

RESOLUTION NO. 2017-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING THE STANDARD CONDITIONS OF APPROVAL FOR NEW DEVELOPMENT PROJECTS, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City has initiated an amendment to the Standard Conditions of Approval for New Development, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Approving Authority for development projects, as prescribed by the Ontario Development Code, may impose conditions of approval on the approval of applications; and

WHEREAS, each reviewing agency and department within the City is responsible for providing conditions of approval to be imposed on each development application; and

WHEREAS, over the years, each reviewing agency and department has standardly imposed certain conditions of approval on development project applications; and

WHEREAS, on March 16, 2010, the City Council of the City of Ontario, upon recommendation of the Planning Commission, adopted Resolution No. 2010-021, establishing Standard Conditions of Approval for New Development Projects; and

WHEREAS, on December 1, 2015, the City Council approved a comprehensive update to the Ontario Development Code (Ordinance No. 3028), which became effective on January 1, 2016; and

WHEREAS, the Development Code references contained in the current Standard Conditions of Approval for New Development are no longer accurate and the City is desirous of providing consistency in the development review process by providing a concise and true set of standard conditions of approval; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (CEQA Guidelines Section 15061(b)(3)); and

WHEREAS, on March 28, 2017, the Planning Commission of the City of Ontario conducted a public hearing to consider the proposed update to the Standard Conditions of Approval for New Development, and concluded the hearing on that date. Upon

conclusion of the public hearing, the Planning Commission voted unanimously to approve Resolution No. PC17-015, recommending that the City Council approve the Application; and

WHEREAS, on April 18, 2017, the City Council of the City of Ontario conducted a hearing to consider the proposed Standard Conditions of Approval for New Development and concluded said hearing on that date.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. *Environmental Determination and Findings.* As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

a. The administrative record have been completed in compliance with CEQA the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

b. The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, as there is no possibility that the activity in question will have a significant effect on the environment; and

c. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

d. The determination of the CEQA exemption reflects the independent judgment of the City Council.

SECTION 2. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

a. Standard Conditions of Approval provide consistency in the development review process; and

b. Standard Conditions of Approval provide for the consolidation of conditions from various departments into one location, thus streamlining the development review process; and


c. Standard Conditions of Approval eliminate conflicting conditions between City Departments.

SECTION 3. *City Council Action.* Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby adopts the Standard Conditions of Approval for New Development attached hereto as Exhibits A and B.

SECTION 4. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5. *Certification to Adoption.* The City Clerk shall certify to the adoption of the Resolution. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 18th day of April 2017.



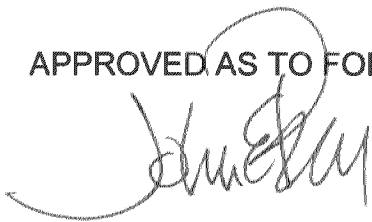
PAUL S. LEON, MAYOR

ATTEST:



SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:



BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-027 was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held April 18, 2017 by the following roll call vote, to wit:

AYES:	MAYOR/COUNCIL MEMBERS:	LEON, DORST-PORADA, WAPNER, AND VALENCIA
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	BOWMAN


SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-027 duly passed and adopted by the Ontario City Council at their regular meeting held April 18, 2017.


SHEILA MAUTZ, CITY CLERK

(SEAL)

Exhibit “A” to Resolution No. 2017-027

**STANDARD CONDITIONS OF APPROVAL FOR NEW DEVELOPMENT;
APPLICABLE TO “OLD MODEL COLONY”**

Standard Conditions of Approval for New Development Applicable to “Old Model Colony”

TABLE OF CONTENTS

	<u>Page</u>
PART 1: GENERAL REQUIREMENTS.....	5
1.0 General Development Requirements.....	5
<i>Construction Documents.....</i>	<i>5</i>
<i>Property Maintenance.....</i>	<i>5</i>
<i>Construction Noise Limitations.....</i>	<i>5</i>
<i>Time Limits and Extensions.....</i>	<i>6</i>
<i>Indemnification and Hold Harmless Agreement.....</i>	<i>6</i>
<i>Graffiti Removal.....</i>	<i>6</i>
<i>Monuments.....</i>	<i>6</i>
2.0 Prior to Final Map Acceptance (for City Council Hearing).....	7
3.0 Prior to Permitting (building, grading, encroachment, etc.).....	7
<i>General Requirements.....</i>	<i>7</i>
<i>Fees.....</i>	<i>8</i>
<i>Architectural Treatment (Design Standards).....</i>	<i>8</i>
<i>Walls and Fences.....</i>	<i>8</i>
<i>Parking, Circulation and Access.....</i>	<i>8</i>
<i>Site Lighting.....</i>	<i>9</i>
<i>Mechanical Equipment.....</i>	<i>9</i>
<i>Refuse Storage/Trash Enclosure.....</i>	<i>10</i>
<i>Public Improvements.....</i>	<i>10</i>
<i>Sewer.....</i>	<i>11</i>
<i>Potable Water.....</i>	<i>11</i>
<i>Recycled Water.....</i>	<i>12</i>
<i>Drainage and Hydrology.....</i>	<i>13</i>
<i>Stormwater Quality (NPDES).....</i>	<i>13</i>
<i>Landscape Design & Irrigation.....</i>	<i>14</i>
<i>Security.....</i>	<i>18</i>
<i>Fire Safety.....</i>	<i>18</i>
4.0 Prior to Certificate of Occupancy.....	19
<i>General Requirements.....</i>	<i>19</i>
<i>Water Quality Management Plan.....</i>	<i>19</i>
<i>Chainlink Fencing.....</i>	<i>19</i>
<i>Fees.....</i>	<i>20</i>
<i>Addressing.....</i>	<i>20</i>
<i>Mechanical Equipment.....</i>	<i>20</i>
<i>Public Improvements.....</i>	<i>20</i>
<i>Landscape Design and Irrigation.....</i>	<i>20</i>

	<u>Page</u>
Security	21
Fire Safety.....	22
5.0 Environmental Requirements	22
Cultural Resources.....	22
PART 2: RESIDENTIAL DEVELOPMENTS.....	22
1.0 General Development Requirements	22
Off-Site Directional Sign Program.....	22
Addressing	22
2.0 Development Plan Requirements	23
Architectural Treatment (Design Standards).....	23
Parking, Circulation and Access	23
Walls and Fences.....	23
Site Lighting	23
Landscape Design and Irrigation	24
3.0 Public and Private Utilities Requirements.....	24
Streets.....	24
4.0 Public Safety Requirements	24
Security	24
Fire Safety.....	25
5.0 Permitting/Construction Requirements.....	26
Building Permit Application Submittal	26
PART 3: NONRESIDENTIAL DEVELOPMENTS.....	26
1.0 General Development Requirements	26
Addressing	26
2.0 Development Plan Requirements.....	26
Architectural Treatment (Design Standards).....	26
Parking, Circulation and Access	27
Easements	27
Loading and Outdoor Storage Areas	27
Site Lighting	28
Signs	28

3.0	Public and Private Utilities Requirements	28
	<i>Utilities</i>	28
	<i>Streets</i>	28
	<i>Fire Hydrants</i>	29
4.0	Public Safety Requirements	29
	<i>Security</i>	29
	<i>Elevators</i>	31
	<i>Security Fencing</i>	32
	<i>Helicopter Pads</i>	32
	<i>Public Safety 800 MHZ Radio Amplification System</i>	32
	<i>Burglar Alarm Systems</i>	32
5.0	Permitting/Construction Requirements	32
	<i>Hand-Portable Fire Extinguishers</i>	32

Standard Conditions of Approval for New Development Applicable to “Old Model Colony”

All new development projects are required to comply with the minimum standards set forth by the Ontario Municipal Code, Ontario Development Code, the requirements of applicable specific plans, California Building Code, California Fire Code, and applicable provisions of the California Code of Regulations, including, but not limited to, Title 19 (Public Safety), Title 21 (Public Works), Title 24 (Building Standards Code), Title 25 (Housing and Community Development, and Title 27 (Environmental Protection). The herein-listed conditions of approval have been reviewed and approved by the Planning Commission and City Council, and apply to all new development projects within the Old Model Colony area of the City (that portion of the City generally located north of Riverside Drive). Please note that additional standard conditions of approval pertaining to Tentative Subdivision Maps and/or Conditional Use Permits, may also apply, as well as special conditional conditions of approval, which specifically pertain to the Project in question, that may be imposed by the Approving Authority at the time of Project approval.

PART 1: GENERAL REQUIREMENTS

1.0 General Development Requirements

Construction Documents

1.1 All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility, traffic signal, street lighting, traffic signing, traffic striping, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department. **(Planning)**

1.2 The project site shall be developed and maintained in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance, and may require review and approval by the Planning Commission and/or City Council. **(Planning)**

Property Maintenance

1.3 The Applicant shall be advised that they are required to maintain the buildings and grounds of the site in a manner consistent with Ontario Municipal Code Title 5, Chapter 22 (Property Appearance – Nuisance), commencing with Section 5-22.01, and the conditions of approval set forth herein, by all departments and agencies of the City of Ontario. **(Planning/Housing)**

Construction Noise Limitations

1.4 While engaged in construction, remodeling, digging, grading, demolition or any other related building activity, no person shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a Police or Code Enforcement Officer, on any weekday, except between the hours of 7:00AM and 6:00PM, or on Saturday or Sunday, except between the hours of 9:00AM and 6:00PM, and no landowner, construction company owner, contractor, subcontractor, or employer shall permit or allow any person or persons working under their direction and control, to operate any tool, equipment, or machine, in violation of this condition of approval, except as follows:

(a) The provisions of this section shall not apply to emergency construction work performed by a private party when authorized by the City Manager;

(b) Any construction that complies with the noise limits specified in Ontario Municipal Code Section 5-29.04. **(Planning/Building)**

Time Limits and Extensions

1.5 Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced and diligently pursued toward completion, or a time extension has been approved by the Zoning Administrator pursuant to Ontario Development Code Section 2.02.025.B (Time Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements. **(Planning)**

Indemnification and Hold Harmless Agreement

1.6 The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees, to attack, set aside, void, or annul, any approval of the City of Ontario, whether by its City Council, Planning Commission, or other authorized board or officer of the City. The City of Ontario shall promptly notify the Applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense. **(Planning)**

Graffiti Removal

1.7 Antigrffiti material, of a type and nature that is acceptable to the Director of Community and Public Services Agency (CPSA), shall be applied to each publicly viewed surface of the improvements to be constructed on the project site, which is deemed by the Director of CPSA to be likely to attract graffiti ("graffiti attracting surfaces"). **(Planning/CPSA)**

1.8 Any conditions, covenant and restriction, or separate covenant, which is recorded against an individual lot prior to resale of same, shall require the owner of such lot to remove any graffiti placed thereon within 7 days after notice thereof. The covenant shall run with the land and shall be for the benefit of the City, in a form satisfactory to the City. **(Planning)**

1.9 In an effort to quickly respond to graffiti vandals and to ensure proper color match during graffiti paint-over, the property owner shall apply graffiti retardant materials on graffiti attracting surfaces, provide vine treatment to screen walls, allow right of entry to city employees or agents for graffiti removal, and provide the City with sufficient matching paint upon demand, for a period of at least 2 years beyond the date of final building inspection. **(Housing/Planning)**

1.10 The City shall be granted right of site entry, and access to parcels, upon the prior 48-hour posting of a notice by authorized City employees or agents, for the purpose of removing or "painting over" graffiti applied to graffiti attracting surfaces, as previously designated by the Director of CPSA. **(Planning)**

1.11 Block walls and/or screen walls shall be provided with climbing plants with proper automatic irrigation, or other graffiti deterring elements, such as antigrffiti paint, to prevent walls from being vandalized. **(Police)**

Monuments

1.12 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City. **(Engineering)**

1.13 All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. **(Engineering)**

2.0 Prior to Final Map Acceptance (for City Council Hearing)

2.1 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements. **(Engineering)**

2.2 Provide a monument bond (i.e., cash deposit) in an amount determined by the City's approved cost estimate spreadsheet, which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Engineering/forms/project_cost_estimate.xls, or as specified in writing by the Applicant's California Registered Professional Engineer or California Registered Land Surveyor of Record, and approved by the City Engineer, whichever is greater. **(Engineering)**

2.3 Provide a preliminary title report not older than 30 days, to the Engineering Department. **(Engineering)**

2.4 Show proof that all taxes and assessments related to the project site have been paid, or provide other adequate form of security assuring payments of all taxes. **(Engineering)**

3.0 Prior to Permitting (building, grading, encroachment, etc.)

General Requirements

3.1 A copy of the herein-listed conditions of approval shall be included in the construction documentation package for the Project, which shall be continuously maintained on site during Project construction. **(Planning)**

3.2 The Applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for the Project. **(Planning)**

3.3 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval. **(Engineering)**

3.4 The Applicant shall obtain an Encroachment Permit and Traffic Control Permit, as required, for all work within the public right-of-way. Prior to issuance of the Encroachment Permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, recycled water, traffic signal, lighting, signing and striping, etc., shall be reviewed and approved by the City Engineer. **(Engineering)**

3.5 The Project shall comply with the adopted California Building Code (California Code of Regulations, Title 24, Part 2). **(Building)**

3.6 The Project shall comply with the adopted California Electrical Code (California Code of Regulations, Title 24, Part 3). **(Building)**

3.7 The Project shall comply with the adopted California Mechanical Code (California Code of Regulations, Title 24, Part 4). **(Building)**

3.8 The Project shall comply with the adopted California Plumbing Code (California Code of Regulations, Title 24, Part 5). **(Building)**

3.9 The Project shall comply with the adopted California Energy Code (California Code of Regulations, Title 24, Part 6). **(Building)**

3.10 The Project shall comply with the adopted California Historical Building Code (California Code of Regulations, Title 24, Part 8). **(Building)**

3.11 Structures within the special wind region of the City shall be designed in accordance with the applicable California Building Code sections. **(Building)**

Fees

3.12 After the Project's entitlement approval, the Applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council. **(All Departments)**

3.13 All required Development Impact Fees (DIF), as well as other applicable governmental impact fees (e.g., School District, Inland Empire Utilities Agency (IEUA), etc.) shall be paid to the City prior to building permit issuance. **(Engineering/Planning/Building)**

Architectural Treatment (Design Standards)

3.14 Exterior building elevations showing building wall materials, roof types, exterior colors, and appropriate vertical dimensions, shall be included in the development construction drawings. **(Planning)**

3.15 All roof access ladders shall be located on the inside of the building. **(Planning)**

3.16 All tower elements on the building(s) shall be fully walled and finished on all sides, and shall include detailing appropriate to the architectural style proposed, so as to appear as a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Director. "Tower elements" shall include architectural components of the building that are higher than the adjacent building parapet or roof. **(Planning)**

3.17 Where changes in parapet height occur, a return into the building shall be provided, for a distance of at least 6 feet, so that the thickness of the wall panel cannot be observed or easily discerned by the public. **(Planning)**

3.18 At building corners, where conditions exist that would allow public view of the rear (interior) side of parapet walls, as a result of changes in parapet heights, the raised parapet area shall be constructed to the satisfaction of the Planning Director, so as to be viewed as a fully three-dimensional, four-sided element of the building. **(Planning)**

3.19 Cultured, precast, or fabricated stone products, shall be constructed of an integral color material. **(Planning)**

Walls and Fences

3.20 Prior to the issuance of a building permit, a Wall and Fence Plan shall be reviewed and approved by the Planning and Building Departments. The plans shall indicate the materials, colors, and heights, of proposed and existing walls/fences, and shall include a cross-section of walls/fences, which indicates adjacent grades. Walls shall be designed as an integral part of the Project architecture, and shall be constructed of tilt-up concrete, brick, decorative masonry block (e.g., burnished, scored, slump, split-face, etc.) or other decorative materials approved by the Planning Director. **(Planning)**

Parking, Circulation and Access

3.21 All driveway approaches within the public right-of-way shall be kept clear of any decorative paving. **(Engineering)**

3.22 The site plan shall provide adequate turning radii for emergency apparatus, and access turns shall be designed to meet the minimum requirements/standards of Ontario Fire Department Standard No. B-005, which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Fire/standards-forms/standard_b-005_minimum_turning_radius.pdf. **(Fire)**

3.23 The site plan shall provide adequate turning radii for Ontario Municipal Utilities Company solid waste service vehicles. Access turns shall be designed to meet the minimum requirements/standards of the "Solid Waste Department Refuse and Recycling Planning Manual," which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/planning_manual-2016_update.pdf (also reference: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>). **(Engineering)**

3.24 The site plan shall allow for adequate ingress and egress to and from the Project. Additional access points may be required. **(Fire)**

3.25 Any drive approaches or construction of other improvements in the Caltrans right-of-way, shall be approved by Caltrans as to type, size, and location of the proposed improvements. The Applicant shall provide the City with a copy of the Caltrans permit prior to issuance of Encroachment Permit. **(Engineering)**

3.26 All property corners at street intersections shall have angled corner cut-offs in accordance with City Standards. **(Engineering)**

Site Lighting

3.27 Site lighting shall be reviewed and approved by the Planning Department and Police Department prior to the issuance of building permits. **(Planning)**

3.28 Exterior lighting shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on any adjoining site. **(Planning)**

3.29 Along pedestrian movement corridors, the use of decorative low mounted bollard light standards, which reinforce pedestrian scale, is highly encouraged. Steps, ramps and seatwalls shall be illuminated with built-in light fixtures. **(Planning)**

3.30 All off-street parking areas shall maintain a minimum lighting level of one-footcandle or greater. Lighting shall be on from sunset to sunrise, daily, and shall be operated by a photocell switch. The plan shall show all buildings, off-street parking areas, pedestrian walkways, and point by point photometric calculations showing that minimum required light levels will be maintained. **(Police)**

Mechanical Equipment

3.31 All exterior roof-top mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building. The construction plans shall include appropriate elevations and cross-section drawings demonstrating how such equipment is to be screened from view (include dimensions, materials, colors, etc.) **(Planning)**

3.32 All ground mounted utility structures such as transformers, HVAC equipment and back flow prevention valves shall be located out of view from a public street or adequately screened through the use of landscaping and/or masonry walls. **(Planning)**

Refuse Storage/Trash Enclosure

3.33 All refuse shall be stored in an appropriate container and maintained within a City approved enclosure, which shall be designed with a solid cover roof to prevent rainwater contact with waste materials, pursuant to the requirements of the "Solid Waste Department Refuse and Recycling Planning Manual," which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/planning_manual-2016_update.pdf. The trash enclosure and roof design shall be consistent with the design of the building architecture. A copy of the architectural detail of the roofed trash enclosure shall be provided with the Development Plan submittal, and as an exhibit in the Water Quality Management Plan. **(Planning/Engineering)**

3.34 Comply with City refuse collection standards, as follows:

(a) Commercial Projects: Comply with Ontario Municipal Code Section 6-3.314 (Commercial Storage Standards), and Section 6-3.601 (Business Recycling Plan).

(b) Multiple-Family Residential Projects (utilizing commercial collection bins): Comply with Municipal Code Section 6-3.314 (Commercial Storage Standards) and Section 6-3.601 (Business Recycling Plan).

(c) Single-Family Residential Projects (utilizing individual refuse, recycling, and green waste receptacles): Comply with Municipal Code Section 6-3.308 (Residential Receptacles, Placement).

(d) Recycling Requirements: Comply with Ontario Municipal Code Section 6-3.601 (Business Recycling Plan) and Section 6-3.602 (Construction and Demolition Recycling Plan).

(e) Site Improvement Plans: Comply with the City's refuse collections standards. **(Engineering)**

(Note: The City's refuse collection standards may be viewed online at [http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ontario_ca.](http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates$fn=default.htm$3.0$vid=amlegal:ontario_ca.))

3.35 Trash enclosure(s) shall be locked and secured at all times, to prevent transients from living in the enclosure, and prevent the pilfering trash and recyclable items. On the days of trash pickup, the enclosure shall be unlocked to facilitate the emptying of trash receptacles by the solid waste hauler, and shall once again be locked. **(Police)**

3.36 Large trash receptacles, commonly referred to as dumpsters, which are placed adjacent to structures, or have combustible coverings (i.e., vegetation, wood trellises, etc.), shall be protected by at least one automatic fire sprinkler head. This sprinkler head may be supplied by the domestic water line. **(Fire)**

Public Improvements

3.37 The design for public potable water, recycled water, sewer, and storm drain, within any private street, shall be reviewed and approved by the City Engineer. **(Engineering)**

3.38 Detailed on-site utility information shall be shown on the grading plan or relative utility plan, which includes, but is not limited to, location of monitoring manholes, backflow prevention devices, exact lateral locations, etc. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the City Engineer until detailed utility information is provided on the plans. **(Engineering)**

3.39 Underground utility services shall be provided to each lot/parcel, including sanitary sewers, one-inch minimum potable and recycled water service, electric power, gas, telephone, and cable television. **(Engineering)**

3.40 In-lieu fees for the undergrounding of overhead utilities shall be paid prior to Building Permit issuance, and all costs associated with said improvements shall be solely borne by the Applicant. **(Engineering)**

3.41 All public improvements shall be designed per City standards and specifications, and in accordance with the City's Municipal Code, Development Code, and applicable Specific Plan (if any). **(Engineering)**

Sewer

3.42 Private sewer, domestic water, and storm drainage systems, shall be designed in accordance with CPC/UPC requirements, including but not limited to, the sizing of pipes. These systems must be reviewed, approved, and inspected by the Building Department. Design standards used by other departments for public sewer, water, and storm drainage systems shall not be used for such private systems. **(Building)**

3.43 The Project shall utilize existing laterals, whenever provided and possible, for connection to the public sewer system. **(Engineering)**

3.44 The Applicant shall abandon all existing unused laterals at the sewer main. **(Engineering)**

3.45 On-site monitoring facilities shall be installed for all commercial and industrial units in accordance with City standards, and shall be shown on the grading plans of the Project. **(Engineering)**

3.46 The on-site sewer system shall be private, and shall be designed pursuant to applicable Building Codes. The Applicant shall contact the Building Department for design requirements. **(Engineering)**

3.47 Sewer service shall be constructed outside of the proposed and/or existing driveway approaches, as well as on-site stormwater BMPs, unless otherwise approved by the City Engineer. **(Engineering)**

3.48 For non-residential developments, the project applicant shall complete the Industrial Wastewater Discharge Permit, and shall comply with all applicable regulatory requirements (Ontario Municipal Code Title 6 (Sanitation and Health) and applicable State and Federal regulations). The application may be viewed online at <http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>, and shall be submitted to, and approved by, Ontario Municipal Utilities Company. **(Engineering)**

Potable Water

3.49 Separate water services shall be provided for domestic water services, irrigation services and fire services. **(Engineering)**

3.50 The Applicant shall utilize existing service laterals, whenever provided and possible, for connection to the public water system. **(Engineering)**

3.51 The Applicant shall abandon all existing unused service laterals at the water main in accordance with City standards. **(Engineering)**

3.52 The on-site potable water system shall be private and designed pursuant to applicable building and plumbing codes. The Applicant shall contact the Building Department for design guidelines. **(Engineering/Building)**

3.53 Backflow prevention devices shall be required for:

- (a)** All commercial and industrial service laterals.
- (b)** All on-site fire systems.
- (c)** Any business where any hazardous substances may be stored or used.
- (d)** For all potable water connections where recycled water is utilized on-site.
- (e)** Irrigation systems.

3.54 Appropriate water meter size(s) for the Project shall be determined based on the Project's peak water demand. The fee charged is based on meter size and quantity purchased. The Applicant shall contact the Engineering Department for current fees. **(Engineering)**

3.55 Potable water, recycled water, and sewer utilities located within public or private streets, may be designated as "public utilities" at the discretion of the City Engineer. Public utilities within private streets shall be designed pursuant to City standards, and shall be contained within easements sized at the discretion of the City's Engineering and Utilities Departments. Covenants, Conditions and Restrictions (CC&Rs) required for the Project (if any) shall contain language that requires all proposed work within such easements to be plan checked and inspected by the City, including the payment of all applicable fees. Generally, utilities will not be accepted as public within private streets and alleyways, parking areas, driveways, or drive aisles. Utilities within commercial and industrial parking lots and loading areas (except those located within established public utility easements) shall be designated as private. The extent to which such utilities will be accepted as public utilities shall be determined by the City Engineer. **(Engineering)**

3.56 During the course of maintenance of public utilities within private streets, the City will restore the streets pursuant to current City standards for trench backfill, pavement repair, and hardscaping or landscaping, as applicable. Restoration of any enhancements above and beyond City standards, including but not limited to decorative pavement, hardscape, and landscape enhancements, shall be the responsibility of the Home Owner Association or Property Owner Association (HOA/POA). Such language shall be included within the CC&Rs. This applies to all areas where public utilities are located, including, but not limited to, public and private streets, gated communities, and alleys. **(Engineering)**

3.57 Potable water service laterals shall be constructed outside of the proposed/existing driveway approach, unless otherwise approved by the City Engineer. **(Engineering)**

3.58 All water meters shall be installed within the public right-of-way or public easements, with easy access for meter reading and maintenance. **(Engineering)**

3.59 Grading plan submittals shall include a separate utility drawing showing, at minimum, on-site water lines, point of connection with the City's water system, location of proposed water meters, location of fire service, on-site fire sprinkler system, cross connection devices, etc. **(Engineering)**

3.60 Existing fire hydrants that front the property limits shall be upgraded to current City standards (e.g., correct hydrant body style, installation of break-off check valve, etc.). **(Engineering)**

3.61 All project sites that will be serviced by a common City master meter, are required to sub-meter downstream of the City's master meter within private property. For residential projects (each dwelling unit) and for nonresidential projects (each tenant) the submetering shall be in conformance with all applicable plumbing codes and be consistent with Building Department requirements. All submeters shall be privately owned and maintained. **(Engineering)**

Recycled Water (If available to the project site)

3.62 Onsite plumbing for all recycled water uses shall meet all applicable standards, including State Water Resources Control Board (Division of Drinking Water), and building and plumbing codes. On-site plans will need to be reviewed and approved by both the Building Department and Ontario Municipal Utilities Company. **(Engineering)**

3.63 The Applicant shall submit an Engineering Report (ER) addressing recycled water usage, which shall be reviewed and approved by the City and the State Water Resources Control Board (Division of Drinking Water). **(Engineering)**

3.64 On-site public recycled water system sizing is subject to City recommendation and approval of the Hydraulic Analyses. **(Engineering)**

Drainage and Hydrology

3.65 A hydrology study and drainage analysis, prepared in accordance with the San Bernardino County Hydrology Manual and the City of Ontario's standards and guidelines, and signed by a Civil Engineer registered in the State of California, shall be submitted to the Engineering Department prior to Grading Plan approval. Additional drainage facilities may be required as a result of the findings of the study. **(Engineering)**

3.66 Any drainage above historic flows that is routed onto adjacent property, shall be directed to a recorded private drainage easement. The Applicant shall provide a copy of the recorded document (i.e., letter of acceptance of drainage) to the Engineering Department, in a form acceptable to the City, prior to Grading Plan approval. **(Engineering)**

Stormwater Quality (NPDES)

3.67 Prior to Grading Plan approval and the issuance of a grading permit, an Erosion and Sediment Control Plan shall be submitted to, and approved by, the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on the Project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. The City's "Erosion and Sediment Control Plan Requirements" may be viewed online at http://www.ontarioca.gov/sites/default/files/erosion_and_sediment_control_plan_requirements.pdf. **(Engineering)**

3.68 Prior to Grading Plan approval and the issuance of a grading permit, a completed Water Quality Management Plan (WQMP) shall be submitted to, and approved by, the Engineering Department. The WQMP shall be submitted on the San Bernardino County Stormwater Program's model form, and shall identify all Post Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs), that will be incorporated into the Project, in order to minimize the adverse effects on receiving waters. **(Engineering)**

3.69 A development project consisting of one or more total acres of land, or that is part of a larger phased development that will disturb at least one acre of land, is required to obtain coverage under the State Water Resources Control Board (SWRCB) General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required prior to Grading Plan approval and issuance of a grading permit. The Applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department. More detailed information regarding the General Permit, applicable fee information, and the necessary forms to complete the NOI, may be viewed online at

<http://www.swrcb.ca.gov>. An electronic copy of the NOI form and instructions is available upon request from the Engineering Department. **(Engineering)**

3.70 A development project consisting of one or more total acres of land, or that is part of a larger phased development that will disturb at least one acre of land, is required to prepare a Storm Water Pollution Prevention Plan (SWPPP) utilizing the model form contained in Appendix B of the 2013 CASQA Stormwater Best Management Practices (BMP) Handbook for Construction, and submit a copy of the plan to the City of Ontario Engineering Department for review and approval. A copy of the approved SWPPP shall be maintained in the construction site office at all times during construction, and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site BMP, prior to commencing work on the site. **(Engineering)**

Landscape Design and Irrigation

3.71 Three sets of landscape and irrigation drawings addressing the entire project site, shall be submitted to the Planning Department, Landscape Planning Division, for review and approval prior to the issuance of a building permit. Four sets of plans shall be submitted for projects implementing recycled water. **(Planning/Landscape)**

3.72 Landscape and irrigation documents shall be prepared by a Landscape Architect registered with the State of California, if the total area of landscaping exceeds 2,500 square feet. All sheets shall be wet signed by the Landscape Architect, and shall include the license number and the expiration date. **(Landscape)**

3.73 All irrigation systems shall function properly and landscaping shall be maintained in a healthy and thriving condition. The maintenance of landscaping and the irrigation system shall be permanently provided for all areas of the project site, as well as walkways and the portion of public rights-of-way abutting the project site (parkways and medians). Furthermore, the plans shall identify responsibility for the continued maintenance (such as HOA, LMD, property owner, etc.). **(Landscape)**

3.74 Water conservation is a high priority in the City of Ontario. Landscapes shall be designed to use water efficiently, without waste, to the lowest practical amount, and comply with the landscape and irrigation requirements of Ontario Development Code Division 6.05 (Landscaping), which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/chapter_6.0_-_development_and_subdivision_regulations_20151201.pdf, and Ontario Development Code Reference G (Landscape Design and Construction Guidelines), which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/references_20151201.pdf. Also, please refer to the Landscape Planning Section's "Useful Links" on the City's web site, at <http://www.ontarioca.gov/landscape-planning/useful-links>. **(Landscape)**

3.75 Warm season turf is recommended for recreational use projects (such as parks and sports fields, where turf provides a playing surface) and residential projects, covering a maximum of 50 percent of the total landscape area. Turf areas irrigated by spray shall not cover an area less than 8 feet in width. Low water use groundcovers shall be used in traditional turf areas; parkways, etc. **(Landscape)**

3.76 Landscape areas shall be composed of living plant materials spaced approximately 2/3 to 3/4 of the mature diameter, or as found in the natural environment. Non-living ornamental features (boulders, gravel, dry stream beds, etc.) may comprise a maximum of 5 percent of the total landscape area, and shall be of a pervious material. **(Landscape)**

3.77 Concrete mowstrips, 6-inches x 6-inches or 4-inches x 6-inches, shall separate turf areas from landscape planters, and shall separate adjacent maintenance responsibility areas. The installation of redwood header boards shall only be used: **[i]** in conjunction with single-family, homeowner-installed, landscape projects; and **[ii]** to define the lot line adjacent to undeveloped property. **(Landscape)**

3.78 Backflow devices shall be screened by a minimum 5-foot wide planter and 3-foot high strappy leaf, non-hedge shrubs planted in masses, not to encircle the device. Device shall be painted green in color, similar to Frazee, Aeroplate "Forest Green," or equal. **(Landscape)**

3.79 Transformers shall be screened with shrubs of similar height on three sides, minimum 18-inches in height, with groundcovers in front. **(Landscape)**

3.80 Foundation planting (hedgerows or shrub masses in a hierarchy pattern) is required at major building perimeters and residential front yards, to break the horizontal ground plane from the vertical plane of buildings. **(Landscape)**

3.81 Plants at monument signs shall be a hierarchy of ornamental shrubs or perennials. **(Landscape)**

3.82 Trash enclosures shall be screened by adjacent planters containing a mix of trees, shrubs, and vines. **(Landscape)**

3.83 Landscape areas shall have a minimum dimension of 5 feet (Note: Landscaped areas having a dimension of less than 3 feet shall not be counted toward the minimum required landscape coverage), to include trees, except that a 6-foot minimum width is required for planting areas containing vegetated swales. **(Planning and Landscape)**

3.84 Landscape areas shall be delineated with a concrete curb, minimum 6 inches high (except at openings into infiltration basins or swales) by 6 inches wide, except where a landscape area is adjacent to the side of a parking stall, wherein the curb shall be 6 inches high by minimum 12 inches wide, to provide a step for entering/exiting motor vehicles. **(Planning and Landscape)**

3.85 Off-street parking areas visible from public streets or adjacent parcels shall be screened with landscaping, or a combination of landscaping and decorative masonry block walls, having a 3-foot minimum height, which shall be located to allow for 2 feet of vehicle overhang, unless wheel stops are provided. **(Planning and Landscape)**

3.86 Parking lots shall be provided with canopy shade trees in landscape islands, at a ratio of one tree for each 10 parking spaces for single parking rows (minimum of one tree), and one tree for each 5 parking spaces for double parking rows (minimum of 2 trees). Parking lot double rows shall have a center planter strip 5 feet wide which may include an infiltration trench, if required. Canopy shade trees shall have a minimum canopy diameter of 30 feet. **(Landscape)**

3.87 Undeveloped areas within the project site shall be seeded with wild flower or ornamental grass mix, and shall be automatically irrigated to prevent soil erosion from rain and strong winds. **(Landscape)**

3.88 Agronomical soil testing is required for each planting type, at each proposed plant type rootball depth. Soil tests for trees shall be taken at 24 inches to 30 inches deep; shrubs at 12 inches to 18 inches deep; and turf at 6 inches deep. One set of tests shall be performed at each 1,000 linear feet, or as approved by the Landscape Division. Soil test results and recommendations for amendments shall be listed on the landscape plan, noting the soil testing lab name, address, telephone number, and the date of testing. **(Landscape)**

3.89 Projects shall comply with the applicable provisions of Ontario Development Code Division 6.05 (Landscaping). Maximum Applied Water Allowance, MAWA, and Estimated Applied Water Use shall be calculated and submitted on all landscape construction documents pursuant to the requirements of the City's landscape development standards contained in Ontario Development Code Section 6.05.035

(Landscape Development Standards), which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/chapter_6.0_-_development_and_subdivision_regulations_20151201.pdf. **(Landscape)**

3.90 Plant selection and irrigation system design shall be appropriate with the City's regional climate (Zone 18), classified as Mediterranean, which is characterized by hot, dry summers and mild winters. **(Landscape)**

3.91 Irrigation systems shall be designed to be water efficient, with like plant material grouped together, and proper solar orientation. Turf shall be on a separate valve from shrub areas. Landscape areas in the shade (north or east sides of buildings) shall be controlled separately from areas in the sun (south or west). **(Landscape)**

3.92 For on-site landscaping (except single-family development), a separate irrigation service shall be required. **(Engineering)**

3.93 Irrigation systems shall be constantly maintained to eliminate wastewater due to heads that are improperly adjusted or lost, broken pipes, or improperly adjusted nozzles. **(Planning and Landscape)**

3.94 Water features and decorative fountains in conjunction with noncommercial development projects shall use recycled water, if available. Water features and decorative fountains in conjunction with residential development projects shall use potable water. **(Landscape)**

3.95 Show corner sight line distances on the landscape plan pursuant to Engineering Department Standard Drawings. **(Engineering)**

3.96 Accent trees (single or multi-trunk specimens) are required on all commercial or industrial corner statements, including vehicular entries and major corner intersections. All accent trees shall be minimum 36-inch box. Palms shall be minimum 17-foot brown trunk height (BTH) and minimum 4.5-foot cubed rootball. **(Landscape)**

3.97 The table below (*Minimum Tree Setbacks/Separations from Certain Permanent Improvements*) establishes the minimum setbacks/separations to be maintained between newly planted trees and certain permanent improvements: **(Landscape)**

<i>Minimum Tree Setbacks/Separations from Certain Permanent Improvements</i>	
<i>Permanent Improvements</i>	<i>Minimum Setback/Separation</i>
Beginning of curb returns at street intersections:	25 feet
Light standards, power poles and fire hydrants:	10 feet
Water and sewer lines:	7 feet
Sidewalks (except within parkway areas), driveways, and buildings:	5 feet

3.98 For cluster single-family, multiple-family, and nonresidential development projects, the table below (*Minimum Tree Quantity and Size Specifications (excluding palms)*) establishes the minimum mix of tree sizes and corresponding minimum dimensions, to be provided in conjunction with all new development projects. **(Landscape)**

<i>Minimum Tree Quantity and Size Specifications (excluding palms)</i>				
<i>Minimum Percent Mix of Required Trees</i>	<i>Size</i>	<i>Trunk Caliper</i>	<i>Height</i>	<i>Spread</i>
5%	48-inch box or larger	3.50 inches	14 to 16 feet	7 to 8 feet
10%	36-inch box	2.50 inches	12 to 14 feet	6 to 7 feet
30%	24-inch box	1.50 inches	9 to 11 feet	4 to 5 feet
55%	15-gallon	1.0 inches	7 to 8 feet	2 to 3 feet
Palm Trees			17-foot Brown Trunk Height	

3.99 For cluster single-family, multiple-family, and nonresidential development projects, the table below (*Minimum Tree Species Mix (excluding palms)*) establishes the minimum mix of tree species to be provided, based on the number of new trees proposed to be planted. **(Landscape)**

<i>Minimum Tree Species Mix (excluding palms)</i>	
<i>Number of Trees Proposed</i>	<i>Minimum Number of Tree Species Required</i>
20 or Fewer	2
21 to 30	3
31 to 40	4
More than 40	5

3.100 Existing trees shall be protected in place wherever possible. Additionally, existing large canopy trees may be counted toward the 48-inch box size requirement established by condition of approval no. 3.97. **(Landscape)**

3.101 Trees proposed for removal shall require the submittal of an arborist's report, which identifies the genus, species, trunk diameter (dbh), health condition, and reason for removal, for each tree proposed to be removed. **(Landscape)**

3.102 It is recommended that existing trees are transplanted rather than demolished. Contact a tree broker or transplant specialist. Transplant trees when weather is suitable. **(Landscape)**

3.103 Trees to be removed from the project site shall be replaced at the rate of two 48-inch box trees for each removed tree, or as otherwise approved by the Planning Director. **(Landscape)**

3.104 Street trees shall be 24-inch box; however, replacement trees in established residential tracts may be 15 gallon in size. Street trees shall be spaced at 25 to 30 feet on center. **(Landscape)**

3.105 Tree wells (if required) shall be 4 feet wide by 6 feet long, as parkway space allows. Iron tree grates shall be Starburst by Ironsmith, or approved equal, with 3/8" max slot openings pursuant to ADA guidelines. Decomposed granite may also be used in tree wells. **(Landscape)**

3.106 Linear root barriers (if proposed) shall be maximum 12-inches deep for trees planted within 5 feet from the edge of a paved area. Root barriers shall not surround any tree, but shall run parallel to paving. **(Landscape)**

3.107 Shrubs shall be minimum 5 gallon container size, spaced equal to 2/3 of the mature plant size. One gallon container size may be used for perennials and groundcovers. **(Landscape)**

3.108 Shredded mulch within planter areas shall be a depth of 3 inches for shrubs and one-inch for groundcover. Shredded bark (not wood chips) with a tackifier shall be used on slopes of 3:1 or greater (soil shall not be visible). Maintain mulch 3 inches clear of plant stems and 6 inches clear of tree trunks. **(Landscape)**

3.109 Slopes of 3:1 or greater require jute netting with groundcover, shrubs, or ornamental grasses. Turf grass is not allowed on slopes greater than 3:1. **(Landscape)**

3.110 Groundcovers from flats shall be spaced at 10 inches on center. Low groundcovers shall not exceed an 18-inch width in front of larger shrubs. One gallon containers shall be used for larger groundcover areas. Perennials or annual color shall be spaced at 8 inches apart. **(Landscape)**

3.111 Weeds shall be removed before 2 inches high or weed seeds develop. Note on plans for a pre-emergent to be applied before the mulch layer is installed, to prevent weeds. **(Landscape)**

3.112 Any plant materials utilized shall take into consideration the need for the users of the space to easily view their surroundings, as well as police patrols to monitor the area from adjacent streets. Trees shall be positioned to avoid interfering with required lighting levels and take into consideration the height of the tree canopies from the ground level, as it affects surveillance opportunities by users of the space and police patrols. No shrubs higher than 3 feet, and no tree canopy lower than 7 feet, shall be permitted, so as not to obstruct the view of police officers on patrol. Plants next to low-lying windows shall have thorns as a deterrent for suspects hiding and removing glass panes as a point of entry. **(Police)**

Security

3.113 Any building that requires special releasing, latching, or locking devices under the provisions of the City's Building Code or California Code of Regulation, Title 19, shall be exempt from the provisions of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings) relating to locking devices on interior and/or exterior doors. **(Police)**

3.114 Louvered windows shall not be used when a portion of the window is less than 12 feet vertically or 6 feet horizontally from an accessible surface, or any adjoining roof, balcony landing, stair, tread, platform, or similar structure. **(Police)**

3.115 Doors swinging out shall have non-removable hinge pins. **(Police)**

3.116 Doors utilizing a cylinder lock shall have a minimum 5 pin tumbler operation with the locking bar or bolt extending into the receiving guide, a minimum of one inch. **(Police)**

3.117 Double doors that exceed 16 feet in width, but do not exceed 19 feet in width, shall have one of the following locking devices:

- (a)** Two lock receiving points, one on each side of the door;
- (b)** A single bolt may be used if placed in the center of the door, with the locking point located either at the floor or door frame header. **(Police)**

3.118 If security gates are desired at any access points to the Project, the Police Department and Fire Department will be provided access by the Knox submaster system. If gates are not electrically operated, a Knox padlock may be substituted for electrically operated override systems. Contact the Police Department and/or Fire Department for specific requirements. **(Police/Fire)**

Fire Safety

3.119 The fire department connection (FDC) shall be located on the address side of the building, within 150 feet of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and FDCs pursuant to Fire Department standards. **(Fire)**

3.120 Provide identification for all hose connections pursuant to Fire Department standards. **(Fire)**

3.121 The Applicant shall transmit a copy of these requirements to their on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the Applicant and fire protection designer obtain a copy of the Fire Department's Fire Protection System Information Checklist to aid in the system design. The Fire Department conditions of approval shall be included on the construction drawing. **(Fire)**

3.122 Contact the Fire Department for approval of on-site fire hydrants and services, as required. **(Fire/Engineering)**

3.123 Off-site fire hydrant locations and appropriate main sizes shall be established and approved by Engineering and Fire Departments, pursuant to City Standards. **(Fire/Engineering)**

3.124 A separate fire service will be required for all development, except single-family. **(Engineering)**

3.125 All private on-site fire hydrants relative to the Project shall be constructed pursuant to Fire Department standards, and identified in accordance with Fire Department standards. Installation and locations are subject to approval by the Fire Department. (Standards are available upon request from the Fire Department). **(Fire)**

3.126 Fire Service will require cross connection protection based upon the degree of hazard. The minimum requirement is to install an above-ground Double Detector Check pursuant to the City's Standard Drawings. **(Engineering)**

4.0 Prior to Certificate of Occupancy

General Requirements

4.1 Complete all required public improvements to the satisfaction of the City Engineer. **(Engineering)**

4.2 Submit a set of Record Drawings, on mylar, of all Engineering Department required plans, for review and approval. **(Engineering)**

4.3 The Applicant/general contractor shall be responsible for reasonable periodic cleanup of the project site and surrounding area during construction, to avoid hazardous accumulations of combustible trash and debris, both on and off the project site. **(Fire)**

4.4 Utilities shall not be released for any building subject to these conditions, until a final inspection is completed, and the Project has been approved by each City department, as applicable. **(All Departments)**

Water Quality Management Plan

4.5 Record an approved "Water Quality Management Plan" with the San Bernardino County Recorder, on the City's standard form. An electronic copy of this document may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Engineering/plan-check-guidelines/sbcountywqmptemplateeditable-new_final.doc. **(Engineering)**

Chain Link Fencing

4.6 If temporary chain link fencing is to be erected during construction, all vertical poles shall be capped to avoid the installation of illegal signs. The Applicant/general contractor shall be responsible for the removal of all illegal signs from the chain link fence. **(Housing)**

4.7 Existing chain link fencing to remain shall incorporate vines for screening, and an automatic irrigation system. **(Housing)**

Fees

4.8 All unpaid fees/deposits required by the Engineering Department shall be paid in full prior to the issuance of a Certificate of Occupancy. **(Engineering)**

Addressing

4.9 The Applicant shall install illuminated address numbers, powered by photocell, on each unit, to provide for easy identification by emergency personnel. **(Police)**

4.10 Rear addressing, including street name, shall be installed on any multiple building development. Address numbering shall adhere to the requirements of Development Code Division 6.06 (Street Naming and Address Numbering). **(Police)**

4.11 Street address numbers and the backgrounds shall be of contrasting color, and shall be reflective for nighttime visibility. **(Police)**

4.12 Rooftop address numbers shall be installed on all new development projects consisting of apartments, condominiums, or any other multiple-building unit, and all new mixed-use, commercial, and industrial buildings, for which an alarm permit or other discretionary permit is requested. Rooftop address numbers shall be a minimum of 3 feet in length and one foot in width, and shall be painted in reflective white paint on a flat black painted background, located away from any rooftop obstacles. The rooftop address numbers shall be screened from public view, and shall be visible only from aircraft.

The rooftops of buildings with multiple units/suites shall also have the unit/suite number(s) or letter(s) painted, to the same specifications set forth above, on the rooftop, over the primary entrance to each suite, as follows:

Addresses

A B C D

This requirement to include unit/suite identification shall not apply wherein the opinion of the Police Chief, it is not feasible to do so. In determining where suite identification is feasible, the Police Chief shall consider the size of the building, the available space on the rooftop, and location of suites. **(Police)**

Mechanical Equipment

4.13 Rooftop equipment and ground-mounted screening shall be verified at occupancy. Additional screening may be required if determined necessary upon inspection by the Planning Department. **(Planning)**

Public Improvements

4.14 The raised curb adjacent to a fire department connection (FDC) shall be painted red for a distance of 5 feet on each side of the FDC, pursuant to City standards. **(Fire)**

4.15 Overhead utilities shall be undergrounded in accordance with Ontario Municipal Code Title 7 (Public Works) (Ordinance Nos. 2804 and 2892). **(Engineering)**

Landscape Design and Irrigation

4.16 Trees shall be planted 2 inches to 3 inches higher than the existing grade. The trunk flare and top root shall be visible. No soil or mulch shall be placed on top of the rootball. Trees with kinked or girdling roots shall be replaced. Shade trees shall have a single dominant leader. Refer to Landscape Planning's "Useful Links," which may be viewed online at <http://www.ontarioca.gov/landscape-planning/useful-links>. **(Landscape)**

4.17 Fifteen gallon and larger trees shall be double staked perpendicular to prevailing wind, or parallel to the street. Stakes shall be minimum 7 feet to 8 feet above grade, 3 feet to 4 feet below grade, and tied to the canopy for wind protection. Locate to prevent branch damage. **(Landscape)**

4.18 Box trees, 36 inches or larger, shall be triple guyed or triple staked. Rootball staking or guying (Duckbill system from Earth Anchor or equal) is also acceptable. **(Landscape)**

4.19 Tree ties shall be flexible such as VIT Wonder ties, Cinch ties, or approved equal. Wire and hose or metal rod type braces are not permitted. Nursery stakes shall be loosened if to remain during maintenance and removed by end of maintenance. **(Landscape)**

4.20 Prior to final City inspection, the Landscape Architect shall inspect the project site for compliance to approved landscape and irrigation plans. Following such inspection, the Landscape Architect shall file a Certificate of Completion with the City's Landscape Planning Division. **(Landscape)**

Security

4.21 Upon occupancy by the owner or proprietor, each single unit in the same residential project or commercial building development, constructed under the same development plan, shall have locks that are not interchangeable with locks used in all other separate dwellings, proprietorships, or similar distinct occupancies, within such residential project or commercial building development. **(Police)**

4.22 All sliding glass doors and windows shall be installed with secondary locking and anti-lift devices. Secondary locking devices may be waived if the doors successfully meet tests prescribed by the Police Department. Sliding glass doors shall be of the inside sliding door type. **(Police)**

4.23 An alarm permit shall be obtained from the Ontario Police Department prior to the installation of alarm system in any building type (residential, commercial or industrial). Subscribers should acquaint themselves with Ontario Municipal Code Title 4 (Public Safety), Chapter 9 (Burglary and Robbery Alarm Systems), which may be viewed online at [http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ontario_ca](http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates$fn=default.htm$3.0$vid=amlegal:ontario_ca). **(Police)**

4.24 All new construction on a site exceeding one acre in size, shall comply with the below-listed security measures, until such time that the utilities have been released by the City. **(Police)**

(a) Perimeter lighting shall be installed at a minimum of 150-foot intervals and at a height not less than 15 feet from the ground. The light source used shall have a minimum light output of 2,000 lumens, be protected by a vandalism resistant cover, and be lighted during the hours of darkness.

(b) Additional lighting shall be required if the construction site exceeds 4 acres in area.

(c) In addition to perimeter lighting described in (a) above, one of the following shall be used:

(1) Fencing, not less than 6 feet in height, which is designed to preclude human intrusion, shall be installed along the perimeter boundaries of the construction site; or

(2) A uniformed security guard, licensed according to the California Business and Profession Code Chapter 11.5 (commencing with Section 7580), shall be utilized to continually patrol the construction site during the hours when construction work has ceased.

Fire Safety

4.25 Wood frame buildings that are required to be sprinklered shall have the system(s) in service (but not necessarily finaled) before the building is enclosed. **(Fire)**

5.0 Environmental Requirements

Cultural Resources

5.1 If human remains are found during Project grading, excavation, or construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed (if deemed applicable). **(Planning)**

5.2 If any archeological or paleontological resources are found during Project grading, excavation, or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented. **(Planning)**

PART 2: RESIDENTIAL DEVELOPMENTS

1.0 General Development Requirements

Off-Site Directional Sign Program

1.1 The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program uses uniform sign structures and individual identification and directional signs for residential development. No other off-site signing is authorized. (For additional information, contact the Baldy View Chapter BIA at (909) 981-2997. **(Planning)**

Addressing

1.2 All residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles and adhere to Fire Department Standard No. H-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. The numerals shall be minimum 4 inches in height, and shall be finished with a reflective material that is contrasting in color to the background in which they are attached. Multiple-family residences shall also have rear addressing pursuant to Fire Department standards. **(Police)**

1.3 There shall be positioned at each entrance of a multiple building, multiple-family apartment complex, an illuminated diagrammatic representation of the complex, which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than 4 inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic. **(Police)**

1.4 Addressing of multiple-family residential complexes shall be consistent with Police Department standards, and is subject to Police Department review and approval. **(Police)**

1.5 Doors secured by electrical operation shall have a keyed switch to open the door when in a closed position, or shall have a signal locking device to open such door. **(Police)**

2.0 Development Plan Requirements

Architectural Treatment (Design Standards)

2.1 All rooftop coverings, flashings, skylights, vents and piping, roof access and smoke hatches, interior side of parapet walls, and all other such rooftop components, shall be completely screened from public view by the building's parapet walls and/or architectural elements, excepting roof coverings specifically designed as an architectural feature of the building. **(Planning)**

Parking, Circulation and Access

2.2 "No Parking/Fire Lane" signs and/or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the not less than 20-foot clear width requirement pursuant to Fire Department Standard Nos. B-001 and B-004, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

2.3 Single-family cluster and multiple-family development projects shall provide enhanced paving at all Project points of vehicular ingress and egress which shall extend from the boundary street property line, to the first intersection parking space or drive aisle, for a minimum depth of 20 feet into the project site. The final enhanced paving material, design, color, and finish, shall be subject to review and approval by the Planning Director. **(Planning)**

2.4 Single-family cluster and multiple-family development projects shall provide decorative interlocking concrete pavers at all pedestrian crossings at private streets and drive aisles throughout the Project. The final walkway design, color, and finish, shall be subject to review and approval by the Planning Director. **(Planning)**

2.5 Driveways/alleyways throughout single-family cluster development projects shall be paved with decorative interlocking concrete pavers. The final driveway/alleyway paver design, color, and finish, shall be subject to review and approval by the Planning Director. **(Planning)**

Walls and Fences

2.6 Security shrubbery, with automatic irrigation system, shall be installed adjacent to all fences and walls that adjoin common and public access areas. **(Police)**

2.7 Barbed wire, razor wire, electrified fencing, and other similar security fencing, shall not be installed in residential zones. **(Police)**

Site Lighting

2.8 Areas outside apartments, duplexes, and condominiums, are to be provided with a photocell operated exterior lighting system, which switches on at sunset and switches off at sunrise. This is to include walkways, doorways, and other areas used by the public. Minimum 0.5 footcandle of light shall be maintained in all common areas. **(Police)**

2.9 During hours of darkness, all open parking lots and carports shall be provided with minimum one-footcandle of light, measured on the parking surface. Lighting devices shall be fully protected with weather and vandalism resistant covers. **(Police)**

2.10 Single-family dwellings shall be provided with exterior light fixtures at all exterior building entrances. **(Police)**

2.11 For all multiple-family and nonresidential development projects, the Applicant/developer shall submit exterior lighting plans for Police Department review and approval, which includes photometric plans covering all exterior areas of the project site (together with all areas of the site covered by carports), luminaire throw patterns, and luminaire cut sheets, prior to building permit issuance. **(Police)**

Landscape Design and Irrigation

2.12 For traditional single-family development projects, the table below (*Minimum On-Site Tree Requirement for Single-Family Projects (excluding palms)*) establishes the minimum number of trees required for each lot, based upon lot size(s). **(Landscape)**

Minimum On-Site Tree Requirement for Single-Family Projects (excluding Palms)		
Lot Sizes (In SF)	Minimum No. Trees Required	Minimum Percent Shade Trees Required
More than 40,000	7 per lot	50%
20,000 to 40,000	5 per lot	50%
15,000 to 19,999	4 per lot	50%
7,200 to 14,999	3 per lot	50%
Less than 7,200	2 per lot	50%

2.13 Each single-family dwelling/lot shall also be provided with front yard landscaping and a permanent automatic irrigation in the front yard of each lot. At a minimum, a seeded turf lawn, appropriate shrubs and trees and an automatic irrigation system shall be provided. Furthermore, a variety of typical landscape designs shall be provided for use on each lot within the subdivision. **(Planning)**

2.14 Multiple-family projects shall be provided with full landscape improvements throughout the development. At a minimum, a seeded turf lawn, appropriate trees, shrubs and groundcovers, and a permanent automatic irrigation system, shall be provided. **(Planning)**

3.0 Public and Private Utilities Requirements

Streets

3.1 Structures built in excess of 150 feet from of the public right-of-way shall provide an approved turnaround pursuant to Ontario Fire Department Standard B-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. The Chief may make an exception when the buildings are completely protected with an automatic fire sprinkler system. **(Fire)**

4.0 Public Safety Requirements

Security

4.1 All exterior swinging doors of any residential building or attached garage, including the door leading from the garage area into the dwelling unit, shall be equipped as follows: **(Police)**

(a) All wood doors shall be of solid core construction, with a minimum thickness of 1-3/4 inches, or with panels not less than 9/16 inch thick;

(b) A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard and shall be connected to the inner portion of the lock by connecting screws of at least 1/4 inch in diameter. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted; provided, it meets all other specifications for locking devices;

(c) When not required for exiting purposes, the inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of 5/8-inch into the head and threshold of the door frame;

(d) Glazing in exterior doors or within 12 inches of any locking mechanism shall be of fully tempered glass or rated burglary resistance glazing;

(e) Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle (180 degree) door viewer, not to be mounted more than 58 inches from the bottom of the door;

(f) Fully tempered glass or rated burglary resistance glazing shall be used if a window is within 40 inches of any locking mechanism;

(g) Garage doors without automatic openers installed will have two exterior slide locks, one on each side of the door. Garage doors with automatic garage door openers require one slide lock;

(h) Doorjamb shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of 6 inches each side of the strike plates;

(i) Jambs for all doors shall be constructed or protected so as to prevent violation of the strike plates;

(j) The strike plate for deadbolts on all wood framed doors shall be constructed of minimum 16 gauge steel, bronze, or brass and secured to the jamb by a minimum of 2 screws, which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached; and

(k) Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

4.2 Apartments, condominiums, or any other multiple-unit building with a common attic, shall have a resident controlled locking device installed to each scuttle-hole or access-way. The locking device shall prevent entry to any one residence from another, and shall not lock behind a resident, trapping them in the attic. **(Police)**

Fire Safety

- 4.3** All residential-type chimneys shall be equipped with an approved spark arrester, which is constructed to meet the requirements of the California Building Code. **(Fire)**
- 4.4** Units located on a cul-de-sac street that exceeds 300 feet in length shall be sprinklered. **(Fire)**
- 4.5** All multiple-family dwelling units shall be sprinklered. **(Fire)**
- 4.6** Single station smoke detectors are required to be installed pursuant to California Building Code, and California Fire Code, requirements. **(Fire)**
- 4.7** The water supply, including mains and hydrants, shall be acceptably tested and approved by the Fire Departments prior to the framing stage of construction, to assure availability and reliability for fire-fighting purposes. **(Fire)**

5.0 Permitting/Construction Requirements

Building Permit Application Submittal

- 5.1** When submitting permit applications for new single-family dwellings within Ontario Ranch (formerly New Model Colony), a table summarizing all lots/tract, addresses, models, square footage, and number of plumbing fixtures shall be included on the construction drawings. **(Building)**
- 5.2** When submitting permit applications for production homes, include two sets of site plans showing the setback from property lines and the model number/type for the production homes. In addition, provide a plot plan on an 8-1/2 x 11 inch sheet for each production home, showing the building setbacks and the model number/type. **(Building)**
- 5.3** Provide to Ontario Municipal Utilities Company for review and approval, all applicable shop submittals for potable water, recycled water, and sewer improvements located in the public right-of-way, as shown on the approved improvement plans, including any grading plans with proposed work within the public right-of-way. All shop submittals shall be consistent with the approved Equivalent Materials List, City Standard Drawings, and Design Guidelines and Specifications. **(Engineering)**

PART 3: NONRESIDENTIAL DEVELOPMENTS

1.0 General Development Requirements

Addressing

- 1.1** Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multiple tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background (see Fire Department Standard Nos. H-003 and H-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>). Multiple building complexes shall have building directories provided at the main entry(ies). Said directory(ies) shall be designed to the requirement of the Fire and Police Departments. **(Fire)**

1.2 Addresses for individual units should be clearly marked and well lit. Room directories shall be placed around the perimeter of the development (placement, size and lighting will be approved by Building, Police, Fire and Planning Departments). **(Police)**

1.3 Roof top numbers shall be maintained by the property owner and must be repainted every 3 years. **(Police)**

2.0 Development Plan Requirements

Architectural Treatment (Design Standards)

2.1 All building drainage gutters, down spouts, vents, etc., shall be completely concealed from public view or shall be architecturally compatible (decorative) with the exterior building design and color. **(Planning)**

2.2 The vent pipes for underground fuel tanks for service stations shall be installed within the canopy columns to visually screen the pipes from public view. Details shall be submitted on the construction plans to reflect this requirement and shall be reviewed and approved by the Planning Department prior to building permit issuance. **(Planning)**

Parking, Circulation and Access

2.3 All driveways shall be provided with an enhanced pavement treatment. Generally, the enhanced pavement treatment shall extend from the property line (back of the approach apron), into the site, to the first intersecting drive aisle or parking space. **(Planning)**

2.4 Bumper guard or wheel stops shall be provided, where necessary, to protect a structure or parked vehicle. In lieu of wheel stops, 2 feet of additional area may be added to sidewalks or landscape areas to serve as an automobile overhang. **(Planning)**

2.5 Access roadways that exceed 150 feet in length shall have an approved turnaround designed pursuant to Fire Department Standard No. B-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

2.6 Any time prior to the commencement of on-site combustible construction and/or storage, a minimum 26-foot wide all weather access road shall be provided to within 150 feet of all portions of the exterior walls of the first story of any building, unless otherwise specifically approved by the Fire Marshal and other emergency services. **(Fire)**

Easements

2.7 Underground fire mains that cross property lines shall be provided with CC&Rs, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of Fire Department plan check. **(Fire)**

2.8 Access drives that cross property lines shall be provided with CC&Rs, access easements, and/or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of Fire Department plan check. **(Fire)**

Loading and Outdoor Storage Areas

2.9 Outdoor storage shall only be permitted within those areas shown on the approved site plan. Areas designated for off-street parking, loading, circulation, and maneuvering, shall not be used for the outdoor storage of materials or equipment. **(Planning)**

2.10 Outdoor loading and storage areas shall be screened from view of public and private streets, major drive aisles through the site, residential land uses, offices located on-site and on adjoining properties, public facilities, and institutional uses on adjoining properties, with a solid, view-obstructing wall. Chainlink fencing with slat material or tennis court windscreen material shall not be used as screening for storage areas. **(Planning)**

2.11 The height of screen walls shall be determined by a Sight-Line Analysis/Wall Section Plan, which shall show that all roll-up doors will be screened from view from adjoining parcels and public streets. **(Planning)**

2.12 Prior to the commencement of construction, a "horizontal height mock up" shall be constructed for review and approval by Planning Department staff to verify the adequacy of screen wall heights from the freeway and streets. The mock up should be located at the lowest elevation on the site. **(Planning)**

2.13 No materials or equipment shall be stored to a height greater than adjacent screen walls. **(Planning)**

Site Lighting

2.14 The canopy lighting units for service stations shall be recessed to avoid the light bleeding from under the canopy. Details shall be submitted on the construction plans, which shall be reviewed and approved by the Planning Department prior to building permit issuance. **(Planning)**

2.15 The following standards shall apply to lighting, address identification, and parking areas:

- (a)** Lighting in exterior areas shall be in vandalism resistant fixtures;
- (b)** The developer shall submit certified exterior lighting plans showing luminaire throw pattern and cut sheets of luminaires to be used prior to building permits being issued; and
- (c)** Interior night lighting shall be constructed and maintained in those areas that are visible from the street (ground floor level only). **(Police)**

Signs

2.16 As a design feature of the building, structure, or business establishment, neon lighting shall be reviewed in the same manner as a sign, ensuring enhancement of the building or structure in which it is placed or installed. Neon lighting shall be limited to confined areas, such as building entries or special architectural features. **(Planning)**

2.17 Neon lighting incorporated into a sign or advertising structure shall be counted toward the total allowable signage for the establishment it serves. **(Planning)**

2.18 Temporary signs may be displayed for a maximum 7 days duration during the specified "holiday sale periods" (President's Day, Memorial Day, Independence Day, and Labor Day), and during the specified "additional periods" (four unspecified periods per calendar year) for which a Temporary Use Permit has been issued, not to exceed a total of 56 days per calendar year. Each "additional period" may be used consecutively with "holiday sale periods," not to exceed a total of 6 consecutive periods (42 consecutive days). **(Planning/Housing)**

2.19 Window signage, painted or otherwise, shall not exceed 25 percent of the total window area. **(Planning/Housing)**

3.0 Public and Private Utilities Requirements

Utilities

3.1 When booster fire pumps take suction from the public water supply, it must be demonstrated with hydraulic calculations at the time of plan review that the supply is capable of providing 150 percent of the rated capacity of the fire pump **(Fire)**

3.2 The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties, and shall not cross any public street. **(Fire)**

Streets

3.3 "No Parking/Fire Lane" signs and/or Red-Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the 26-foot clear width requirement pursuant to Fire Department Standard Nos. B-001 and B-004, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

Fire Hydrants

3.4 The water supply, including mains and hydrants, shall be acceptably tested and approved by the Fire Department prior to the framing stage of construction and/or onsite combustible storage, to assure availability and reliability for firefighting purposes. Phased construction shall ensure that the water systems are independently adequate to provide for the necessary fire flow from phase-to-phase in the construction planning. **(Fire)**

4.0 Public Safety Requirements

Security

4.1 An approved Key Box is required on this Project. The Ontario Fire Department requires that all industrial/ commercial buildings provide Fire Department access. Key boxes shall be applied per Fire Department Standard No. H-001, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. Master keying of building(s) may reduce the size and/or quantity of boxes required. **(Fire)**

4.2 Swinging exterior glass doors, wood or metal doors with glass panels, solid wood, or metal doors, shall be constructed or protected as follows:

(a) Wood doors shall be of solid core construction, with a minimum thickness of 1-3/4 inches. Wood pane doors with panels less than one inch thick shall be covered on the inside with a minimum 16 gauge sheet steel, or its equivalent, which is to be attached with screws, minimum 6 inches on center. Hollow steel doors shall be of a minimum 16 gauge, and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device; and

(b) Except where double cylinder deadbolts are utilized, any glazing in exterior doors, or within 48 inches of any door locking mechanism, shall be constructed or protected as follows:

- (1) Fully tempered glass or rated burglary resistance glazing;
- (2) Iron or steel grills of at least one-eighth inch material, with a minimum 2 inch mesh secured on the inside of the glazing may be utilized; or
- (3) The glazing shall be covered with iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material, spaced not more than 5 inches apart, secured on the inside of the glazing;
- (4) Subparagraphs 4.2(b)(2) and (3), above, shall not be implemented so as to interfere with the operation of opening windows if such windows are required to be opened by the Building Code. **(Police)**

4.3 All swinging exterior wood and steel doors shall be equipped as follows:

(a) A single or double door shall be equipped with a double cylinder deadbolt. The bolt shall have minimum projection of one inch, and shall be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least 3/4-inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of 5 pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least 1/4-inch in diameter. The provisions of this subsection do not apply where:

- (1) Panic hardware is required; or
- (2) An equivalent device is approved by the enforcing authority.

(b) Double doors shall be equipped as follows:

(1) When not required for exiting purposes, the inactive leaf of a double door shall be equipped with metal flush bolts having a minimum embedment of 5/8-inch into the head and threshold of the door frame; and

(2) Double doors shall have an astragal constructed of steel a minimum of 0.125-inch thick, which will cover the opening between the doors. The astragal shall be a minimum of 2 inches wide, and extend a minimum of one-inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced not more than 10 inches on center. **(Police)**

4.4 Aluminum frame swinging doors shall be equipped as follows:

(a) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of 3 inches and a horizontal distance of one-inch, each side of the strike, so as to prevent violations of the strike;

(b) Except when panic hardware is required, a single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one-inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of 5 pin tumblers and a cylinder guard. **(Police)**

4.5 Panic hardware, whenever required by the California Building Code or California Code of Regulation Title 19 (Public Safety), shall be installed as follows:

- (a) Panic hardware shall contain a minimum of 2 locking points on each door;
- (b) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom of the door frame. The door shall have an astragal constructed of steel 0.125 inches thick which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of 6 inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of 2 inches wide and extend a minimum of one-inch beyond the edge of the door to which it is attached;

(c) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door. **(Police)**

4.6 Horizontal sliding doors shall be of the inside slider type and equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum 5 pin tumbler operation with a nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position. **(Police)**

4.7 In office buildings with multiple occupancies, all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors. **(Police)**

4.8 Windows shall be deemed accessible if less than 12 feet above ground. Accessible windows and all exterior transoms having a pane exceeding 96 square inches in an area, with the smallest dimension exceeding 6 inches and not visible from a public or private vehicular access-way, shall be protected in the following manner:

(a) Fully tempered glass or burglary resistant glazing;
(b) The following window barriers may be used, but shall be secured with nonremovable bolts:

(1) Inside or outside iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material, spaced not more than 5 inches apart and securely fastened; or

(2) Inside or outside iron or steel grills of at least 1/8-inch material, with not more than a 2-inch mesh, and securely fastened.

(c) If a side or rear window is the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, or padlock with hardened steel shackle and minimum 4 pin tumbler operation;

(d) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be opened by the Uniform Building Code. **(Police)**

4.9 Roof openings shall be equipped as follows: **(Police)**

(a) All skylights on the roof of any building or premises used for business purposes shall be provided with:

(1) Rated burglary resistant glazing;
(2) Iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material under the skylight, and securely fastened; or

(3) A steel grill of at least 1/8-inch material with a maximum 2-inch mesh under the skylight and securely fastened. Smoke and heat vents must have a minimum of one-inch mesh per Fire Department requirements.

(b) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the inside with at least 16 gauge sheet metal, or its equivalent, attached with screws;

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts; and

(3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges;

(c) All air duct or air vent openings exceeding 96 square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

- (1) Iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel materials spaced no more than 5 inches apart and securely fastened; or
- (2) Iron or steel grills of at least 1/8-inch material with a maximum 2-inch mesh and securely fastened;
- (3) If the barrier is on the outside, it shall be secured with bolts which are nonremovable from the exterior;
- (4) Subparagraphs (1) and (2), above, must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or California Code of Regulations Title 19 (Public Safety).

4.10 Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of 10 feet. This covering shall be locked against the ladder with a case hardened hasp, secured with nonremovable screws or bolts. Hinges on the cover will be provided with nonremovable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum 5 pin tumbler operation, with nonremovable key when in an unlocked position. **(Police)**

Elevators

4.11 Passenger elevators, the interiors of which are not completely visible when the car door is open, shall have mirrors so placed as to make visible the whole of the elevator interior to prospective passengers outside the elevator; mirrors shall be framed and mounted to minimize the possibility of their accidentally falling or shattering. **(Police)**

4.12 The elevator emergency stop button shall be so installed and connected as to activate the elevator alarm. **(Police)**

Security Fencing

4.13 If wrought iron fencing is used, it shall be 6 feet high, open ended, and pickets shall be minimum 4 inches on center. If block wall fencing is used, it shall be minimum 6 feet high, with security shrubbery and antigraffiti measures (such as vines) will be used. **(Police)**

Helicopter Pads

4.14 Any building that is required by City law or ordinance to maintain a helicopter pad, shall allow access to Ontario Police Department helicopters, as needed. **(Police)**

Public Safety 800 MHZ Radio System Interference

4.15 No existing or future wireless telecommunications facility shall interfere with any public safety radio communications system including, but not limited to, the 800 MHz radio system operated by the West End Communication Authority (WECA), which provides public safety communications during emergencies and natural disasters. Pursuant to Government Code Section 38771, a violation of this standard constitutes a public nuisance. **(Police)**

4.16 If any wireless telecommunications facility is found to interfere with a public safety radio communications system, or any system facilitating the transmission or relay of voice or data information for public safety, the carrier and/or property owner shall immediately cease operation of the radio channel(s) causing system interference. Operation of an offending wireless telecommunications facility shall only be

allowed to resume upon removal, or other resolution, of the interference, to the satisfaction of the City.
(Police)

Burglar Alarm Systems

4.17 Burglar alarm systems are recommended for all businesses, and a robbery alarm should be considered for certain retail businesses. **(Police)**

4.18 If an alarm is installed in any commercial or industrial building, a blue flashing light shall be installed on the rooftop. This light shall be screened from public view but visible from the air. Such a blue flashing light is recommended for residential, but is optional. The blue flashing light shall meet the specifications approved by the Police Department. **(Police)**

5.0 Permitting/Construction Requirements

Hand-Portable Fire Extinguishers

5.1 Hand-portable fire extinguishers are required to be installed prior to occupancy. Contact the Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required pursuant to Fire Department Standard No. C-001, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

5.2 Provide to Ontario Municipal Utilities Company for review and approval, all applicable shop submittals for potable water, recycled water, and sewer improvements located within the public right-of-way as shown on the approved improvement plans, including any grading plans with proposed work within the public right-of-way. All shop submittals shall be consistent with the approved Equivalent Materials List, City Standard Drawings, and Design Guidelines and Specifications. **(Engineering)**

Exhibit “B” to Resolution No. 2017-027

**STANDARD CONDITIONS OF APPROVAL FOR NEW DEVELOPMENT;
“ONTARIO RANCH” PROJECTS**

**Standard Conditions of Approval for New Development
Applicable to “Ontario Ranch”**

TABLE OF CONTENTS

	<u>Page</u>
PART 1: GENERAL REQUIREMENTS	5
1.0 General Development Requirements	5
<i>Construction Documents</i>	5
<i>Property Maintenance</i>	5
<i>Construction Noise Limitations</i>	5
<i>Time Limits and Extensions</i>	6
<i>Indemnification and Hold Harmless Agreement</i>	6
<i>Graffiti Removal</i>	6
<i>Monuments</i>	6
<i>Disclosures</i>	7
2.0 Prior to Final Map Acceptance (For City Council Hearing).....	7
3.0 Prior to Permitting (Building, Grading, Encroachment, Etc.)	7
<i>General Requirements</i>	7
<i>Fees</i>	8
<i>Architectural Treatment (Design Standards)</i>	8
<i>Walls and Fences</i>	9
<i>Parking, Circulation and Access</i>	9
<i>Site Lighting</i>	9
<i>Mechanical Equipment</i>	10
<i>Refuse Storage/Trash Enclosure</i>	10
<i>Public Improvements</i>	11
<i>Sewer</i>	11
<i>Potable Water</i>	12
<i>Recycled Water</i>	13
<i>Drainage and Hydrology</i>	13
<i>Stormwater Quality (NPDES)</i>	13
<i>Landscape Design & Irrigation</i>	14
<i>Security</i>	18
<i>Fire Safety</i>	19
4.0 Prior to Certificate of Occupancy	19
<i>General Requirements</i>	19
<i>Water Quality Management Plan</i>	20
<i>Chainlink Fencing</i>	20
<i>Fees</i>	20
<i>Addressing</i>	20
<i>Mechanical Equipment</i>	21
<i>Public Improvements</i>	21
<i>Landscape Design and Irrigation</i>	21

	<u>Page</u>
Security	21
Fire Safety.....	22
5.0 Environmental Requirements	22
Cultural Resources.....	22
PART 2: RESIDENTIAL DEVELOPMENTS.....	22
1.0 General Development Requirements	22
Off-Site Directional Sign Program.....	22
Addressing	22
2.0 Development Plan Requirements.....	23
Architectural Treatment (Design Standards).....	23
Parking, Circulation and Access	23
Walls and Fences.....	23
Site Lighting	24
Landscape Design and Irrigation	24
3.0 Public and Private Utilities Requirements.....	25
Streets.....	25
4.0 Public Safety Requirements	25
Security	25
Fire Safety.....	26
5.0 Permitting/Construction Requirements.....	26
Building Permit Application Submittal	26
PART 3: NONRESIDENTIAL DEVELOPMENTS.....	26
1.0 General Development Requirements	26
Addressing	26
2.0 Development Plan Requirements.....	27
Architectural Treatment (Design Standards).....	27
Parking, Circulation and Access	27
Easements	27
Loading and Outdoor Storage Areas	27
Site Lighting	28
Signs	28

3.0	Public and Private Utilities Requirements.....	29
	<i>Utilities.....</i>	<i>29</i>
	<i>Streets.....</i>	<i>29</i>
	<i>Fire Hydrants.....</i>	<i>29</i>
4.0	Public Safety Requirements	29
	<i>Security</i>	<i>29</i>
	<i>Elevators</i>	<i>30</i>
	<i>Security Fencing</i>	<i>30</i>
	<i>Helicopter Pads.....</i>	<i>30</i>
	<i>Public Safety 800 MHZ Radio Amplification System</i>	<i>30</i>
	<i>Burglar Alarm Systems</i>	<i>31</i>
5.0	Permitting/Construction Requirements.....	31
	<i>Hand-Portable Fire Extinguishers</i>	<i>31</i>

EXHIBITS

<i>SOUTH ARCHIBALD TRICHLOROETHYLENE PLUME BOUNDARY MAP.....</i>	<i>34</i>
<i>DISCLOSURE NOTICE: SOUTH ARCHIBALD TRICHLOROETHYLENE PLUME.....</i>	<i>35</i>

Standard Conditions of Approval for New Development

“Ontario Ranch” Projects

All new development projects are required to comply with the minimum standards set forth by the Ontario Municipal Code, Ontario Development Code, the requirements of applicable specific plans, California Building Code, California Fire Code, and applicable provisions of the California Code of Regulations, including, but not limited to, Title 19 (Public Safety), Title 21 (Public Works), Title 24 (Building Standards Code), Title 25 (Housing and Community Development), and Title 27 (Environmental Protection). The herein-listed conditions of approval have been reviewed and approved by the Planning Commission and City Council, and apply to all new development projects within the Ontario Ranch area of the City (that portion of the City generally located south of Riverside Drive). Please note that additional standard conditions of approval pertaining to Tentative Subdivision Maps and/or Conditional Use Permits, may also apply, as well as special conditional conditions of approval, which specifically pertain to the Project in question, that may be imposed by the Approving Authority at the time of Project approval.

PART 1: GENERAL REQUIREMENTS

1.0	General Development Requirements
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Construction Documents

1.1 All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility, traffic signal, street lighting, traffic signing, traffic striping, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department. ***(Planning)***

1.2 The project site shall be developed and maintained in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance, and may require review and approval by the Planning Commission and/or City Council. ***(Planning)***

Property Maintenance

1.3 The Applicant shall be advised that they are required to maintain the buildings and grounds of the site in a manner consistent with Ontario Municipal Code Title 5, Chapter 22 (Property Appearance – Nuisance), commencing with Section 5-22.01, and the conditions of approval set forth herein, by all departments and agencies of the City of Ontario. ***(Planning/Housing)***

Construction Noise Limitations

1.4 While engaged in construction, remodeling, digging, grading, demolition or any other related building activity, no person shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a Police or Code Enforcement Officer, on any weekday, except between the hours of 7:00AM and 6:00PM, or on Saturday or Sunday, except between the hours of 9:00AM and 6:00PM, and no landowner, construction company owner, contractor, subcontractor, or employer shall permit or allow any person or persons working under their direction and control, to operate any tool, equipment, or machine, in violation of this condition of approval, except as follows:

(a) The provisions of this section shall not apply to emergency construction work performed by a private party when authorized by the City Manager;

(b) Any construction that complies with the noise limits specified in Ontario Municipal Code Section 5-29.04. **(Planning/Building)**

Time Limits and Extensions

1.5 Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced and diligently pursued toward completion, or a time extension has been approved by the Zoning Administrator pursuant to Ontario Development Code Section 2.02.025.B (Time Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements. **(Planning)**

Indemnification and Hold Harmless Agreement

1.6 The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees, to attack, set aside, void, or annul, any approval of the City of Ontario, whether by its City Council, Planning Commission, or other authorized board or officer of the City. The City of Ontario shall promptly notify the Applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense. **(Planning)**

Graffiti Removal

1.7 Antigrffiti material, of a type and nature that is acceptable to the Director of Community and Public Services Agency (CPSA), shall be applied to each publicly viewed surface of the improvements to be constructed on the project site, which is deemed by the Director of CPSA to be likely to attract graffiti ("graffiti attracting surfaces"). **(Planning/CPSA)**

1.8 Any conditions, covenant and restriction, or separate covenant, which is recorded against an individual lot prior to resale of same, shall require the owner of such lot to remove any graffiti placed thereon within 7 days after notice thereof. The covenant shall run with the land and shall be for the benefit of the City, in a form satisfactory to the City. **(Planning)**

1.9 In an effort to quickly respond to graffiti vandals and to ensure proper color match during graffiti paint-over, the property owner shall apply graffiti retardant materials on graffiti attracting surfaces, provide vine treatment to screen walls, allow right of entry to city employees or agents for graffiti removal, and provide the City with sufficient matching paint upon demand, for a period of at least 2 years beyond the date of final building inspection. **(Housing/Planning)**

1.10 The City shall be granted right of site entry, and access to parcels, upon the prior 48-hour posting of a notice by authorized City employees or agents, for the purpose of removing or "painting over" graffiti applied to graffiti attracting surfaces, as previously designated by the Director of CPSA. **(Planning)**

1.11 Block walls and/or screen walls shall be provided with climbing plants with proper automatic irrigation, or other graffiti deterring elements, such as antigrffiti paint, to prevent walls from being vandalized. **(Police)**

Monuments

1.12 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City. **(Engineering)**

1.13 All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. **(Engineering)**

Disclosures

1.14 For all development occurring south of the Pomona Freeway (60-Freeway), within the specified boundary limits of the "South Archibald Trichloroethylene (TCE) Plume" (attached hereto as *SOUTH ARCHIBALD TRICHLOROETHYLENE PLUME BOUNDARY MAP*, see page 34), the property owner/developer is hereby made aware of the "South Archibald TCE Plume Disclosure Letter" (attached hereto as *DISCLOSURE NOTICE: SOUTH ARCHIBALD TRICHLOROETHYLENE PLUME*, see page 35). Property owner/developer may wish to provide said Disclosure Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs), or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board (http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000004658). **(Engineering)**

2.0 Prior to Final Map Acceptance (for City Council Hearing)

2.1 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements. **(Engineering)**

2.2 Provide a monument bond (i.e., cash deposit) in an amount determined by the City's approved cost estimate spreadsheet, which may be viewed at (http://www.ontarioca.gov/sites/default/files/Ontario-Files/Engineering/forms/project_cost_estimate.xls), or as specified in writing by the Applicant's California Registered Professional Engineer or California Registered Land Surveyor of Record, and approved by the City Engineer, whichever is greater. **(Engineering)**

2.3 Provide a preliminary title report not older than 30 days, to the Engineering Department. **(Engineering)**

2.4 Show proof that all taxes and assessments related to the project site have been paid, or provide other adequate form of security assuring payments of all taxes. **(Engineering)**

3.0 Prior to Permitting (building, grading, encroachment, etc.)

General Requirements

3.1 A copy of the herein-listed conditions of approval shall be included in the construction documentation package for the Project, which shall be continuously maintained on site during Project construction. **(Planning)**

3.2 The Applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for the Project. **(Planning)**

3.3 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval. **(Engineering)**

3.4 The Applicant shall obtain an Encroachment Permit and Traffic Control Permit, as required, for all work within the public right-of-way. Prior to issuance of the Encroachment Permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, recycled water,

traffic signal, lighting, signing and striping, etc., shall be reviewed and approved by the City Engineer. **(Engineering)**

3.5 Projects located within Ontario Ranch (formerly New Model Colony) must comply with the "Methane Assessment for Projects in Ontario Ranch" guidelines, which may be viewed online at <http://www.ontarioca.gov/building/general-requirements/submittal-requirements>. **(Building)**

3.6 The Project shall comply with the adopted California Building Code (California Code of Regulations, Title 24, Part 2). **(Building)**

3.7 The Project shall comply with the adopted California Electrical Code (California Code of Regulations, Title 24, Part 3). **(Building)**

3.8 The Project shall comply with the adopted California Mechanical Code (California Code of Regulations, Title 24, Part 4). **(Building)**

3.9 The Project shall comply with the adopted California Plumbing Code (California Code of Regulations, Title 24, Part 5). **(Building)**

3.10 The Project shall comply with the adopted California Energy Code (California Code of Regulations, Title 24, Part 6). **(Building)**

3.11 The Project shall comply with the adopted California Historical Building Code (California Code of Regulations, Title 24, Part 8). **(Building)**

3.12 Structures within the special wind region of the City shall be designed in accordance with the applicable California Building Code sections. **(Building)**

Fees

3.13 After the Project's entitlement approval, the Applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council. **(All Departments)**

3.14 All required Development Impact Fees (DIF), as well as other applicable governmental impact fees (e.g., School District, Inland Empire Utilities Agency (IEUA), etc.), shall be paid to the City prior to building permit issuance. **(Engineering/Planning/Building)**

Architectural Treatment (Design Standards)

3.15 Exterior building elevations showing building wall materials, roof types, exterior colors, and appropriate vertical dimensions, shall be included in the development construction drawings. **(Planning)**

3.16 All roof access ladders shall be located on the inside of the building. **(Planning)**

3.17 All tower elements on the building(s) shall be fully walled and finished on all sides, and shall include detailing appropriate to the architectural style proposed, so as to appear as a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Director. "Tower elements" shall include architectural components of the building that are higher than the adjacent building parapet or roof. **(Planning)**

3.18 Where changes in parapet height occur, a return into the building shall be provided, for a distance of at least 6 feet, so that the thickness of the wall panel cannot be observed or easily discerned by the public. **(Planning)**

3.19 At building corners, where conditions exist that would allow public view of the rear (interior) side of parapet walls, as a result of changes in parapet heights, the raised parapet area shall be constructed to the satisfaction of the Planning Director, so as to be viewed as a fully three-dimensional, four-sided element of the building. **(Planning)**

3.20 Cultured, precast, or fabricated stone products, shall be constructed of an integral color material. **(Planning)**

Walls and Fences

3.21 Prior to the issuance of a building permit, a Wall and Fence Plan shall be reviewed and approved by the Planning and Building Departments. The plans shall indicate the materials, colors, and heights, of proposed and existing walls/fences, and shall include a cross-section of walls/fences, which indicates adjacent grades. Walls shall be designed as an integral part of the Project architecture, and shall be constructed of tilt-up concrete, brick, decorative masonry block (e.g., burnished, scored, slump, split-face, etc.,) or other decorative materials approved by the Planning Director. **(Planning)**

Parking, Circulation and Access

3.22 All driveway approaches within the public right-of-way shall be kept clear of any decorative paving. **(Engineering)**

3.23 The site plan shall provide adequate turning radii for emergency apparatus, and access turns shall be designed to meet the minimum requirements/standards of Ontario Fire Department Standard No. B-005, which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Fire/standards-forms/standard_b-005_minimum_turning_radius.pdf. **(Fire)**

3.24 The site plan shall provide adequate turning radii for Ontario Municipal Utilities Company solid waste service vehicles. Access turns shall be designed to meet the minimum requirements/standards of the "Solid Waste Department Refuse and Recycling Planning Manual," which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/planning_manual-2016_update.pdf (also reference: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>). **(Engineering)**

3.25 The site plan shall allow for adequate ingress and egress to and from the Project. Additional access points may be required. **(Fire)**

3.26 Any drive approaches or construction of other improvements in the Caltrans right-of-way shall be approved by Caltrans as to type, size, and location of the proposed improvements. The Applicant shall provide the City with a copy of the Caltrans permit prior to issuance of Encroachment Permit. **(Engineering)**

3.27 All property corners at street intersections shall have angled corner cut-offs in accordance with City Standards. **(Engineering)**

Site Lighting

3.28 Site lighting shall be reviewed and approved by the Planning Department and Police Department prior to the issuance of building permits. **(Planning)**

3.29 Exterior lighting shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on any adjoining site. **(Planning)**

3.30 Along pedestrian movement corridors, the use of decorative low mounted bollard light standards, which reinforce pedestrian scale, is highly encouraged. Steps, ramps and seatwalls shall be illuminated with built-in light fixtures. **(Planning)**

3.31 All off-street parking areas shall maintain a minimum lighting level of one-footcandle or greater. Lighting shall be on from sunset to sunrise, daily, and shall be operated by a photocell switch. The plan shall show all buildings, off-street parking areas, pedestrian walkways, and point by point photometric calculations showing that minimum required light levels will be maintained. **(Police)**

Mechanical Equipment

3.32 All exterior roof-top mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building. The construction plans shall include appropriate elevations and cross-section drawings demonstrating how such equipment is to be screened from view (include dimensions, materials, colors, etc.) **(Planning)**

3.33 All ground mounted utility structures such as transformers, HVAC equipment and back flow prevention valves shall be located out of view from a public street or adequately screened through the use of landscaping and/or masonry walls. **(Planning)**

Refuse Storage/Trash Enclosure

3.34 All refuse shall be stored in an appropriate container and maintained within a City approved enclosure, which shall be designed with a solid cover roof to prevent rainwater contact with waste materials. Reference the "Solid Waste Department Refuse and Recycling Planning Manual," which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/planning_manual-2016_update.pdf for additional design requirements. The trash enclosure and roof design shall be consistent with the design of the building architecture. A copy of the architectural detail of the roofed trash enclosure shall be provided with the Development Plan submittal, and as an exhibit in the Water Quality Management Plan. **(Planning/Engineering)**

3.35 Comply with City refuse collection standards, as follows: **(Engineering)**

(a) Commercial Projects: Comply with Ontario Municipal Code Section 6-3.314 (Commercial Storage Standards), and Section 6-3.601 (Business Recycling Plan).

(b) Multiple-Family Residential Projects (utilizing commercial collection bins): Comply with Municipal Code Section 6-3.314 (Commercial Storage Standards) and Section 6-3.601 (Business Recycling Plan).

(c) Single-Family Residential Projects (utilizing individual refuse, recycling, and green waste receptacles): Comply with Municipal Code Section 6-3.308 (Residential Receptacles, Placement).

(d) Recycling Requirements: Comply with Ontario Municipal Code Section 6-3.601 (Business Recycling Plan) and Section 6-3.602 (Construction and Demolition Recycling Plan).

(e) Site Improvement Plans: Comply with the City's refuse collections standards.

(Note: The City's refuse collection standards may be viewed online at [http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ontario_ca.](http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates$fn=default.htm$3.0$vid=amlegal:ontario_ca.))

3.36 Trash enclosure(s) shall be locked and secured at all times, to prevent transients from living in the enclosure, and prevent the pilfering trash and recyclable items. On the days of trash pickup, the enclosure shall be unlocked to facilitate the emptying of trash receptacles by the solid waste hauler, and shall once again be locked. **(Police)**

3.37 Large trash receptacles, commonly referred to as dumpsters, which are placed adjacent to structures, or have combustible coverings (i.e., vegetation, wood trellises, etc.), shall be protected by at least one automatic fire sprinkler head. This sprinkler head may be supplied by the domestic water line. **(Fire)**

Public Improvements

3.38 The design for public potable water, recycled water, sewer, and storm drain, within any private street, shall be reviewed and approved by the City Engineer. **(Engineering)**

3.39 Detailed on-site utility information shall be shown on the grading plan or relative utility plan, which includes, but is not limited to, location of monitoring manholes, backflow prevention devices, exact lateral locations, etc. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the City Engineer until detailed utility information is provided on the plans. **(Engineering)**

3.40 Underground utility services shall be provided to each lot/parcel, including sanitary sewers, one-inch minimum water service, electric power, gas, and OntarioNet fiber optic conduit. In addition, the Applicant shall incorporate OntarioNet fiber optic conduit system design into the Project dry utility plans, or other utility plans as applicable. **(Engineering)**

3.41 In-lieu fees for the undergrounding of overhead utilities shall be paid prior to Building Permit issuance, and all costs associated with said improvements shall be solely borne by the Applicant. **(Engineering)**

3.42 All public improvements shall be designed per City standards and specifications, and in accordance with the City's Municipal Code, Development Code, and applicable Specific Plan (if any). **(Engineering)**

Sewer

3.43 Private sewer, domestic water, and storm drainage systems, shall be designed in accordance with CPC/UPC requirements, including but not limited to, the sizing of pipes. These systems must be reviewed, approved, and inspected by the Building Department. Design standards used by other departments for public sewer, water, and storm drainage systems shall not be used for such private systems. **(Building)**

3.44 The Project shall utilize existing laterals, whenever provided and possible, for connection to the public sewer system. **(Engineering)**

3.45 The Applicant shall abandon all existing unused laterals at the sewer main. **(Engineering)**

3.46 On-site monitoring facilities shall be installed for all commercial and industrial units in accordance with City standards, and shall be shown on the grading plans of the Project. **(Engineering)**

3.47 The on-site sewer system shall be private, and shall be designed pursuant to applicable Building Codes. The Applicant shall contact the Building Department for design requirements. **(Engineering)**

3.48 Sewer service shall be constructed outside of the proposed and/or existing driveway approaches, as well as on-site stormwater BMPs, unless otherwise approved by the City Engineer. **(Engineering)**

3.49 For non-residential developments, the project applicant shall complete the Industrial Wastewater Discharge Permit, and shall comply with all applicable regulatory requirements (Ontario Municipal Code Title 6 (Sanitation and Health) and applicable State and Federal regulations). The application may be viewed online at <http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>, and shall be submitted to, and approved by, Ontario Municipal Utilities Company. **(Engineering)**

Potable Water

3.50 Separate water services shall be provided for domestic water services, irrigation services and fire services. **(Engineering)**

3.51 The Applicant shall utilize existing service laterals, whenever provided and possible, for connection to the public water system. **(Engineering)**

3.52 The Applicant shall abandon all existing unused service laterals at the water main in accordance with City standards. **(Engineering)**

3.53 The on-site potable water system shall be private and designed pursuant to applicable building and plumbing codes. The Applicant shall contact the Building Department for design guidelines. **(Engineering/Building)**

3.54 Backflow prevention devices shall be required for:

- (a)** All commercial and industrial service laterals.
- (b)** All on-site fire systems.
- (c)** Any business where any hazardous substances may be stored or used.
- (d)** For all potable water connections where recycled water is utilized on-site.
- (e)** Irrigation systems. **(Engineering)**

3.55 Appropriate water meter size(s) for the Project shall be determined based on the Project's peak water demand. The fee charged is based on meter size and quantity purchased. The Applicant shall contact the Engineering Department for current fees. **(Engineering)**

3.56 Potable water, recycled water, and sewer utilities located within public or private streets, may be designated as "public utilities" at the discretion of the City Engineer. Public utilities within private streets shall be designed pursuant to City standards, and shall be contained within easements sized at the discretion of the City's Engineering and Utilities Departments. Covenants, Conditions and Restrictions (CC&Rs) required for the Project (if any) shall contain language that requires all proposed work within such easements to be plan checked and inspected by the City, including the payment of all applicable fees. Generally, utilities will not be accepted as public within private streets and alleyways, parking areas, driveways, or drive aisles. Utilities within commercial and industrial parking lots and loading areas (except those located within established public utility easements) shall be designated as private. The extent to which such utilities will be accepted as public utilities shall be determined by the City Engineer. **(Engineering)**

3.57 During the course of maintenance of public utilities within private streets, the City will restore the streets pursuant to current City standards for trench backfill, pavement repair, and hardscaping or landscaping, as applicable. Restoration of any enhancements above and beyond City standards, including but not limited to decorative pavement, hardscape, and landscape enhancements, shall be the responsibility of the Home Owner Association or Property Owner Association (HOA/POA). Such language shall be included within the CC&Rs. This applies to all areas where public utilities are located, including, but not limited to, public and private streets, gated communities, and alleys. **(Engineering)**

3.58 Potable water service laterals shall be constructed outside of the proposed/existing driveway approach, unless otherwise approved by the City Engineer. **(Engineering)**

3.59 All water meters shall be installed within the public right-of-way or public easements, with easy access for meter reading and maintenance. **(Engineering)**

3.60 Grading plan submittals shall include a separate utility drawing showing, at minimum, on-site water lines, point of connection with the City's water system, location of proposed water meters, location of fire service, on-site fire sprinkler system, cross connection devices, etc. **(Engineering)**

3.61 Existing fire hydrants that front the property limits shall be upgraded to current City standards (e.g., correct hydrant body style, installation of break-off check valve, etc.). **(Engineering)**

3.62 All project sites that will be serviced by a common City master meter, are required to sub-meter downstream of the City's master meter within private property. For residential projects (each dwelling unit) and for nonresidential projects (each tenant) the submetering shall be in conformance with all applicable plumbing codes and be consistent with Building Department requirements. All submeters shall be privately owned and maintained. **(Engineering)**

Recycled Water (if available to the project site)

3.63 Onsite plumbing for all recycled water uses shall meet all applicable standards, including State Water Resources Control Board (Division of Drinking Water), and building and plumbing codes. On-site plans will need to be reviewed and approved by both the Building Department and Ontario Municipal Utilities Company. **(Engineering)**

3.64 The Applicant shall submit an Engineering Report (ER) addressing recycled water usage, which shall be reviewed and approved by the City and the State Water Resources Control Board (Division of Drinking Water). **(Engineering)**

3.65 On-site public recycled water system sizing is subject to City recommendation and approval of the Hydraulic Analyses. **(Engineering)**

Drainage and Hydrology

3.66 A hydrology study and drainage analysis, prepared in accordance with the San Bernardino County Hydrology Manual and the City of Ontario's Standards and Guidelines, and signed by a Civil Engineer registered in the State of California, shall be submitted to the Engineering Department prior to Grading Plan approval. Additional drainage facilities may be required as a result of the findings of the study. **(Engineering)**

3.67 Any drainage above historic flows that is routed onto adjacent property, shall be directed to a recorded private drainage easement. The Applicant shall provide a copy of the recorded document (i.e., letter of acceptance of drainage) to the Engineering Department, in a form acceptable to the City, prior to Grading Plan approval. **(Engineering)**

Stormwater Quality (NPDES)

3.68 Prior to Grading Plan approval and the issuance of a grading permit, an Erosion and Sediment Control Plan shall be submitted to, and approved by, the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on the Project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. The City's "Erosion and Sediment Control Plan Requirements" may be

viewed online at
http://www.ontarioca.gov/sites/default/files/erosion_and_sediment_control_plan_requirements.pdf.
(Engineering)

3.69 Prior to Grading Plan approval and the issuance of a grading permit, a completed Water Quality Management Plan (WQMP) shall be submitted to, and approved by, the Engineering Department. The WQMP shall be submitted on the San Bernardino County Stormwater Program's model form, and shall identify all Post Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs), that will be incorporated into the Project, in order to minimize the adverse effects on receiving waters. **(Engineering)**

3.70 A development project consisting of one or more total acres of land, or that is part of a larger phased development that will disturb at least one acre of land, is required to obtain coverage under the State Water Resources Control Board (SWRCB) General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required prior to Grading Plan approval and issuance of a grading permit. The Applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department. More detailed information regarding the General Permit, applicable fee information, and the necessary forms to complete the NOI, may be viewed online at <http://www.swrcb.ca.gov>. An electronic copy of the NOI form and instructions is available upon request. **(Engineering)**

3.71 A development project consisting of one or more total acres of land, or that is part of a larger phased development that will disturb at least one acre of land, is required to prepare a Storm Water Pollution Prevention Plan (SWPPP) utilizing the model form contained in Appendix B of the 2013 CASQA Stormwater Best Management Practices (BMP) Handbook for Construction, and submit a copy of the plan to the City of Ontario Engineering Department for review and approval. A copy of the approved SWPPP shall be maintained in the construction site office at all times during construction, and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site BMP, prior to commencing work on the site. **(Engineering)**

Landscape Design and Irrigation

3.72 Three sets of landscape and irrigation drawings addressing the entire project site, shall be submitted to the Planning Department, Landscape Planning Division, for review and approval prior to the issuance of a building permit. Four sets of plans shall be submitted for projects implementing recycled water. **(Planning/Landscape)**

3.73 Landscape and irrigation documents shall be prepared by a Landscape Architect registered with the State of California, if the total area of landscaping exceeds 2,500 square feet. All sheets shall be wet signed by the Landscape Architect, and shall include the license number and the expiration date. **(Landscape)**

3.74 All irrigation systems shall function properly and landscaping shall be maintained in a healthy and thriving condition. The maintenance of landscaping and the irrigation system shall be permanently provided for all areas of the project site, as well as walkways and the portion of public rights-of-way abutting the project site (parkways and medians). Furthermore, the plans shall identify responsibility for the continued maintenance (such as HOA, LMD, property owner, etc.). **(Landscape)**

3.75 Water conservation is a high priority in the City of Ontario. Landscapes shall be designed to use water efficiently, without waste, to the lowest practical amount, and comply with the landscape and irrigation requirements of Ontario Development Code Division 6.05 (Landscaping), which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/chapter_6.0_-_development_and_subdivision_regulations_20151201.pdf, and [Ontario Development Code](#), and Ontario

Development Code Reference G (Landscape Design and Construction Guidelines), which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/references_20151201.pdf. Also, please refer to the Landscape Planning Section's "Useful Links" on the City's web site, at <http://www.ontarioca.gov/landscape-planning/useful-links>. (**Landscape**)

3.76 Warm season turf is recommended for recreational use projects (such as parks and sports fields, where turf provides a playing surface) and residential projects, covering a maximum of 50 percent of the total landscape area. Turf areas irrigated by spray shall not cover an area less than 8 feet in width. Low water use groundcovers shall be used in traditional turf areas; parkways, etc. (**Landscape**)

3.77 Landscape areas shall be composed of living plant materials spaced approximately 2/3 to 3/4 of the mature diameter, or as found in the natural environment. Non-living ornamental features (boulders, gravel, dry stream beds, etc.) may comprise a maximum of 5 percent of the total landscape area, and shall be of a pervious material. (**Landscape**)

3.78 Concrete mow strips, 6-inches x 6-inches or 4-inches x 6-inches, shall separate turf areas from landscape planters, and shall separate adjacent maintenance responsibility areas. The installation of redwood header boards shall only be used: **[i]** in conjunction with single-family, homeowner-installed, landscape projects; and **[ii]** to define the lot line adjacent to undeveloped property. (**Landscape**)

3.79 Backflow devices shall be screened by a minimum 5-foot wide planter and 3-foot high strappy leaf, non-hedge shrubs planted in masses, not to encircle the device. Device shall be painted green in color, similar to Frazee, Aeroplate "Forest Green," or equal. (**Landscape**)

3.80 Transformers shall be screened with shrubs of similar height on three sides, minimum 18-inches in height, with groundcovers in front. (**Landscape**)

3.81 Foundation planting (hedgerows or shrub masses in a hierarchy pattern) is required at major building perimeters and residential front yards, to break the horizontal ground plane from the vertical plane of buildings. (**Landscape**)

3.82 Plants at monument signs shall be a hierarchy of ornamental shrubs or perennials. (**Landscape**)

3.83 Trash enclosures shall be screened by adjacent planters containing a mix of trees, shrubs, and vines. (**Landscape**)

3.84 Landscape areas shall have a minimum dimension of 5 feet (Note! Landscaped areas having a dimension of less than 3 feet shall not be counted toward the minimum required landscape coverage), to include trees, except that a 6-foot minimum width is required for planting areas containing vegetated swales. (**Planning/Landscape**)

3.85 Landscape areas shall be delineated with a concrete curb, minimum 6 inches high (except at openings into infiltration basins or swales) by 6 inches wide, except where a landscape area is adjacent to the side of a parking stall, wherein the curb shall be 6 inches high by minimum 12 inches wide, to provide a step for entering/exiting motor vehicles. (**Planning/Landscape**)

3.86 Off-street parking areas visible from public streets or adjacent parcels shall be screened with landscaping, or a combination of landscaping and decorative masonry block walls, having a 3-foot minimum height, which shall be located to allow for 2 feet of vehicle overhang, unless wheel stops are provided. (**Planning/Landscape**)

3.87 Parking lots shall be provided with canopy shade trees in landscape islands, at a ratio of one tree for each 10 parking spaces for single parking rows (minimum of one tree), and one tree for each

5 parking spaces for double parking rows (minimum of 2 trees). Parking lot double rows shall have a center planter strip 5 feet wide which may include an infiltration trench, if required. Canopy shade trees shall have a minimum canopy diameter of 30 feet. **(Landscape)**

3.88 Undeveloped areas within the project site shall be seeded with wild flower or ornamental grass mix, and shall be automatically irrigated to prevent soil erosion from rain and strong winds. **(Landscape)**

3.89 Agronomical soil testing is required for each planting type, at each proposed plant type root ball depth. Soil tests for trees shall be taken at 24 inches to 30 inches deep; shrubs at 12 inches to 18 inches deep; and turf at 6 inches deep. One set of tests shall be performed at each 1,000 linear feet, or as approved by the Landscape Division. Soil test results and recommendations for amendments shall be listed on the landscape plan, noting the soil testing lab name, address, telephone number, and the date of testing. **(Landscape)**

3.90 Projects shall comply with the applicable provisions of Ontario Development Code Division 6.05 (Landscape). Maximum Applied Water Allowance, MAWA, and Estimated Applied Water Use shall be calculated and submitted on all landscape construction documents pursuant to the requirements of the City's landscape development standards contained in Ontario Development Code Section 6.05.035 (Landscape Development Standards), which may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/chapter_6.0_-_development_and_subdivision_regulations_20151201.pdf. **(Landscape)**

3.91 Plant selection and irrigation system design shall be appropriate with the City's regional climate (Zone 18), classified as Mediterranean, which is characterized by hot, dry summers and mild winters. **(Landscape)**

3.92 Irrigation systems shall be designed to be water efficient, with like plant material grouped together, and proper solar orientation. Turf shall be on a separate valve from shrub areas. Landscape areas in the shade (north or east sides of buildings) shall be controlled separately from areas in the sun (south or west). **(Landscape)**

3.93 For on-site landscaping (except single-family development), a separate irrigation service shall be required. **(Engineering)**

3.94 Irrigation systems shall be constantly maintained to eliminate wastewater due to heads that are improperly adjusted or lost, broken pipes, or improperly adjusted nozzles. **(Planning/Landscape)**

3.95 Water features and decorative fountains in conjunction with noncommercial development projects shall use recycled water, if available. Water features and decorative fountains in conjunction with residential development projects shall use potable water. **(Landscape)**

3.96 Show corner sight line distances on the landscape plan pursuant to Engineering Department Standard Drawings. **(Engineering)**

3.97 Accent trees (single or multi-trunk specimens) are required on all commercial or industrial corner statements, including vehicular entries and major corner intersections. All accent trees shall be minimum 36-inch box. Palms shall be minimum 17-foot brown trunk height (BTH) and minimum 4.5-foot cubed rootball. **(Landscape)**

3.98 The table below (*Minimum Tree Setbacks/Separations from Certain Permanent Improvements*) establishes the minimum setbacks/separations to be maintained between newly planted trees and certain permanent improvements: **(Landscape)**

<i>Minimum Tree Setbacks/Separations from Certain Permanent Improvements</i>	
<i>Permanent Improvements</i>	<i>Minimum Setback/Separation</i>
Beginning of curb returns at street intersections:	25 feet
Light standards, power poles and fire hydrants:	10 feet
Water and sewer lines:	7 feet
Sidewalks (except within parkway areas), driveways, and buildings:	5 feet

3.99 For cluster single-family, multiple-family, and nonresidential development projects, the table below (*Minimum Tree Quantity and Size Specifications (excluding palms)*) establishes the minimum mix of tree sizes and corresponding minimum dimensions, to be provided in conjunction with all new development projects. **(Landscape)**

<i>Minimum Tree Quantity and Size Specifications (excluding palms)</i>				
<i>Minimum Percent Mix of Required Trees</i>	<i>Size</i>	<i>Trunk Caliper</i>	<i>Height</i>	<i>Spread</i>
5%	48-inch box or larger	3.50 inches	14 to 16 feet	7 to 8 feet
10%	36-inch box	2.50 inches	12 to 14 feet	6 to 7 feet
30%	24-inch box	1.50 inches	9 to 11 feet	4 to 5 feet
55%	15-gallon	1.0 inches	7 to 8 feet	2 to 3 feet
Palm Trees			17-foot Brown Trunk Height	

3.100 For cluster single-family, multiple-family, and nonresidential development projects, the table below (*Minimum Tree Species Mix (excluding palms)*) establishes the minimum mix of tree species to be provided, based on the number of new trees proposed to be planted. **(Landscape)**

<i>Minimum Tree Species Mix (excluding palms)</i>	
<i>Number of Trees Proposed</i>	<i>Minimum Number of Tree Species Required</i>
20 or Fewer	2
21 to 30	3
31 to 40	4
More than 40	5

3.101 Existing trees shall be protected in place wherever possible. Additionally, existing large canopy trees may be counted toward the 48-inch box size requirement established by condition of approval no. 3.97. **(Landscape)**

3.102 Trees proposed for removal shall require the submittal of an arborist's report, which identifies the genus, species, trunk diameter (dbh), health condition, and reason for removal, for each tree proposed to be removed. **(Landscape)**

3.103 It is recommended that existing trees are transplanted rather than demolished. Contact a tree broker or transplant specialist. Transplant trees when weather is suitable. **(Landscape)**

3.104 Trees to be removed from the project site shall be replaced at the rate of two 48-inch box trees for each removed tree, or as otherwise approved by the Planning Director. **(Landscape)**

3.105 Street trees shall be 24-inch box; however, replacement trees in established residential tracts may be 15 gallon in size. Street trees shall be spaced at 25 to 30 feet on center. **(Landscape)**

3.106 Tree wells (if required) shall be 4 feet wide by 6 feet long, as parkway space allows. Iron tree grates shall be Starburst by Ironsmith, or approved equal, with 3/8" max slot openings pursuant to ADA guidelines. Decomposed granite may also be used in tree wells. **(Landscape)**

3.107 Linear root barriers (if proposed) shall be maximum 12-inches deep for trees planted within 5 feet from the edge of a paved area. Root barriers shall not surround any tree, but shall run parallel to paving. **(Landscape)**

3.108 Shrubs shall be minimum 5 gallon container size, spaced equal to 2/3 of the mature plant size. One gallon container size may be used for perennials and groundcovers. **(Landscape)**

3.109 Shredded mulch within planter areas shall be a depth of 3 inches for shrubs and one-inch for groundcover. Shredded bark (not wood chips) with a tackifier shall be used on slopes of 3:1 or greater (soil shall not be visible). Maintain mulch 3 inches clear of plant stems and 6 inches clear of tree trunks. **(Landscape)**

3.110 Slopes of 3:1 or greater require jute netting with groundcover, shrubs, or ornamental grasses. Turf grass is not allowed on slopes greater than 3:1. **(Landscape)**

3.111 Groundcovers from flats shall be spaced at 10 inches on center. Low groundcovers shall not exceed an 18-inch width in front of larger shrubs. One gallon containers shall be used for larger groundcover areas. Perennials or annual color shall be spaced at 8 inches apart. **(Landscape)**

3.112 Weeds shall be removed before 2 inches high or weed seeds develop. Note on plans for a pre-emergent to be applied before the mulch layer is installed, to prevent weeds. **(Landscape)**

3.113 Any plant materials utilized shall take into consideration the need for the users of the space to easily view their surroundings, as well as police patrols to monitor the area from adjacent streets. Trees shall be positioned to avoid interfering with required lighting levels and take into consideration the height of the tree canopies from the ground level, as it affects surveillance opportunities by users of the space and police patrols. No shrubs higher than 3 feet, and no tree canopy lower than 7 feet, shall be permitted, so as not to obstruct the view of police officers on patrol. Plants next to low-lying windows shall have thorns as a deterrent for suspects hiding and removing glass panes as a point of entry. **(Police)**

Security

3.114 Any building that requires special releasing, latching, or locking devices under the provisions of the City's Building Code or California Code of Regulation, Title 19, shall be exempt from the provisions of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings) relating to locking devices on interior and/or exterior doors. **(Police)**

3.115 Louvered windows shall not be used when a portion of the window is less than 12 feet vertically or 6 feet horizontally from an accessible surface, or any adjoining roof, balcony landing, stair, tread, platform, or similar structure. **(Police)**

3.116 Doors swinging out shall have non-removable hinge pins. **(Police)**

3.117 Doors utilizing a cylinder lock shall have a minimum 5 pin tumbler operation with the locking bar or bolt extending into the receiving guide, a minimum of one inch. **(Police)**

3.118 Double doors that exceed 16 feet in width, but do not exceed 19 feet in width, shall have one of the following locking devices:

- (a)** Two lock receiving points, one on each side of the door;
- (b)** A single bolt may be used if placed in the center of the door, with the locking point located either at the floor or door frame header. **(Police)**

3.119 If security gates are desired at any access points to the Project, the Police Department and Fire Department will be provided access by the Knox submaster system. If gates are not electrically operated, a Knox padlock may be substituted for electrically operated override systems. Contact the Police Department and/or Fire Department for specific requirements. **(Police/Fire)**

Fire Safety

3.120 The fire department connection (FDC) shall be located on the address side of the building, within 150 feet of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and FDCs pursuant to Fire Department standards. **(Fire)**

3.121 Provide identification for all hose connections pursuant to Fire Department standards. **(Fire)**

3.122 The Applicant shall transmit a copy of these requirements to their on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the Applicant and fire protection designer obtain a copy of the Fire Department's Fire Protection System Information Checklist to aid in the system design. The Fire Department conditions of approval shall be included on the construction drawing. **(Fire)**

3.123 Contact the Fire Department for approval of on-site fire hydrants and services, as required. **(Fire/Engineering)**

3.124 Off-site fire hydrant locations and appropriate main sizes shall be established and approved by Engineering and Fire Departments, pursuant to City Standards. **(Fire/Engineering)**

3.125 A separate fire service will be required for all development, except single-family. **(Engineering)**

3.126 All private on-site fire hydrants relative to the Project shall be constructed pursuant to Fire Department standards, and identified in accordance with Fire Department standards. Installation and locations are subject to approval by the Fire Department. (Standards are available upon request from the Fire Department). **(Fire)**

3.127 Fire Service will require cross connection protection based upon the degree of hazard. The minimum requirement is to install an above-ground Double Detector Check pursuant to the City's Standard Drawings. **(Engineering)**

4.0 Prior to Certificate of Occupancy

General Requirements

4.1 Complete all required public improvements to the satisfaction of the City Engineer. **(Engineering)**

4.2 Submit a set of Record Drawings, on mylar, of all Engineering Department required plans, for review and approval. **(Engineering)**

4.3 The Applicant/general contractor shall be responsible for reasonable periodic cleanup of the project site and surrounding area during construction, to avoid hazardous accumulations of combustible trash and debris, both on and off the project site. **(Fire)**

4.4 Utilities shall not be released for any building subject to these conditions, until a final inspection is completed, and the Project has been approved by each City department, as applicable. **(All Departments)**

Water Quality Management Plan

4.5 Record an approved "Water Quality Management Plan" with the San Bernardino County Recorder, on the City's standard form. An electronic copy of this document may be viewed online at http://www.ontarioca.gov/sites/default/files/Ontario-Files/Engineering/plan-check-guidelines/sbcountywqmptemplateeditable-new_final.doc. **(Engineering)**

Chain Link Fencing

4.6 If temporary chain link fencing is to be erected during construction, all vertical poles shall be capped to avoid the installation of illegal signs. The Applicant/general contractor shall be responsible for the removal of all illegal signs from the chain link fence. **(Housing)**

4.7 Existing chain link fencing to remain shall incorporate vines for screening, and an automatic irrigation system. **(Housing)**

Fees

4.8 All unpaid fees/deposits required by the Engineering Department shall be paid in full prior to the issuance of a Certificate of Occupancy. **(Engineering)**

Addressing

4.9 The Applicant shall install illuminated address numbers, powered by photocell, on each unit, to provide for easy identification by emergency personnel. **(Police)**

4.10 Rear addressing, including street name, shall be installed on any multiple building development. Address numbering shall adhere to the requirements of Development Code Division 6.06 (Street Naming and Address Numbering). **(Police)**

4.11 Street address numbers and the backgrounds shall be of contrasting color, and shall be reflective for nighttime visibility. **(Police)**

4.12 Rooftop address numbers shall be installed on all new development projects consisting of apartments, condominiums, or any other multiple-building unit, and all new mixed-use, commercial, and industrial buildings, for which an alarm permit or other discretionary permit is requested. Rooftop address

numbers shall be a minimum of 3 feet in length and one foot in width, and shall be painted in reflective white paint on a flat black painted background, located away from any rooftop obstacles. The rooftop address numbers shall be screened from public view, and shall be visible only from aircraft.

The rooftops of buildings with multiple units/suites shall also have the unit/suite number(s) or letter(s) painted, to the same specifications set forth above, on the rooftop, over the primary entrance to each suite, as follows:

Addresses

A B C D

This requirement to include unit/suite identification shall not apply wherein the opinion of the Police Chief, it is not feasible to do so. In determining where suite identification is feasible, the Police Chief shall consider the size of the building, the available space on the rooftop, and location of suites. **(Police)**

Mechanical Equipment

4.13 Rooftop equipment and ground-mounted screening shall be verified at occupancy. Additional screening may be required if determined necessary upon inspection by the Planning Department. **(Planning)**

Public Improvements

4.14 The raised curb adjacent to a fire department connection (FDC) shall be painted red for a distance of 5 feet on each side of the FDC, pursuant to City standards. **(Fire)**

4.15 Overhead utilities shall be undergrounded in accordance with Ontario Municipal Code Title 7 (Public Works) (Ordinance Nos. 2804 and 2892). **(Engineering)**

Landscape Design and Irrigation

4.16 Trees shall be planted 2 inches to 3 inches higher than the existing grade. The trunk flare and top root shall be visible. No soil or mulch shall be placed on top of the rootball. Trees with kinked or girdling roots shall be replaced. Shade trees shall have a single dominant leader. Refer to Landscape Planning's "Useful Links," which may be viewed online at <http://www.ontarioca.gov/landscape-planning/useful-links>. **(Landscape)**

4.17 Fifteen gallon and larger trees shall be double staked perpendicular to prevailing wind, or parallel to the street. Stakes shall be minimum 7 feet to 8 feet above grade, 3 feet to 4 feet below grade, and tied to the canopy for wind protection. Locate to prevent branch damage. **(Landscape)**

4.18 Box trees, 36 inches or larger, shall be triple guyed or triple staked. Rootball staking or guying (Duckbill system from Earth Anchor or equal) is also acceptable. **(Landscape)**

4.19 Tree ties shall be flexible such as VIT Wonder ties, Cinch ties, or approved equal. Wire and hose or metal rod type braces are not permitted. Nursery stakes shall be loosened if to remain during maintenance and removed by end of maintenance. **(Landscape)**

4.20 Prior to final City inspection, the Landscape Architect shall inspect the project site for compliance to approved landscape and irrigation plans. Following such inspection, the Landscape Architect shall file a Certificate of Completion with the City's Landscape Planning Division. **(Landscape)**

Security

4.21 Upon occupancy by the owner or proprietor, each single unit in the same residential project or commercial building development, constructed under the same development plan, shall have locks that are not interchangeable with locks used in all other separate dwellings, proprietorships, or similar distinct occupancies, within such residential project or commercial building development. **(Police)**

4.22 All sliding glass doors and windows shall be installed with secondary locking and anti-lift devices. Secondary locking devices may be waived if the doors successfully meet tests prescribed by the Police Department. Sliding glass doors shall be of the inside sliding door type. **(Police)**

4.23 An alarm permit shall be obtained from the Ontario Police Department prior to the installation of alarm system in any building type (residential, commercial or industrial). Subscribers should acquaint themselves with Ontario Municipal Code Title 4 (Public Safety), Chapter 9 (Burglary and Robbery Alarm Systems), which may be viewed online at [http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ontario_ca](http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates$fn=default.htm$3.0$vid=amlegal:ontario_ca). **(Police)**

4.24 All new construction on a site exceeding one acre in size, shall comply with the below-listed security measures, until such time that the utilities have been released by the City. **(Police)**

(a) Perimeter lighting shall be installed at a minimum of 150-foot intervals and at a height not less than 15 feet from the ground. The light source used shall have a minimum light output of 2,000 lumens, be protected by a vandalism resistant cover, and be lighted during the hours of darkness.

(b) Additional lighting shall be required if the construction site exceeds 4 acres in area.

(c) In addition to perimeter lighting described in (a) above, one of the following shall be used:

(1) Fencing, not less than 6 feet in height, which is designed to preclude human intrusion, shall be installed along the perimeter boundaries of the construction site; or

(2) A uniformed security guard, licensed according to the California Business and Profession Code Chapter 11.5 (commencing with Section 7580), shall be utilized to continually patrol the construction site during the hours when construction work has ceased.

Fire Safety

4.25 Wood frame buildings that are required to be sprinklered shall have the system(s) in service (but not necessarily finalized) before the building is enclosed. **(Fire)**

5.0 Environmental Requirements

Cultural Resources

5.1 If human remains are found during Project grading, excavation, or construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed (if deemed applicable). **(Planning)**

5.2 If any archeological or paleontological resources are found during Project grading, excavation, or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented. **(Planning)**

PART 2: RESIDENTIAL DEVELOPMENTS

1.0 General Development Requirements

Off-Site Directional Sign Program

1.1 The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program uses uniform sign structures and individual identification and directional signs for residential development. No other off-site signing is authorized. (For additional information, contact the Baldy View Chapter BIA at (909) 981-2997. **(Planning)**)

Addressing

1.2 All residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles and adhere to Fire Department Standard No. H-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. The numerals shall be minimum 4 inches in height, and shall be finished with a reflective material that is contrasting in color to the background in which they are attached. Multiple-family residences shall also have rear addressing pursuant to Fire Department standards. **(Police)**

1.3 There shall be positioned at each entrance of a multiple building, multiple-family apartment complex, an illuminated diagrammatic representation of the complex, which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than 4 inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic. **(Police)**

1.4 Addressing of multiple-family residential complexes shall be consistent with Police Department standards, and is subject to Police Department review and approval. **(Police)**

1.5 Doors secured by electrical operation shall have a keyed switch to open the door when in a closed position, or shall have a signal locking device to open such door. **(Police)**

2.0 Development Plan Requirements

Architectural Treatment (Design Standards)

2.1 All rooftop coverings, flashings, skylights, vents and piping, roof access and smoke hatches, interior side of parapet walls, and all other such rooftop components, shall be completely screened from public view by the building's parapet walls and/or architectural elements, excepting roof coverings specifically designed as an architectural feature of the building. **(Planning)**

Parking, Circulation and Access

2.2 "No Parking/Fire Lane" signs and/or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the not less than 20-foot clear width requirement pursuant to Fire Department Standard Nos. B-001 and B-004, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

2.3 Single-family cluster and multiple-family development projects shall provide enhanced paving at all Project points of vehicular ingress and egress, which shall extend from the boundary street property line, to the first intersecting parking space or drive aisle, for a minimum depth of 20 feet into the project site. The final enhanced paving material, design, color, and finish, shall be subject to review and approval by the Planning Director. **(Planning)**

2.4 Single-family cluster and multiple-family development projects shall provide decorative interlocking concrete pavers at all pedestrian crossings at private streets and drive aisles throughout the Project. The final walkway design, color, and finish, shall be subject to review and approval by the Planning Director. **(Planning)**

2.5 Driveways/alleyways throughout single-family cluster development projects shall be paved with decorative interlocking concrete pavers. The final driveway/alleyway paver design, color, and finish, shall be subject to review and approval by the Planning Director. **(Planning)**

Walls and Fences

2.6 Security shrubbery, with automatic irrigation system, shall be installed adjacent to all fences and walls that adjoin common and public access areas. **(Police)**

2.7 Barbed wire, razor wire, electrified fencing, and other similar security fencing, shall not be installed in residential zones. **(Police)**

Site Lighting

2.8 Areas outside apartments, duplexes, and condominiums, are to be provided with a photocell operated exterior lighting system, which switches on at sunset and switches off at sunrise. This is to include walkways, doorways, and other areas used by the public. Minimum 0.5 footcandle of light shall be maintained in all common areas. **(Police)**

2.9 During hours of darkness, all open parking lots and carports shall be provided with minimum one-footcandle of light, measured on the parking surface. Lighting devices shall be fully protected with weather and vandalism resistant covers. **(Police)**

2.10 Single-family dwellings shall be provided with exterior light fixtures at all exterior building entrances. **(Police)**

2.11 For all multiple-family and nonresidential development projects, the Applicant/developer shall submit exterior lighting plans for Police Department review and approval, which includes photometric plans covering all exterior areas of the project site (together with all areas of the site covered by carports), luminaire throw patterns, and luminaire cut sheets, prior to building permit issuance. **(Police)**

Landscape Design and Irrigation

2.12 For traditional single-family development projects, the table below (*Minimum On-Site Tree Requirement for Single-Family Projects (excluding palms)*) establishes the minimum number of trees required for each lot, based upon lot size(s). **(Landscape)**

Minimum On-Site Tree Requirement for Single-Family Projects (excluding Palms)		
Lot Sizes (In SF)	Minimum No. Trees Required	Minimum Percent Shade Trees Required
More than 40,000	7 per lot	50%

<i>Minimum On-Site Tree Requirement for Single-Family Projects (excluding Palms)</i>		
<i>Lot Sizes (In SF)</i>	<i>Minimum No. Trees Required</i>	<i>Minimum Percent Shade Trees Required</i>
20,000 to 40,000	5 per lot	50%
15,000 to 19,999	4 per lot	50%
7,200 to 14,999	3 per lot	50%
Less than 7,200	2 per lot	50%

2.13 Each single-family dwelling/lot shall also be provided with front yard landscaping and a permanent automatic irrigation in the front yard of each lot. At a minimum, a seeded turf lawn, appropriate shrubs and trees and an automatic irrigation system shall be provided. Furthermore, a variety of typical landscape designs shall be provided for use on each lot within the subdivision. **(Planning)**

2.14 Multiple-family projects shall be provided with full landscape improvements throughout the development. At a minimum, a seeded turf lawn, appropriate trees, shrubs and groundcovers, and a permanent automatic irrigation system, shall be provided. **(Planning)**

3.0 Public and Private Utilities Requirements

Streets

3.1 Structures built in excess of 150 feet from of the public right-of-way shall provide an approved turnaround pursuant to Ontario Fire Department Standard B-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. The Chief may make an exception when the buildings are completely protected with an automatic fire sprinkler system. **(Fire)**

4.0 Public Safety Requirements

Security

4.1 All exterior swinging doors of any residential building or attached garage, including the door leading from the garage area into the dwelling unit, shall be equipped as follows:

(a) All wood doors shall be of solid core construction, with a minimum thickness of 1-3/4 inches, or with panels not less than 9/16 inch thick;

(b) A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard and shall be connected to the inner portion of the lock by connecting screws of at least 1/4 inch in diameter. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted; provided, it meets all other specifications for locking devices;

(c) When not required for exiting purposes, the inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame;

(d) Glazing in exterior doors or within 12 inches of any locking mechanism shall be of fully tempered glass or rated burglary resistance glazing;

- (e) Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle (180 degree) door viewer, not to be mounted more than 58 inches from the bottom of the door;
- (f) Fully tempered glass or rated burglary resistance glazing shall be used if a window is within 40 inches of any locking mechanism;
- (g) Garage doors without automatic openers installed will have two exterior slide locks, one on each side of the door. Garage doors with automatic garage door openers require one slide lock;
- (h) Doorjamb shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of 6 inches each side of the strike plates;
- (i) Jambs for all doors shall be constructed or protected so as to prevent violation of the strike plates;
- (j) The strike plate for deadbolts on all wood framed doors shall be constructed of minimum 16 gauge steel, bronze, or brass and secured to the jamb by a minimum of 2 screws, which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached; and
- (k) Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins. **(Police)**

4.2 Apartments, condominiums, or any other multiple-unit building with a common attic, shall have a resident controlled locking device installed to each scuttle-hole or access-way. The locking device shall prevent entry to any one residence from another, and shall not lock behind a resident, trapping them in the attic. **(Police)**

Fire Safety

4.3 All residential-type chimneys shall be equipped with an approved spark arrester, which is constructed to meet the requirements of the California Building Code. **(Fire)**

4.4 Units located on a cul-de-sac street that exceeds 300 feet in length shall be sprinklered. **(Fire)**

4.5 All multiple-family dwelling units shall be sprinklered. **(Fire)**

4.6 Single station smoke detectors are required to be installed pursuant to California Building Code, and California Fire Code, requirements. **(Fire)**

4.7 The water supply, including mains and hydrants, shall be acceptably tested and approved by the Fire Departments prior to the framing stage of construction, to assure availability and reliability for fire-fighting purposes. **(Fire)**

5.0 Permitting/Construction Requirements

Building Permit Application Submittal

5.1 When submitting permit applications for new single-family dwellings within Ontario Ranch (formerly New Model Colony), a table summarizing all lots/tract, addresses, models, square footage, and number of plumbing fixtures shall be included on the construction drawings. **(Building)**

5.2 When submitting permit applications for production homes, include two sets of site plans showing the setback from property lines and the model number/type for the production homes. In addition, provide a plot plan on an 8-1/2 x 11 inch sheet for each production home, showing the building setbacks and the model number/type. **(Building)**

5.3 Provide to OMUC for review and approval, all applicable shop submittals for potable water, recycled water, and sewer improvements located in the public right-of-way, as shown on the approved improvement plans, including any grading plans with proposed work within the public right-of-way. All shop submittals shall be consistent with the approved Equivalent Materials List, City Standard Drawings, and Design Guidelines and Specifications. **(Engineering)**

PART 3: NONRESIDENTIAL DEVELOPMENTS

1.0 General Development Requirements

Addressing

1.1 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multiple tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background (see Fire Department Standard Nos. H-003 and H-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>). Multiple building complexes shall have building directories provided at the main entry(ies). Said directory(ies) shall be designed to the requirement of the Fire and Police Departments. **(Fire)**

1.2 Addresses for individual units should be clearly marked and well lit. Room directories shall be placed around the perimeter of the development (placement, size and lighting will be approved by Building, Police, Fire and Planning Departments). **(Police)**

1.3 Roof top numbers shall be maintained by the property owner and must be repainted every 3 years. **(Police)**

2.0 Development Plan Requirements

Architectural Treatment (Design Standards)

2.1 All building drainage gutters, down spouts, vents, etc., shall be completely concealed from public view or shall be architecturally compatible (decorative) with the exterior building design and color. **(Planning)**

2.2 The vent pipes for underground fuel tanks for service stations shall be installed within the canopy columns to visually screen the pipes from public view. Details shall be submitted on the construction plans to reflect this requirement and shall be reviewed and approved by the Planning Department prior to building permit issuance. **(Planning)**

Parking, Circulation and Access

2.3 All driveways shall be provided with an enhanced pavement treatment. Generally, the enhanced pavement treatment shall extend from the property line (back of the approach apron), into the site, to the first intersecting drive aisle or parking space. **(Planning)**

2.4 Bumper guard or wheel stops shall be provided, where necessary, to protect a structure or parked vehicle. In lieu of wheel stops, 2 feet of additional area may be added to sidewalks or landscape areas to serve as an automobile overhang. **(Planning)**

2.5 Access roadways that exceed 150 feet in length shall have an approved turnaround designed pursuant to Fire Department Standard No. B-002, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

2.6 Any time prior to the commencement of on-site combustible construction and/or storage, a minimum 26-foot wide all weather access road shall be provided to within 150 feet of all portions of the exterior walls of the first story of any building, unless otherwise specifically approved by the Fire Marshal and other emergency services. **(Fire)**

Easements

2.7 Underground fire mains that cross property lines shall be provided with CC&Rs, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of Fire Department plan check. **(Fire)**

2.8 Access drives that cross property lines shall be provided with CC&Rs, access easements, and/or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of Fire Department plan check. **(Fire)**

Loading and Outdoor Storage Areas

2.9 Outdoor storage shall only be permitted within those areas shown on the approved site plan. Areas designated for off-street parking, loading, circulation, and maneuvering, shall not be used for the outdoor storage of materials or equipment. **(Planning)**

2.10 Outdoor loading and storage areas shall be screened from view of public and private streets, major drive aisles through the site, residential land uses, offices located on-site and on adjoining properties, public facilities, and institutional uses on adjoining properties, with a solid, view-obstructing wall. Chainlink fencing with slat material or tennis court windscreen material shall not be used as screening for storage areas. **(Planning)**

2.11 The height of screen walls shall be determined by a Sight-Line Analysis/Wall Section Plan, which shall show that all roll-up doors will be screened from view from adjoining parcels and public streets. **(Planning)**

2.12 Prior to the commencement of construction, a "horizontal height mock up" shall be constructed for review and approval by Planning Department staff to verify the adequacy of screen wall heights from the freeway and streets. The mock up should be located at the lowest elevation on the site. **(Planning)**

2.13 No materials or equipment shall be stored to a height greater than adjacent screen walls. **(Planning)**

Site Lighting

2.14 The canopy lighting units for service stations shall be recessed to avoid the light bleeding from under the canopy. Details shall be submitted on the construction plans, which shall be reviewed and approved by the Planning Department prior to building permit issuance. **(Planning)**

2.15 The following standards shall apply to lighting, address identification, and parking areas:

- (a)** Lighting in exterior areas shall be in vandalism resistant fixtures;
- (b)** The developer shall submit certified exterior lighting plans showing luminaire throw pattern and cut sheets of luminaires to be used prior to building permits being issued; and

(c) Interior night lighting shall be constructed and maintained in those areas that are visible from the street (ground floor level only). **(Police)**

Signs

2.16 As a design feature of the building, structure, or business establishment, neon lighting shall be reviewed in the same manner as a sign, ensuring enhancement of the building or structure in which it is placed or installed. Neon lighting shall be limited to confined areas, such as building entries or special architectural features. **(Planning)**

2.17 Neon lighting incorporated into a sign or advertising structure shall be counted toward the total allowable signage for the establishment it serves. **(Planning)**

2.18 Temporary signs may be displayed for a maximum 7 days duration during the specified "holiday sale periods" (President's Day, Memorial Day, Independence Day, and Labor Day), and during the specified "additional periods" (four unspecified periods per calendar year) for which a Temporary Use Permit has been issued, not to exceed a total of 56 days per calendar year. Each "additional period" may be used consecutively with "holiday sale periods," not to exceed a total of 6 consecutive periods (42 consecutive days). **(Planning/Housing)**

2.19 Window signage, painted or otherwise, shall not exceed 25 percent of the total window area. **(Planning/Housing)**

3.0 Public and Private Utilities Requirements

Utilities

3.1 When booster fire pumps take suction from the public water supply, it must be demonstrated with hydraulic calculations at the time of plan review that the supply is capable of providing 150 percent of the rated capacity of the fire pump **(Fire)**

3.2 The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties, and shall not cross any public street. **(Fire)**

Streets

3.3 "No Parking/Fire Lane" signs and/or Red-Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the 26-foot clear width requirement pursuant to Fire Department Standard Nos. B-001 and B-004, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

Fire Hydrants

3.4 The water supply, including mains and hydrants, shall be acceptably tested and approved by the Fire Department prior to the framing stage of construction and/or onsite combustible storage, to assure availability and reliability for firefighting purposes. Phased construction shall ensure that the water systems are independently adequate to provide for the necessary fire flow from phase-to-phase in the construction planning. **(Fire)**

4.0 Public Safety Requirements

Security

4.1 An approved Key Box is required on this Project. The Ontario Fire Department requires that all industrial/ commercial buildings provide Fire Department access. Key boxes shall be applied per Fire Department Standard No. H-001, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. Master keying of building(s) may reduce the size and/or quantity of boxes required. **(Fire)**

4.2 Swinging exterior glass doors, wood or metal doors with glass panels, solid wood, or metal doors, shall be constructed or protected as follows:

(a) Wood doors shall be of solid core construction, with a minimum thickness of 1-3/4 inches. Wood pane doors with panels less than one inch thick shall be covered on the inside with a minimum 16 gauge sheet steel, or its equivalent, which is to be attached with screws, minimum 6 inches on center. Hollow steel doors shall be of a minimum 16 gauge, and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device; and

(b) Except where double cylinder deadbolts are utilized, any glazing in exterior doors, or within 48 inches of any door locking mechanism, shall be constructed or protected as follows:

(1) Fully tempered glass or rated burglary resistance glazing;
(2) Iron or steel grills of at least one-eighth inch material, with a minimum 2 inch mesh secured on the inside of the glazing may be utilized; or

(3) The glazing shall be covered with iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material, spaced not more than 5 inches apart, secured on the inside of the glazing;

(4) Conditions 4.2(b)(2) and (3), above, shall not be implemented so as to interfere with the operation of opening windows if such windows are required to be opened by the Building Code. **(Police)**

4.3 All swinging exterior wood and steel doors shall be equipped as follows:

(a) A single or double door shall be equipped with a double cylinder deadbolt. The bolt shall have minimum projection of one inch, and shall be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least 3/4-inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of 5 pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least 1/4-inch in diameter. The provisions of this subsection do not apply where:

- (1)** Panic hardware is required; or
- (2)** An equivalent device is approved by the enforcing authority.

(b) Double doors shall be equipped as follows:

(1) When not required for exiting purposes, the inactive leaf of a double door shall be equipped with metal flush bolts having a minimum embedment of 5/8-inch into the head and threshold of the door frame; and

(2) Double doors shall have an astragal constructed of steel a minimum of 0.125-inch thick, which will cover the opening between the doors. The astragal shall be a minimum of 2 inches wide, and extend a minimum of one-inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced not more than 10 inches on center. **(Police)**

4.4 Aluminum frame swinging doors shall be equipped as follows:

(a) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of 3 inches and a horizontal distance of one-inch, each side of the strike, so as to prevent violations of the strike;

(b) Except when panic hardware is required, a single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one-inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of 5 pin tumblers and a cylinder guard. **(Police)**

4.5 Panic hardware, whenever required by the California Building Code or California Code of Regulation Title 19 (Public Safety), shall be installed as follows:

(a) Panic hardware shall contain a minimum of 2 locking points on each door;

(b) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom of the door frame. The door shall have an astragal constructed of steel 0.125 inches thick which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of 6 inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of 2 inches wide and extend a minimum of one-inch beyond the edge of the door to which it is attached;

(c) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door. **(Police)**

4.6 Horizontal sliding doors shall be of the inside slider type and equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum 5 pin tumbler operation with a nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position. **(Police)**

4.7 In office buildings with multiple occupancies, all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors. **(Police)**

4.8 Windows shall be deemed accessible if less than 12 feet above ground. Accessible windows and all exterior transoms having a pane exceeding 96 square inches in an area, with the smallest dimension exceeding 6 inches and not visible from a public or private vehicular access-way, shall be protected in the following manner:

(a) Fully tempered glass or burglary resistant glazing;

(b) The following window barriers may be used, but shall be secured with nonremovable bolts:

(1) Inside or outside iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material, spaced not more than 5 inches apart and securely fastened; or

(2) Inside or outside iron or steel grills of at least 1/8-inch material, with not more than a 2-inch mesh, and securely fastened.

(c) If a side or rear window is the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, or padlock with hardened steel shackle and minimum 4 pin tumbler operation;

(d) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be opened by the Uniform Building Code. **(Police)**

4.9 Roof openings shall be equipped as follows:

(a) All skylights on the roof of any building or premises used for business purposes shall be provided with:

- (1) Rated burglary resistant glazing;
- (2) Iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material under the skylight, and securely fastened; or
- (3) A steel grill of at least 1/8-inch material with a maximum 2-inch mesh under the skylight and securely fastened. Smoke and heat vents must have a minimum of one-inch mesh per Fire Department requirements.

(b) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

- (1) If the hatchway is of wooden material, it shall be covered on the inside with at least 16 gauge sheet metal, or its equivalent, attached with screws;
- (2) The hatchway shall be secured from the inside with a slide bar or slide bolts; and
- (3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges;

(c) All air duct or air vent openings exceeding 96 square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

- (1) Iron bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel materials spaced no more than 5 inches apart and securely fastened; or
- (2) Iron or steel grills of at least 1/8-inch material with a maximum 2-inch mesh and securely fastened;
- (3) If the barrier is on the outside, it shall be secured with bolts which are nonremovable from the exterior;
- (4) Conditions (1) and (2), above, must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or California Code of Regulations Title 19 (Public Safety). **(Police)**

4.10 Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of 10 feet. This covering shall be locked against the ladder with a case hardened hasp, secured with nonremovable screws or bolts. Hinges on the cover will be provided with nonremovable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum 5 pin tumbler operation, with nonremovable key when in an unlocked position. **(Police)**

Elevators

4.11 Passenger elevators, the interiors of which are not completely visible when the car door is open, shall have mirrors so placed as to make visible the whole of the elevator interior to prospective passengers outside the elevator; mirrors shall be framed and mounted to minimize the possibility of their accidentally falling or shattering. **(Police)**

4.12 The elevator emergency stop button shall be so installed and connected as to activate the elevator alarm. **(Police)**

Security Fencing

4.13 If wrought iron fencing is used, it shall be 6 feet high, open ended, and pickets shall be minimum 4 inches on center. If block wall fencing is used, it shall be minimum 6 feet high, with security shrubbery and antigraffiti measures (such as vines) will be used. **(Police)**

Helicopter Pads

4.14 Any building that is required by City law or ordinance to maintain a helicopter pad, shall allow access to Ontario Police Department helicopters, as needed. **(Police)**

Public Safety 800 MHZ Radio System Interference

4.15 No existing or future wireless telecommunications facility shall interfere with any public safety radio communications system including, but not limited to, the 800 MHz radio system operated by the West End Communication Authority (WECA), which provides public safety communications during emergencies and natural disasters. Pursuant to Government Code Section 38771, a violation of this standard constitutes a public nuisance. **(Police)**

4.16 If any wireless telecommunications facility is found to interfere with a public safety radio communications system, or any system facilitating the transmission or relay of voice or data information for public safety, the carrier and/or property owner shall immediately cease operation of the radio channel(s) causing system interference. Operation of an offending wireless telecommunications facility shall only be allowed to resume upon removal, or other resolution, of the interference, to the satisfaction of the City. **(Police)**

Burglar Alarm Systems

4.17 Burglar alarm systems are recommended for all businesses, and a robbery alarm should be considered for certain retail businesses. **(Police)**

4.18 If an alarm is installed in any commercial or industrial building, a blue flashing light shall be installed on the rooftop. This light shall be screened from public view but visible from the air. Such a blue flashing light is recommended for residential, but is optional. The blue flashing light shall meet the specifications approved by the Police Department. **(Police)**

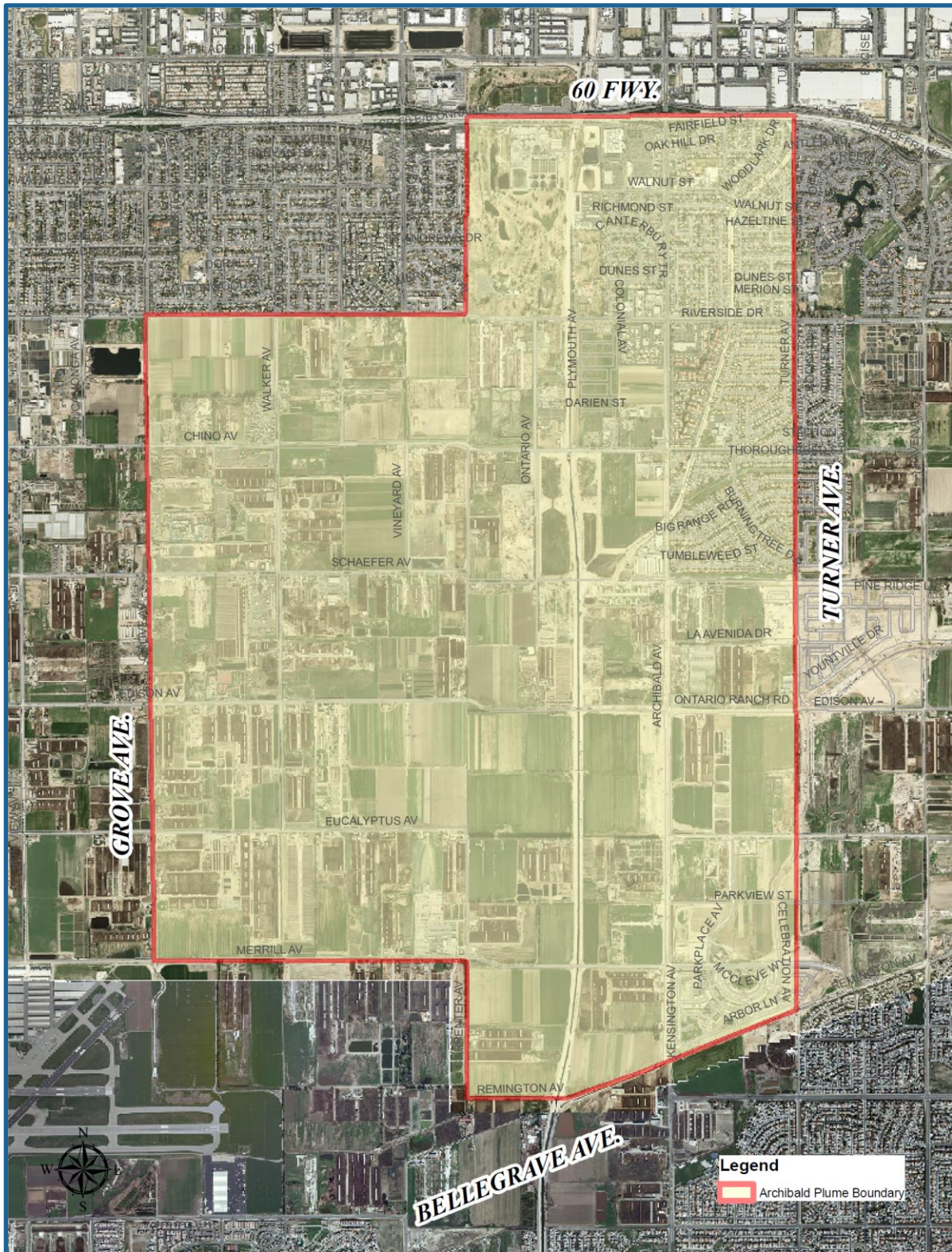
5.0 Permitting/Construction Requirements

Hand-Portable Fire Extinguishers

5.1 Hand-portable fire extinguishers are required to be installed prior to occupancy. Contact the Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required pursuant to Fire Department Standard No. C-001, which may be viewed online at <http://www.ontarioca.gov/fire/fire-prevention/standards-forms>. **(Fire)**

5.2 Provide to OMUC for review and approval, all applicable shop submittals for potable water, recycled water and sewer improvements in public right-of-way per the approved improvement plans; including, any grading plans with proposed work within the public right-of-way. All shop submittals shall be consistent with the approved Equivalent Materials List, City Standard Drawings and Design Guidelines and Specifications. **(Engineering)**

SOUTH ARCHIBALD TRICHLOROETHYLENE PLUME BOUNDARY MAP



CITY OF



ONTARIO

ONTARIO MUNICIPAL UTILITIES COMPANY

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MAYOR

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MAYOR PRO TEM

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March 2017

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JAMES R. MILHISER
TREASURER

SCOTT BURTON
UTILITIES GENERAL MANAGER

**DISCLOSURE NOTICE:
SOUTH ARCHIBALD TRICHLOROETHYLENE PLUME**

Dear Property Owner/Developer/Applicant:

The City of Ontario ("City") has approved or will be approving development in the Ontario Ranch area in the next few years, subject to the appropriate and required statutory process. This letter is intended to serve as notice to all potential property owners of the existence of a groundwater plume, known as the South Archibald Trichloroethylene (TCE) Plume which may exist in, under or near owner's property.

The groundwater plume is in an area in the central Chino Basin south of the Pomona Freeway, west of Turner Avenue, east of Grove Avenue, and north of Kimball Avenue. The plume primarily consists of TCE, a discontinued industrial solvent, and is subject to a clean-up under the oversight and direction of the Santa Ana Regional Water Quality Control Board ("Regional Board").

The Regional Board's approved clean-up procedure involves the removal and treatment of groundwater containing TCE via groundwater wells to reduce the plume concentrations and control its migration. In addition, the City is providing potable water supplies for domestic purposes to residences with private domestic wells affected by the plume. Finally, the Regional Board will continue to monitor all impacted areas and private domestic wells to ensure that residents' health and the environment are properly safeguarded. These remedial actions are documented in a Remedial Action Plan approved by the Regional Board in September 2016.

Further and current information may be found on the Regional Board's Geotracker website at https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.

Property owners may wish to include this letter as a part of a Real Estate Transfer Disclosure under California Civil Code Section 1102 et seq.