## 3.1 PURPOSE AND INTENT

The purpose and intent of the General Notes is to identify the processes, requirements, regulations and conditions necessary to develop any site within Centrelake.

## 3.2 DEVELOPMENT PLAN AND STANDARDS CONFORMANCE

The Land Use Plan, Exhibit 5, page 15, and the Development Plan Standards, starting at page 51, have been established as a guide to the development of Centrelake. Strict enforcement of these plans and standards will be upheld by the project owner to ensure the envisioned continuity of site planning and design.

## 3.3 COVENANTS, CONDITIONS AND RESTRICTIONS CONFORMANCE

In conjunction with the Development Plan and Standards for Centrelake; Covenants, Conditions, Restrictions and Easements (CC & R's) have been reviewed and approved by the City of Ontario and recorded. Strict conformance to these CC & R's are mandatory.

## 3.4 CITY AND COUNTY CODE AND REGULATION CONFORMANCE

The Centrelake Specific Plan has been designed to supplement City and County codes and regulations. In addition to the provisions of the Development Plan and Standards and CC & R's, no construction shall be allowed within the boundaries of Centrelake except that which complies with all provisions of applicable City of Ontario and San Bernardino County Codes and Regulations. All development is consistent with the City of Ontario General Plan.

## 3.5 FIRE/PARAMEDIC PROTECTION

The Ontario Fire Department, in conjunction with the back up of the Rancho Cucamonga Fire Department, is responsible to respond to all calls originating from Centrelake. Sufficient services to respond to fire and paramedic calls are currently being evaluated by the City for the larger airport industrial area. The City suggests that some form of benefit assessment or other fee program will be required to supplement the funding or capital improvement and operating cost of fire and paramedic services. The fire department is also specifically concerned with future mitigation or safety measures as developed by the fire department relating to high rise construction.

The developer of the Centrelake project and subsequent builders will participate in a review of a safety study for the greater airport commercial/industrial complex area. The Centrelake project will also participate in a mutually agreed upon equitable basis of cost for any reasonable institutional program the City may, in the future, implement to offset the deficit costs of fire safety services. Centrelake's participation shall be agreed upon prior to the issuance of individual building permits.

## 3.6 POLICE PROTECTION

Police safety services are provided to the Centrelake project by the Ontario Police Department. Similar to the provision of fire safety services, an incremental increase of demand for police services will occur by the Centrelake Project, but more importantly, such demand will increase as a result of the greater airport commercial/industrial complex development. Sufficient levels of services are currently being evaluated by the City of Ontario for this larger commercial/industrial complex area. As with fire safety services, the City suggests some form of benefit assessment on projects considered collectively may have to be instituted to offset the predicted shortfall of City income that normally would be used for increased Police service funding.

The developer of the Centrelake Project and subsequent builders will participate in a review of police safety study for the greater airport commercial/industrial area. The Centrelake project will also participate in a mutually agreed upon equitable basis of cost for any reasonable institutional program the City may, in the future, implement to offset the deficit costs of police safety services. Centrelake's participation shall be agreed upon prior to the issuance of individual building permits.

## 3.7 AIR POLLUTION/ ENERGY GUIDELINES

The existing air quality in the general area of the project is poor. Traffic generated by the proposed project will generate an additional increment to the local degradation of air quality. In order to reduce the additional increment of air quality degradation, the following programs shall be instituted as part of the Centrelake construction and operations program:

A. Watering Schedule

All areas actively involved in the grading program will be subject to watering on a regular basis. A watering truck will be stationed adjacent to all grading sites at all times. Graded areas not watered will be chemically treated.

B. Soil Compaction Criteria

Continuous compaction of graded areas, in conjunction with a frequent watering schedule or surface chemical application, will be conducted to reduce dust emission throughout the project area.

C. SCAQMD & County Rule Compliance

Compliance with the South Coast Air Quality Management District's (SCAQMD) fugitive dust rules and the County's ordinance number 2069 will assist in reducing the off-site impact of dust. This requirement relates to the emissions of dust from excavation and construction activities as well as depositing dust and particulate matter on public roads as a current example. Ordinance 2069 is reproduced on Appendix 4 pages A8 through A10.

D. Coordination of Grading with High Soil Moisture Content

The major project grading shall be undertaken in the winter and spring months, the time of year when the soil is typically moist from precipitation. However, realizing that many other factors also influence the timing of grading operations, should the decision be made to grade at other times of the year, a complete watering program and chemical application program is to be undertaken.

E. Establishment of Speed Limits Within Construction Areas

Establishment of reduced speed limits within construction areas assist in decreasing the dust emissions generated. Speed limits in construction areas will be coordinated with the City Building and Engineering Departments prior to building permit issuance.

F. Transportation Management Program

The Centrelake Project will provide the following programs in coordination with the respective responsible public agency for implementation:

1. Provide bus stop locations and turnouts including construction of bus shelters and benches. The exact locations and designs to be determined when bus service is available and/or in conjunction with site plan approval, see Exhibit 6, Circulation Plan, page 19 for proposed locations.

2. Public information kiosks or bulletin boards shall be designated, constructed and maintained at specific locations as deemed necessary. The exact locations and designs to be determined.

Each bus stop and major public activity area shall have a kiosk or bulletin board for public information relating to carpooling, bus schedules and other relevant public information. See Circulation Plan, page 19 for proposed locations.

## 3.8 ENERGY CONSERVATION GUIDELINES

A major objective of Centrelake will be the conservation of energy resources. The following planning programs will assist in the achievement of this objective:

### A. Energy Management

In order to coordinate, monitor and re-evaluate energy conservation measures within Centrelake, an annual energy audit will be performed in coordination with the utility companies. Information derived from the audit will be distributed to Centrelake tenants for remedial energy programming.

### B. Utilization of Energy Efficient Systems

The purpose of these guidelines is to reduce energy consumption by a goal of ten (10) percent beyond Title 24 standards, as reviewed and determined by the building official. Towards achieving this goal the following items should be considered in the design of Centrelake buildings. The foregoing considerations shall be implemented as applicable if life cycle cost determine such measures to be energy and cost effective.

1. Glazing techniques should permit interior light penetration at a minimum of 20 feet within buildings.

2. For interior areas located 20 feet or more from window openings, building design should consider for the possible use of skylights, light wells, atriums, interior courts or other similar architectural features.

3. For interior lighting, utilize low wattage light fixtures, dimmer switches, zoned lighting banks, and time controlled lighting.

4. Energy efficient equipment should be used such as the following: gas ranges and ovens with pilotless ignition, gas water heaters with pilotless ignition, space heating units with pilotless ignition, automatic thermostats coordinated with on/off timing systems, hot water heating unit and piping insulation.

5. Coordinated program for reduction in comfort temperature settings to 68° F in the winter and 78° F in the summer.

6. In landscape areas, utilization of drought resistant plant material along with efficient irrigation including additional soil amendments to increase water holding capacity of the soil, use of independent tree bubblers (irrigation device) where possible for major tree planting areas and use of automatic irrigation systems coordinated with tensiometer controls on the irrigation system.

7. Every attempt should be made to implement a rigorous insulation program exceeding, where feasible, the minimum insulation requirements.

8. Active solar systems shall be considered for every structure of Centrelake. Active solar systems shall be mandatory for outdoor swimming pool areas.

## 3.9 SOLID WASTE

Emphasize the recycling of reusable materials such as aluminum cans and newspapers and the use of trash compactors, which allow for a more effective and sanitary method of trash disposal. Compactors shall be required for developments that demonstrate the needs as determined by the City of Ontario. White office paper recycling shall be encouraged for all commercial development. The Solid Waste Superintendent of the City of Ontario shall determine the quantity and location of all refuse receptacles.

## 3.10 LIGHT AND GLARE

Parking areas will have low profile lighting standards, ensuring on-site safety without off-site distraction. Attempts to minimize the glare and reflection of any reflective glass buildings built in Centrelake by the utilization of lower reflective glass types, building orientation or other means will be considered with each such building. Lighting shall be designed so as to confine direct rays to the premises. Any reflective glass used in this development shall be designed so as to minimize any potential glare which might pose a safety problem to motorists.

## 3.11 SITE HISTORIC SIGNIFICANCE

There are no historical sites located within the project boundaries.

There are, however, historical sites adjacent to the site. The major sites are the Guasti Winery and the Church of San Secundo de Asti, both of significant historic importance.

In the design of Centrelake visual and noise mitigation measures have been utilized to buffer the new development from these historically significant sites. The historic uses will experience no significant or negative direct impacts from the development of the Centrelake Business Park. Reasonably special architectural treatment will be given to the side of a structure directly adjacent to the church property.

The Church of San Secundo de Asti is anticipating a reduction in winds now causing erosion of their buildings. The placement of onsite buildings and property line walls between land uses will reduce the amount and force of winds against the Church and grounds.

## 3.12 LAKE SYSTEM

The man-made lake system proposed for Centrelake will be multi-functional and designed with an extreme emphasis on water conservation, minimum power consumption and maximum usage. The system will be aesthetically pleasing, low maintenance oriented, and electrically efficient. In addition to the aesthetic functions, the lake system will provide for storm water detention. The lake will also provide a pleasing environment as well as providing the detention volume required to mitigate the effect of increased storm flow run-off on downstream facilities and property. The maximum water levels will be controlled by a primary outlet (a pipe) and a secondary outlet (an emergency spillway). The minimum water level in the lake will be maintained by an electronic level control which, when the lake reaches the low level mark, an automatic valve will open which refills the lake to the desired operating level.