Abelia	•	F	•	•	•	Summer Pink	Good hedge	
ARBUTUS UNEDO 'Compacta' Compact Strawberry Tree	•	S	•	•	•	Fall-Winter Pink		
CALLISTEMON CITRINUS Lemon Bottlebrush	•	15'	•	•	•	Spring to Winter Red	Wind smog tolerant Good hedge	
CARISSA GRANDIFLORA Natal Plum	•	•	•	•	•	Spring to Winter Red	Wind smog tolerant Good hedge	
CEANOTHUS 'Julia Phelps' Julia Phelps Ceanothus	•	5'	•	•	•	Spring Blue	Wind tolerant	
CEANOTHUS RIGIDUS 'Snowball' Snowball Ceanothus	•	•	•	•	•	Spring White	Wind tolerant	
CISTUS LADANIFER Spotted Rock Rose	•	6'	•	•	•	Spring Summer White	Wind tolerant	
CISTUS PURPUREUS Orchid-Spot Rock Rose	•	4'	•	•	•	Spring Summer Orange	Wind tolerant	
COTINUS COGGYGRIA 'Purpurea' Purple Smoke Tree	•	20'	•	•	•	Fall Yellow-Orange	Good hedge Not too much H <sub>2</sub> O	
DODONAEA VISCOSA 'Purpurea' Purple Hop Bush	•	15'	•	•	•		Wind smog tolerant Good hedge	
ERYTHRINA BIDWILLI Bidwill's Coral Tree	•	15'	•	•	•		Wind tolerant	
FEIJOWA SELLOWIANA Pineapple Guava	•	12'	•	•	•	Spring Pink		
FREMONTODENDRON CALIFORNICUM Flannel Bush	•	15'	•	•	•	Spring Yellow	Not too much H <sub>2</sub> O	
GARRYA ELLIPTICA Coast Silkassel	•	10'	•	•	•	Spring to Winter Red	Needs both Male and Female	
HETEROMELES ARBUTIFOLIA California Holly	•	20'	•	•	•	Summer-Winter Cream and Red	Smog tolerant	
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•	15'	•	•	•	Spring White	Wind tolerant Good hedge	
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	•	9'	•	•	•	Spring Summer White	Good hedge	
LIGUSTRUM OVAFOLIUM California Privet	•	14'	•	•	•	Spring Summer White	Good hedge	
MELALEUCA NESOPHILA Pink Melaleuca	•	20'	•	•	•	Summer Pink Purple	Wind tolerant Good hedge	
MYRSINE AFRICANA African Boxwood	•	•	•	•	•		Smog tolerant	
MYRTUS COMMUNIS True Myrtle	•	•	•	•	•	Summer Green	Good hedge	
NERIUM OLEANDER Oleander	•	12'	•	•	•	Spring to Fall White Pink	Wind smog tolerant Good hedge	
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	•	7'	•	•	•	Fall White	Good hedge	
PITTOSPORUM TOBIRA Mock Orange	•	14'	•	•	•	Spring White		
PITTOSPORUM TOBIRA 'Wheeler' Mock Orange	•	7'	•	•	•	Spring White		

Continued



**H. SHRUBS (Continued)**

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PLUMBAGO AURICULATA Blue Cape Plumbago	•	•	5'	•	•	M	Spring to winter Blue	
RAPHIOLEPIS INDICA Incia Hawthorn	•	•	5'	•	M	S	Fall to Spring Pink	Smog tolerant
RHUS OVATA Sugar Bush	•	•	5'	•	M	M	Spring Pink	
TEUCRIUM FRUTICANS Bush Germander	•	•	5'	•	•	M	Summer Blue	Tolerant in shade
VIBURNUM JAPONICUM Japanese Viburnum	•	•	15'	•	L	M	Spring White	Needs some shade
XYLOSMA CONGESTUM Shiny Xylosma	•	•	7'	•	M	F		
JUNIPERUS CHINENSIS 'Pfitzerana' Pfitzer Juniper	•	•	15'	•	•	M		

**I. VINES**

AKESIA QUINATA Fiveleaf Akebia	•	•	•	•	N	F	Spring Purple	Shade tolerant Needs support
CLEMATIS ARMANCIA Evergreen Clematis	•	•	•	•	N	F	Spring White	Shade tolerant Needs support
CLYTOSTOMA CALLISTEGODES Violet Trumpet Vine	•	•	•	•	N	F	Spring to Fall Violet	Shade tolerant Needs support
FIGUS PUMILA Creeping Fig	•	•	•	•	M	F		Shade tolerant
JASMINUM GRANDIFLORUM Spanish Jasmine	•	•	•	•	L	F	Summer White	Shade tolerant Needs support
PASSIFLORA ALATICAERULEA Passion Vine	•	•	•	•	N	F	Summer White	
PASSIFLORA JAMESONII Red Passion Flower	•	•	•	•	N	F	Summer Coral	
ROSA BANKSIANA Lady Bank's Rose	•	•	•	•	M	M	Spring/Summer Purple	Needs support
SOLANUM JASMINOIDES Petals Vine	•	•	•	•	N	F	Spring to Winter Purple	Shade tolerant Needs support
WISTERIA FLORIBUNDA Japanese Wisteria	•	•	•	•	N	F	Spring Purple	Shade tolerant Needs support
WISTERIA SINENSIS Chinese Wisteria	•	•	•	•	N	F	Spring Purple	Shade tolerant Needs support

**J. GROUND COVER ACCENTS**

AGAPANTHUS AFRICANUS Lily-of-the-Nile	•	•	•	•	N	F	Summer Blue	Shade tolerant
ARTEMISIA SCHMIDTIANA 'Silver Mound' Angel's Hair	•	•	12"	•	•	L		
HEMEROCALLIS Day Lily	•	•	5"	•	N	M	Summer to Fall Orange	Needs support
LIRIOPE MUSCARI Lily Turf	•	•	5"	•	N	M	Summer Lavender	
NIRODA IRIDIODES African Iris	•	•	•	•	M	M	Spring to Fall Purple	



**K. GROUNDCOVERS**

PLANT NAME								COMMENTS
	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	
ACACIA REDOLENS Acacia	•	•	•	•	•	•	Spring Yellow	Wind sensitive plant
ARCTOTHECA CALENDULA Cape Weed	•	•	•	•	•	•	Spring to Winter Yellow	
ARMERIA MARITIMA Sea Piry	•	•	•	•	•	M	Spring Pink	
BACCHARIS PILULARIS 'Twin Peaks Covote Brush	•	•	•	•	•	M		Wind sensitive plant
CEANOTHUS GRISEUS HORIZONTALIS 'Santa Ana'	•	•	•	•	•	•	Spring Blue	Wind tolerant
COTONEASTER DAMMERI 'Lowfast Bearberry Cotoneaster	•	•	•	•	•	•	Spring White	
GAZANIA RIGENS LEUCOLAENA Gazania	•	•	•	•	M	•	Spring to Winter Yellow to Red	
HYPERICUM CALYGINUM St. Johnswort	•	•	•	•	M	M	Spring Yellow	
JUNIPERUS CHINENSIS 'Procumbens nana Japanese Garden Juniper	•	•	•	•	•	•		
JUNIPERUS HORIZONTALIS 'Blue Rug Blue Rug Juniper	•	•	•	•	•	•		
JUNIPERUS SABINA 'Buffalo Savina Juniper	•	•	•	•	•	•		
LANTANA MONTEVIDENSIS Lantana	•	•	•	•	•	•	Spring to Winter Yellow	Shag to erant
LONICERA JAPONICA 'Halliana Japanese Honeysuckle	•	•	•	•	M	•	Spring Summer White to Yellow	
MYOPORUM PARVIFOLIUM Myoporum	•	•	•	•	M	•	Summer White	
O'CONNOR'S LEGUME	•	•	•	•	•	•		Wind sensitive plant
ROSEMARINUS OFFICINALIS Rosemary	•	•	•	•	•	•	Winter Spring Green	
THYMUS HERBA-BARONA Caraway-Scented Thyme	•	•	•	•	•	•	Summer Fall Purple, Blue	
BERMUDA Santa Ana Tiltgreen								WARM SEASON
TALL FESCUE Rebel, Hounddog, Olympic								COLD SEASON
ACHILLEA MILLEFOLIUM Yarrow								

