

RESOLUTION NO. 2010-021

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

WHEREAS, the City of Ontario, in reviewing development applications, attaches conditions of approval to the applications; and

WHEREAS, each department within the City is responsible for providing conditions of approval on the development applications; and

WHEREAS, over the years, certain conditions of approval become standardized for development applications; and

WHEREAS, in the preparation of the conditions of approval, conditions of approval prepared by different City departments have been found to be in conflict with each other; and

WHEREAS, the City is desirous of providing consistency in the development review process by providing a consolidated and concise set of standard conditions; and

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

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, on November 24, 2009, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date and unanimously recommended approval to the City Council; and

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

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

SECTION 1. 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 Project is categorically exempt from environmental review pursuant to Section 15060(b)(3) (General Rule) of the CEQA Guidelines; and

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

c. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2. 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. Based upon the findings and conclusions set forth in Sections 1 and 2 above, above, the City Council hereby approves the Standard Conditions of Approval, attached hereto as Exhibit "A".

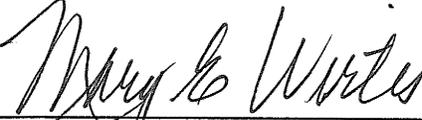
SECTION 4. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of March 2010.


PAUL S. LEON, MAYOR

ATTEST:


MARY E. WIRTES, MMC, CITY CLERK

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2010-021 was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 16, 2010, by the following roll call vote, to wit:

AYES: MAYOR/COUNCIL MEMBERS: LEON, MAUTZ, BOWMAN AND DORST-PORADA

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: WAPNER



MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2010-021 duly passed and adopted by the Ontario City Council at their regular meeting held March 16, 2010.



MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

GENERAL STANDARD CONDITIONS

TABLE OF CONTENTS

1.0 GENERAL DEVELOPMENT REQUIREMENTS	2
TIME LIMITS & EXTENSIONS	2
INDEMNIFICATION & HOLD HARMLESS AGREEMENT	3
GRAFFITTI REMOVAL	3
2.0 PRIOR TO FINAL MAP ACCEPTANCE (FOR CITY COUNCIL HEARING)	3
3.0 PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT, ETC.)	4
FEES	5
ARCHITECTURAL TREATMENT (DESIGN STANDARDS)	5
WALLS & FENCES	5
PARKING, CIRCULATION & ACCESS	6
SITE LIGHTING	6
MECHANICAL EQUIPMENT	7
REFUSE STORAGE/TRASH ENCLOSURE	7
PUBLIC IMPROVEMENTS	8
SEWER	9
POTABLE WATER	9
RECYCLED WATER	11
DRAINAGE & HYDROLOGY	11
STORM WATER QUALITY (NPDES)	11
LANDSCAPE DESIGN & IRRIGATION	12
SECURITY	17
FIRE SERVICE	17
4.0 PRIOR TO CERTIFICATE OF OCCUPANCY	18
FEES	19
ADDRESSING	19
MECHANICAL EQUIPMENT	20
PUBLIC IMPROVEMENTS	20
LANDSCAPE DESIGN & IRRIGATION	20
SECURITY	20
FIRE SERVICE	21
5.0 ENVIRONMENTAL REQUIREMENTS	21
CULTURAL RESOURCES	21
SOUND ATTENUATION	22

Standard Conditions-General

Development projects are expected to comply with the minimum standards set forth by the Ontario Municipal Code, California Fire Code, and Title 24 of the California Code of Regulations. The standard conditions listed below apply to all development projects and have been reviewed and approved by the Ontario Planning Commission and City Council. Please note that additional standard conditions pertaining to Residential, Non-residential, Tentative Maps, and/or Conditional Use projects may apply.

1.0 GENERAL DEVELOPMENT REQUIREMENTS

- 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)**
- 1.3 The applicant shall be advised that he/she is required to maintain the buildings and grounds of the site in a manner that complies with the Ontario Property Appearance Ordinance, the approved plans, and the conditions of approval set forth by all City departments and agencies. **(Planning/Housing)**
- 1.4 Noise sources associated with, or vibration created by, construction, repair, remodeling, or grading of any real property shall not take place between the hours of 10 p.m. and 7 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Noise levels created by said activities shall not exceed the noise standard of 65 dBA plus the limits specified in Section 9-1.3305 **(Planning)**
- 1.5 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)**

Time Limits & Extensions

- 1.6 Development Plan approval shall become null and void two (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 9-1.0405. This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements. **(Planning)**

Standard Conditions-General

Indemnification & Hold Harmless Agreement

- 1.7 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. 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

- 1.8 Anti-graffiti material, of a type and nature that is acceptable to the Director of Community and Public Services Agency (CPSA), shall be applied to each of the publicly viewable surfaces on the improvements to be constructed on the site, which are deemed by the Director of CPSA to be likely to attract graffiti ("graffiti attracting surfaces"). ***(Planning/CPSA)***
- 1.9 Conditions, covenants and restrictions, or separate covenants recorded against individual lots, prior to resale of same, shall require the owner of the lot(s) to remove any graffiti placed thereon within 7 days after notice thereof. The covenants shall run with the land and shall be for the benefit of the City, in a form satisfactory to the City. ***(Planning)***
- 1.10 In an effort to quickly respond to graffiti vandals and to ensure color match during paint-over, staff recommends that the property owner apply anti-graffiti 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 on demand for a period of two years after imposing this condition for combating graffiti. ***(Housing/Planning)***
- 1.11 The City shall be granted the right of entry over and access to parcels, upon 48-hours of posting of notice by authorized City employees or agents, for the purpose of removing or "painting over" graffiti from graffiti attracting surfaces previously designated by the Director of Public Works. ***(Planning)***
- 1.12 Block walls or screening walls are required to have climbing plants, with proper automatic irrigation, or anti-graffiti elements such as anti-graffiti paint to prevent walls from being vandalized. ***(Police)***

Monuments

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

Standard Conditions-General

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 (available for download on the City's website: www.ci.ontario.ca.us) 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 due have been paid or provide other adequate form of security assuring payments of all taxes due. **(Engineering)**

3.0 PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT, ETC.)

- 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 the New Model Colony must comply with the METHANE ASSESSMENT FOR PROJECTS IN THE NEW MODEL COLONY guideline. This guideline is available on the Building Department website. **(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)**

Standard Conditions-General

- 3.10 The project shall comply with the adopted California Energy Code (California Code of Regulations, Title 24, Part 6). **(Building)**
- 3.11 If applicable, the projects 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 shall be designed in accordance with the applicable California Building Code sections. **(Building)**

Fee

- 3.13 After 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 Development Impact Fees (DIF) shall be paid to the Building Department prior to 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 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 include detailing appropriate to the architectural style proposed, so as to be a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Department. "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 readily discerned by the public. **(Planning)**
- 3.19 At building corners, where conditions exist that would allow the public to view the back (interior) side of parapet walls resulting from changes in parapet heights, the raised parapet area shall be constructed so as to be a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Department. **(Planning)**
- 3.20 Cultured, precast or fabricated stone products shall be constructed of an integral color material. **(Planning)**

Standard Conditions-General

Walls & 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 materials, colors and height of proposed and existing walls/fences and shall include a cross-section of walls/fences indicating adjacent grades. Walls shall be designed as an integral part of the architecture for the development and shall be constructed of tilt-up concrete, brick, split-face or slump block, or other decorative material approved by the Planning Department. ***(Planning)***

Parking, Circulation and Access

- 3.22 All driveways shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space. ***(Planning)***
- 3.23 All driveway approaches within the public right-of-way shall be kept clear of any decorative paving. ***(Engineering)***
- 3.24 The site plan shall allow for adequate turning radii for emergency apparatus, and access turns shall be designed to meet the minimum requirements/standards per Ontario Fire Department Standard #B-005. (Available upon request from the Fire Department.) ***(Fire)***
- 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, shall be used. Steps, ramps and seatwalls shall be illuminated with built-in light fixtures. ***(Planning)***

Standard Conditions-General

- 3.31 All planned parking areas shall have a minimum maintained lighting level of one-foot candle 1 (F.C.) or greater. The lighting shall be on from sunset to sunrise, and be operated by a photocell. The site plan shall show all buildings, the parking areas, walkways, detailed landscaping and a point by point photometry calculation of required light levels. **(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. All on-site trash enclosures shall be designed with solid cover roofs to prevent rainwater contact with waste materials. 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 Site Plan submittal and as an exhibit in the Water Quality Management Plan. **(Planning/Engineering)**
- 3.35 Comply with City refuse collection standards: **(Engineering)**
- (a) Commercial – Applicant shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards, and Sec. 6-3.601 Business Recycling Plan.
 - (b) Apartment – For apartments using commercial bin service applicant shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards and Sec. 6-3.601 Business Recycling Plan.
 - (c) Residential – For curbside automated container service applicant shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
 - (d) Recycling Requirements – Applicant shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
 - (e) Site Improvement Plans shall follow the City of Ontario refuse collections standards.
- 3.36 The trash enclosure will be locked and secure at all times. On the days of trash pickup the enclosure will be unlocked until the receptacle is emptied and then locked again. This will keep transients from living in the enclosure and pilfering trash and recyclable items. **(Police)**

Standard Conditions-General

- 3.37 Large trash receptacles, commonly known as dumpsters, which are placed adjacent to structures or have combustible coverings (vegetation, 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 streets 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 location of laterals, 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 Engineering Department until detailed utility information is included on the plans. **(Engineering)**
- 3.40 For all developments in the Old Model Colony (OMC), utility services, which include sanitary sewers, one 1" minimum potable and recycled water service, electric power, gas, telephone, and cable television, shall be provided, when required, to each parcel. All utilities shall be undergrounded. **(Engineering)**
- 3.41 For all developments in the New Model Colony (NMC), utility services, which include sanitary sewers, one 1" minimum water service, electric power, gas, and OntarioNet fiber optic conduit, shall be provided to each parcel. All utilities shall be undergrounded. In addition, the applicant shall incorporate OntarioNet fiber optic conduit system design into the project dry utility plans or other utility plans as applicable. Contact the Engineering Department for additional information. **(Engineering)**
- 3.42 In-lieu fees for under-grounding 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)**
- 3.43 All public improvements shall be designed per City standards and specifications and in accordance with the City's Municipal Code and approved Specific Plan for the area. **(Engineering)**

Sewer

- 3.44 Private sewer, domestic water, and storm drainage systems shall be designed in accordance with the 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)**
- 3.45 The applicant shall utilize existing laterals, whenever provided and possible, for connection to the public sewer system. **(Engineering)**
- 3.46 The applicant shall abandon all existing unused laterals at the sewer main. **(Engineering)**

Standard Conditions-General

- 3.47 On-site monitoring facilities shall be installed for all commercial or industrial units in accordance with City Standards and shall be shown on the grading plans of the project. **(Engineering)**
- 3.48 The on-site sewer system shall be private and designed per applicable Building Department codes. The applicant shall contact Building Department for design guidelines. **(Engineering)**
- 3.49 Sewer service shall be constructed outside of the proposed and/or existing driveway approaches unless otherwise approved by the City Engineer. **(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 per applicable Building Department codes. The applicant shall contact the Building Department for design guidelines. **(Engineering/Building)**
- 3.54 Backflow prevention devices will be required for: **(Engineering)**
- (a) All commercial / industrial service laterals.
 - (b) All on-site fire systems.
 - (c) Any business where any hazardous substances may be stored or used.
 - (d) For all recycled water connections.
 - (e) Irrigation Systems
- 3.55 Water Meter sizes shall be based on the peak water demand. Fee shall be based on meter size and quantity purchased. The applicant shall contact Engineering Department for current fees. **(Engineering)**
- 3.56 Water, recycled water and sewer utilities may be designated as "public utilities" if located within public or private streets. All public utilities within private streets shall be designed per City standards and contained within acceptable easements. The Covenants, Conditions and Restrictions (CC&Rs) shall contain language that requires all proposed work within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas or driveways. Utilities within commercial and industrial parking lots and loading areas (except those located within public utility easements) will be designated as private. The extent to which said utilities will be accepted as public utilities shall be at the full discretion of the City Engineer. **(Engineering)**

Standard Conditions-General

- 3.57 During the course of maintenance of public utilities within private streets, the City will restore the streets per 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 architectural paving, hardscaping and landscaping enhancements, shall be the responsibility of the Home Owner/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, alleys, etc. **(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 in public right-of-way or public easements with easy access for meter reading and maintenance. **(Engineering)**
- 3.60 For grading plan submittals, include a separate utility drawing showing, at minimum, on-site water lines, point of connection with city's water system, location of proposed water meters, location of fire service, on-site fire sprinkler system, cross connection devices, etc. **(Engineering)**

Recycled Water (If applicable, see site specific conditions of approval)

- 3.61 Onsite plumbing for all recycled water uses shall meet all applicable standards including California Department of Public Health (CDPH) and building/plumbing codes. Onsite plans will need to be reviewed and approved by both the Building Department and the Municipal Utilities Agency. **(Engineering)**
- 3.62 The applicant shall submit an Engineering Report (ER) for recycled water usage for approval by the City and CDPH. **(Engineering)**
- 3.63 On-site public recycled water system sizing is subject to the recommendations and approval of the Hydraulic Analyses. **(Engineering)**

Drainage/Hydrology

- 3.64 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the San Bernardino County Hydrology Manual and the City of Ontario's Standards and Guidelines is required. Additional drainage facilities may be required as a result of the findings of this study. **(Engineering)**
- 3.65 Any drainage above historical flow routed onto adjacent property must be directed to a recorded private drainage easement. Applicant must provide a copy of the recorded document (i.e. letter of acceptance of drainage, in a format acceptable to the City) to the Engineering Department prior to approval of the Grading Plan. **(Engineering)**

Standard Conditions-General

Stormwater Quality (NPDES)

- 3.66 Prior to the approval of the Grading Plan and issuance of Grading Permits, 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 this project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. An electronic copy of the City's "Erosion and Sediment Control Plan Requirements" is available upon request. ***(Engineering)***
- 3.67 Prior to the approval of the Grading Plan and issuance of Grading Permits, 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 development project in order to minimize the adverse effects on receiving waters. ***(Engineering)***
- 3.68 All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. 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 are available on the web at: www.swrcb.ca.gov. An electronic copy of the NOI form and instructions is available upon request. ***(Engineering)***
- 3.69 SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater Best Management Practices (BMP) Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Ontario Engineering Department for review. A copy of the adopted 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 starting work on the site. ***(Engineering)***

Landscape Design and Irrigation

- 3.70 Three sets of landscape and irrigation drawings of the entire project site must be submitted to the Building Department in conjunction with construction plans. Four sets are required for projects with recycled water. The plans shall be approved by the Planning Department and the Public Facilities Development Section prior to the issuance of building permits. ***(Planning/Facilities)***

Standard Conditions-General

- 3.71 Documents shall be prepared by a state registered landscape architect, if landscape exceeds 2,500 square feet. All sheets shall be wet signed by the Landscape Architect and include the license number and the expiration date. **(Facilities)**
- 3.72 Maintenance shall be permanently provided for all areas, including parkways and determined setbacks, not designated for paving, sidewalk, or building. Identify who is responsible for continued maintenance; HOA, LMD or property owner. Irrigation system shall function properly and landscaping maintained in a healthy condition. **(Facilities)**
- 3.73 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 State Model Water Efficient Landscape Ordinance. Sources for low water plants are WUCOLS, "Water Use Classification of Landscape Species" <http://www.owue.water.ca.gov/docs/wucols00.pdf> and "Landscape Plants for Western Regions" by Bob Perry. **(Facilities)**
- 3.74 Warm season turf is recommended for recreational use projects (parks, sports fields, etc. where turf provides a playing surface) and residential projects with a maximum 50% of the landscape. Turf areas irrigated by spray shall not be less than 8' wide. Low water use groundcovers shall be used in traditional turf areas; parkways, etc. **(Facilities)**
- 3.75 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 up to 5% of the landscape and shall be a pervious material. **(Facilities)**
- 3.76 Concrete mowstrips 6"x 6" inch or 4"x 6" are required at turf areas adjacent to landscape planters and to separate adjacent maintenance responsibility areas. Redwood header boards are allowed only for individual single family home projects and to define the lot line adjacent to undeveloped property. **(Facilities)**
- 3.77 Backflows shall be screened with min. 5' wide planters and 36" high strappy leaf, non-hedge shrubs in masses, not to encircle the device. Paint device green color similar to Frazee, aeroplate 'Forest Green' or equal. Transformers shall be screened with shrubs of similar height on three sides and 18" high groundcovers in front. **(Facilities)**
- 3.78 Foundation planting adjacent to building (hedgerows or shrub masses in a hierarchy pattern) is required at major building perimeters and residential front yards to break horizontal ground plane from the vertical plane of building. **(Facilities)**
- 3.79 Plants at monument signs shall be a hierarchy of ornamental shrubs or perennials. **(Facilities)**
- 3.80 Trash enclosures shall have adjacent planters with trees, shrubs and vines for screening. **(Facilities)**

Standard Conditions-General

- 3.81 Landscape areas shall have a minimum dimension of five feet (5') wide to include trees and shall be delineated with a concrete curb, minimum 6 inches high (except for openings into infiltration basins or swales) by 6 inches wide; except where a landscape area is parallel and adjacent to a parking stall, the curb shall be a minimum 6 inches high by 12 inches wide, to provide an area for persons to step when entering or exiting a motor vehicle. A six-foot (6') minimum width is required for planting areas with vegetated swales. **(Planning and Facilities)**
- 3.82 Landscape areas shall be bounded by concrete curbs six inches (6") high except for openings into infiltration basins or swales. **(Facilities)**
- 3.83 Parking areas visible from public streets or adjacent parcels shall be screened with landscaping three feet (3') minimum height, and shall be located to allow for two feet overhang of vehicles unless wheel stops are provided. **(Facilities)**
- 3.84 Parking lots shall have canopy shade trees in landscape islands at a ratio of one tree for every 10 spaces single row (minimum of one) and one tree for every 5 spaces per double row (minimum of two). Parking lot double rows shall have a center planter strip 5' wide which may include an infiltration trench, if required. Canopy shade trees shall have a minimum canopy diameter of 30'. **(Facilities)**
- 3.85 Undeveloped areas within the project site shall be seeded with wild flower or ornamental grass mix and automatically irrigated to prevent soil erosion from rain and strong winds. **(Facilities)**
- 3.86 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" to 30" deep; shrubs at 12" to 18"; turf at 6" deep. One set of tests shall be performed per 1,000 linear feet or as approved. Soil test results and recommendations for amendments shall be listed on the plan noting the soil testing lab name, address, phone number and date of test. **(Facilities)**
- 3.87 Projects shall comply with AB 325, the State Model Water Efficient Landscape Ordinance. Maximum Applied Water Allowance, MAWA, and Estimated Applied Water Use shall be calculated and submitted on all landscape construction documents. See <http://www.owue.water.ca.gov/docs/WaterOrdIndex.cfm> **(Facilities)**
- 3.88 Plant selection and irrigation design shall be appropriate with Ontario's regional climate (Zone 18) classified as Mediterranean, and characterized by hot, dry summers and mild winters. **(Facilities)**
- 3.89 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). **(Facilities)**
- 3.90 For on-site landscaping (except single family development), a separate irrigation service shall be required. **(Engineering)**
- 3.91 Irrigation systems shall be constantly maintained to eliminate wastewater due to loss of heads, broken pipes or misadjusted nozzles. **(Planning)**

Standard Conditions-General

- 3.92 Water features and decorative fountains shall use recycled water in commercial and industrial projects, if available. Potable water shall be used in residential projects. **(Facilities)**
- 3.93 Show corner sight line distances on the landscape plan per Engineering Department Standard Drawing. **(Engineering)**
- 3.94 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 min. 36" Box. Palms shall be min. 17' brown trunk height (BTH) and minimum 4 ½' cubed rootball. **(Facilities)**
- 3.95 The following minimum tree planting setbacks shall be maintained: **(Facilities)**
- 25' from beginning of curb returns at street intersections
 10' from light standards, power poles and fire hydrants
 7' from water and sewer lines
 5' from sidewalks (except in parkways), driveways, and buildings
- 3.96 The minimum mix of tree sizes shall be provided as follows and shall conform to the following minimum measurements (individual family home projects excluded): **(Facilities)**

<i>Minimum Tree Quantity and Size Specifications (Palms are not included)</i>				
<i>Minimum on-site Trees</i>	<i>Size</i>	<i>Trunk Caliper</i>	<i>Height</i>	<i>Spread</i>
5%	48-inch box	3.50-inches	14 to 16 FT	7 to 8 FT
10%	36-inch box	2.50-inches	12 to 14 FT	6 to 7 FT
30%	24-inch box	1.50-inches	9 to 11 FT	4 to 5 FT
55%	15-gallon	1.0-inch	7 to 8 FT	2 to 3 FT

- 3.97 The minimum mix of tree species shall be provided as follows: **(Facilities)**

<i>Minimum Tree Species Mix (Palms are not included)</i>	
<i>Number of Trees</i>	<i>Minimum Number of Tree Species Required</i>
20 or Fewer	3
21 to 30	4
31 to 40	5
More than 40	6

Standard Conditions-General

- 3.98 Existing trees (show on plan) shall be protected in place wherever possible. Large canopy existing trees may be used for the 48" box size requirement. Add tree protection notes to plans. A tree report is required if existing trees are to be removed. Identify genus, species, trunk diameter (dbh), health condition and reason for removal. Transplant trees when weather is suitable or contact a tree broker or transplant specialist instead of demolition. Replacement trees for trees removed shall be 48" box size 2 new for each removed or as approved by Public Facilities. **(Facilities)**
- 3.99 Street trees shall be 24" box for all new residential tracts, commercial, and industrial projects in Ontario. Replacement of street trees in established residential areas may be fifteen (15) gallon. Provide one (1) tree for twenty five to thirty feet (25'-30') of linear property frontage. **(Facilities)**
- 3.100 Tree wells shall be 4 feet wide by 6 feet long as space allows. Iron tree grates shall be Starburst by Ironsmith or approved equal with 3/8" max slots openings per ADA guidelines. Decomposed granite (DG) may also be used in tree wells. **(Facilities)**
- 3.101 Linear root barriers if proposed, shall be 12" deep maximum for trees planted within 5' of paving. Root barriers shall not surround any tree but shall run parallel to paving. **(Facilities)**
- 3.102 Shrubs shall be five (5) gallon container size minimum and are to be spaced 2/3 of mature size. One (1) gallon containers may be used for perennials and groundcovers. **(Facilities)**
- 3.103 Shredded mulch within planter areas is required at a depth of 3" for shrubs and 1" for groundcover. Shredded bark with a tackifier shall be used on 3:1 slopes or greater, not wood chips. Soil shall not be visible. Keep mulch 3" clear of plant stem, 6" of trees. **(Facilities)**
- 3.104 Slopes 3:1 or greater require jute netting with groundcover, shrubs or ornamental grasses. Turf grass is not allowed on slopes greater than 3:1. **(Facilities)**
- 3.105 Groundcovers from flats shall be spaced at 10" on center. Low groundcovers shall not exceed an 18" width in front of larger shrubs. One (1) gallon containers shall be used for larger groundcover areas. Perennials or annual color shall be spaced at 8". **(Facilities)**
- 3.106 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. **(Facilities)**
- 3.107 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 canopies from ground level regarding surveillance opportunities by users of the space and police patrols. No shrubs higher than 3 feet and no tree canopy lower than 7 feet will be permitted as to allow officers on patrol the ability to view the business without obstructing their view. 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)**

Standard Conditions-General

Security

- 3.108 Any building which requires special type releasing, latching, or locking devices under the provisions of the Uniform 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 *of* interior and/or exterior doors. **(Police)**
- 3.109 Louvered windows shall not be used when a portion of the window is less than twelve (12) feet vertically or six (6) feet horizontally from an accessible surface or any adjoining roof, balcony landing, stair, tread, platform or similar structure. **(Police)**
- 3.110 Doors swinging out shall have non-removable hinge pins. **(Police)**
- 3.111 Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch. **(Police)**
- 3.112 Double doors that exceed sixteen (16) feet in width, but do not exceed nineteen (19) feet in width, shall have one of the following locking devices: **(Police)**
- (a) Two (2) 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.
- 3.113 If security gates are desired at any access points to the project, the Police Department and Fire Department will be provided access by the Know submaster system. If gates are not electrically operated, a "KNOX" padlock may be substituted for electrically operated override systems. Contact the Police and Fire Departments for specific requirements. **(Police/Fire)**

Fire Service

- 3.114 The fire department connection (FDC) shall be located on the address side of the building within 150' of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Ontario Fire Department Standards. **(Fire)**
- 3.115 Provide identification for all hose connections per Ontario Fire Department Standards. **(Fire)**
- 3.116 The applicant shall transmit a copy of these requirements to his 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 Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be included on the construction drawing. **(Fire)**
- 3.117 Contact the City of Ontario Fire Department for approval of on-site fire hydrants and services as required. **(Fire/Engineering)**

Standard Conditions-General

- 3.118 Offsite fire hydrant locations and appropriate main sizes shall be established and approved by Engineering and Fire Departments, in accordance to City Standards. **(Fire/Engineering)**
- 3.119 A separate fire service will be required for all development, except single family. **(Engineering)**
- 3.120 All private on-site fire hydrants relative to this project shall be constructed per Ontario Fire Department Standards, and identified in accordance with Ontario Fire Department Standard. Installation and locations(s) are subject to the approval of the Fire Department. (Standards are available upon request from the Fire Department). **(Fire)**
- 3.121 Fire Service will require cross connection protection based on the degree of hazard. The minimum requirement is to install an above-ground Double Detector Check in accordance with City Standard Drawing. **(Engineering)**

4.0 PRIOR TO CERTIFICATE OF OCCUPANCY

- 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 on all Engineering Department approved project plans for review and approval. **(Engineering)**
- 4.3 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available at the City's website. **(Engineering)**
- 4.4 If temporary chain link fencing is to be erected during construction, all vertical poles shall be capped to avoid the mounting of illegal signs. The applicant/general contractor shall be responsible for the removal of all illegal signs from the chain link fence. **(Housing)**
- 4.5 Existing chain link fencing to remain shall incorporate vines for screening and be provided with an automatic irrigation system. **(Housing)**
- 4.6 The applicant/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site. **(Fire)**
- 4.7 Utilities shall not be released for any building subject to these conditions until a final occupancy clearance inspection is completed and approved by the City. **(All Departments)**

Fee

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

Standard Conditions-General

Addressing

- 4.9 The applicant shall install illuminated address numbers, powered by photocell, upon each unit to allow for easy identification for emergency personnel. **(Police)**
- 4.10 Rear addressing, including street name, shall be installed on any multiple building development. Address numbering shall adhere to standards set forth in § 9-1.3280 of the Development Code. **(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 construction or development of apartments, condominiums, or any other multiple-building unit, and all new construction or development of commercial/industrial buildings in the city for which an alarm permit or other discretionary permit is requested. The rooftop numbers shall be a minimum of three (3) feet in length and one (1) foot in width and shall be painted in reflective white paint on a flat black painted background, away from any rooftop obstacles. Such rooftop numbers shall be screened from public view and visible only from aircraft. **(Police)**

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

Address

A B C D

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

Mechanical Equipment

- 4.13 Rooftop equipment and ground-mounted screening shall be verified at occupancy. Additional screening will be required if determined necessary. **(Planning)**

Public Improvements

- 4.14 Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards. **(Fire)**
- 4.15 Overhead utilities shall be under-grounded in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).

Standard Conditions-General

Landscape Design and Irrigation

- 4.16 Trees shall be planted 2"-3" 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. See <http://hort.ifas.ufl.edu/woody/planting.html> **(Facilities)**
- 4.17 Fifteen (15) gallon and larger trees shall be double staked perpendicular to prevailing wind or parallel to the street. Stakes shall be a minimum 7'-8' above grade, 3'-4' below, and tied to the canopy for wind protection. Locate to prevent branch damage. **(Facilities)**
- 4.18 Box trees 36" or larger shall be triple guyed or triple staked. Rootball staking or guying (Duckbill system from Earth Anchor or equal) is also acceptable. **(Facilities)**
- 4.19 Tree ties shall be flexible such as V.I.T. 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. **(Facilities)**
- 4.20 Prior to final City inspection, the Landscape Architect shall inspect for compliance to approved plans. Submit a Certificate of Completion to Public Facilities Division. **(Facilities)**

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 which are interchange free from 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 have secondary locking devices and anti-lift devices. Secondary locking devices may be waived if the doors successfully meet tests prescribed by the Police Department. Sliding glass doors will be of the inside sliding door type. **(Police)**
- 4.23 If an alarm is installed in any type of building (residential, commercial or industrial), and alarm permit must be obtained from the Ontario Police Department. Subscribers should acquaint themselves with Title 4, Chapter 9 of the Ontario Municipal Code. **(Police)**
- 4.24 All new construction, on a site exceeding one (1) acre in area, shall comply with the following security measures until the utilities have been released by the City of Ontario. **(Police)**
- (a) Perimeter lighting shall be installed at a minimum of one hundred fifty (150) foot intervals and at a height not less than fifteen (15) feet from the ground. The light source used shall have a minimum light output of two thousand (2,000) lumens, be protected by a vandalism resistant cover, and be lighted during the hours of darkness.

Standard Conditions-General

- (b) Additional lighting shall be required if the construction site exceeds four (4) acres in area.
- (c) In addition to perimeter lighting described in (a) above, one of the following shall be used:
 - (i) Fencing, not less than six (6) feet in height, which is designed to preclude human intrusion, shall be installed along the perimeter boundaries of the construction site; or
 - (ii) A uniformed security guard, licensed according to the California Business and Profession Code Chapter 11.5 (commencing with Cal. Bus. & Prof. Code § 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 to be sprinkled shall have these systems 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/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/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***)

Sound Attenuation

- 5.3 Detailed construction plans shall be approved and signed by an acoustical engineer to certify that noise abatement measures required to meet City standards have been incorporated (applies to all projects requiring an acoustical analysis and to any project within the 60 CNEL contour of any source). (***Planning***)
- 5.4 This project is within the 65 CNEL noise contour of the Ontario International Airport, requiring recordation of an aviation agreement. Contact the Building Department for additional information. (***Planning***)

RESIDENTIAL STANDARD CONDITIONS

TABLE OF CONTENTS

<u>1.0 GENERAL DEVELOPMENT REQUIREMENTS</u>	2
ADDRESSING	2
<u>2.0 DEVELOPMENT PLAN REQUIREMENTS</u>	3
ARCHITECTURAL TREATMENT (DESIGN STANDARDS)	3
PARKING, CIRCULATION & ACCESS	3
WALLS AND FENCES	3
SITE LIGHTING	3
LANDSCAPE DESIGN & IRRIGATION	3
REFUSE STORAGE/TRASH ENCLOSURE	5
<u>3.0 PUBLIC & PRIVATE UTILITIES REQUIREMENTS</u>	5
STREETS	5
<u>4.0 PUBLIC SAFETY REQUIREMENTS</u>	5
SECURITY	5
FIRE SAFETY	6
<u>5.0 PERMITTING/CONSTRUCTION REQUIREMENTS</u>	7

Standard Conditions: Residential

Development projects are expected to comply with the minimum standards set forth by the Ontario Municipal Code, California Fire Code, and Title 24 of the California Code of Regulations. The standard conditions listed below apply to all residential development projects and have been reviewed and approved by the Ontario Planning Commission and City Council. Please note that the General Standard Conditions apply and additional standard conditions for Tentative Maps, and/or Conditional Use projects may apply.

1.0 GENERAL DEVELOPMENT REQUIREMENTS

- 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 Ontario Fire Department Standard #H-002. The numerals shall be no less than four (4) inches in height and shall be of contrasting color to the background to which they are attached and of reflective material. Multi-family residences shall also have rear addressing per Fire Department requirements **(Police)**
- 1.3 There shall be positioned at each entrance of a multiple building, multi-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 four (4) inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic. **(Police)**
- 1.4 Addressing of multi-family complexes shall meet with the approval of the Police Department. **(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 said 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 & 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 per Ontario Fire Department Standards #B-001 and #B-004 (Available upon request from the Fire Department) ***(Fire)***

Walls & Fences

- 2.3 Security shrubbery shall be installed next to all fences and walls that adjoin all common and public access areas and shall have an automatic sprinkler system installed. ***(Police)***
- 2.4 Barbed wire, electrified, or similar type security fencing shall not be installed in residential zones. ***(Police)***

Site Lighting

- 2.5 Areas outside apartments, duplexes and condominiums are to be lighted by photo cells to come on at sunset and go off at sunrise. This is to include walkways, doorways, and other areas used by the public. Lighting to be minimum maintained .5 foot candle power in all common areas. ***(Police)***
- 2.6 Open parking lots and carports shall be provided with a maintained minimum of one (1) foot candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers. ***(Police)***
- 2.7 Single-family housing will have lighting at all entrances. ***(Police)***
- 2.8 The developer shall have approved certified exterior lighting plans showing luminaire throw patterns and cut sheets of the luminaires to be used prior to building permits being issued. The lighting plans should include the areas covered by any carports to prevent any delay in the approval of the plans. ***(Police)***

Standard Conditions: Residential

Landscape Design and Irrigation

- 2.9 Within single-family residential projects, on-site trees shall be provided as follows: ***(Planning)***

<i>Minimum On-Site Tree Requirements of Residential Projects (Palms are not included)</i>		
<i>Lot Size</i>	<i>Minimum Number of Trees</i>	<i>Minimum Percent Shade Trees</i>
More than 40,000 SF	7 per lot	50%
20,000 to 40,000 SF	5 per lot	50%
15,000 to 19,999 SF	4 per lot	50%
7,200 to 14,999 SF	3 per lot	50%
Less than 7,200 SF	2 per lot	50%

- 2.10 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)***
- 2.11 Multiple-family residential projects shall also be provided with full landscape improvements throughout the development. At a minimum, a seeded turf lawn, appropriate shrubs and trees, 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 off of the public right-of-way must provide an approved turnaround per Ontario Fire Department Standard B-002. 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 Except for vehicular access doors, all exterior swinging doors of any residential building and attached garages, including the door leading from the garage area into the dwelling unit, shall be equipped as follows: ***(Police)***

Standard Conditions: Residential

- (a) All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths ($1\frac{3}{4}$) inches, or with panels not less than nine sixteenths ($9/16$) 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 (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths ($\frac{3}{4}$) 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 one-fourth ($\frac{1}{4}$) 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 five-eighths ($5/8$) inch into the head and threshold of the door frame;
- (d) Glazing in exterior doors or within twelve (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 fifty eight (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 forty (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 six (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 sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by a minimum of two (2) screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached;

Standard Conditions: Residential

- (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-building with a common attic will have a resident controlled locking device installed to each scuttle-hole or access-way. The locking device shall be of the type to prevent entrance to any one residence from another and will 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. An approved spark arrester shall be constructed to meet the requirements of the California Building Code. **(Fire)**
- 4.4 Units located on a cul-de-sac that exceeds 300' feet in length shall be residentially sprinklered. **(Fire)**
- 4.5 All multi-family dwelling units shall be sprinklered. **(Fire)**
- 4.6 Single Station smoke detectors are required to be installed per the 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

- 5.1 When submitting permit applications for new single-family dwellings in the New Model Colony, a table summarizing all lots/tract, addresses, models, square footage, and number of plumbing fixtures shall be included on the plan. **(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 ½ x 11 sheet for each production home showing the building setbacks and the model number/type. **(Building)**

NON-RESIDENTIAL STANDARD CONDITIONS

TABLE OF CONTENTS

<u>1.0 GENERAL DEVELOPMENT REQUIREMENTS</u>	2
ADDRESSING	2
<u>2.0 DEVELOPMENT PLAN REQUIREMENTS</u>	2
ARCHITECTURAL TREATMENT (DESIGN STANDARDS)	2
PARKING, CIRCULATION & ACCESS	3
EASEMENT	3
LOADING AND OUTDOOR STORAGE AREAS	2
SITE LIGHTING	4
SIGNS	4
LANDSCAPE DESIGN & IRRIGATION	4
REFUSE STORAGE/TRASH ENCLOSURE	4
<u>3.0 PUBLIC & PRIVATE UTILITIES REQUIREMENTS</u>	5
UTILITIES	5
STREETS	5
FIRE HYDRANTS	5
<u>4.0 PUBLIC SAFETY REQUIREMENTS</u>	5
SECURITY	5
<u>5.0 PERMITTING/CONSTRUCTION REQUIREMENTS</u>	11

Standard Conditions: Non-Residential

Development projects are expected to comply with the minimum standards set forth by the Ontario Municipal Code, California Fire Code, and Title 24 of the California Code of Regulations. The standard conditions listed below apply to all residential development projects and have been reviewed and approved by the Ontario Planning Commission and City Council. Please note that the General Standard Conditions apply and additional standard conditions for Tentative Maps, and/or Conditional Use projects may apply.

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. Multi-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 Ontario Fire Department Standards #H-003 and #H-002.) Multi 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 will be maintained by the property owner and must be re-painted 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 the 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 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)**
- 2.4 Access roadways that exceed 150' will have an approved turn-around. **(Fire)**

Standard Conditions: Non-Residential

- 2.5 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-six (26) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services. **(Fire)**

Easements

- 2.6 Underground fire mains which cross property lines shall be provided with CC & R, 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)**
- 2.7 Access drives which cross property lines shall be provided with CC & Rs, access 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 building plan check. **(Fire)**

Loading and Outdoor Storage Areas

- 2.8 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)**
- 2.9 Outdoor loading and storage areas shall be screened with a solid, view-obscuring wall from view on a public street, major drive aisles through the site, residential uses, offices, both on-site and on adjoining properties, public facilities, and institutional uses on adjoining properties. Chain link fencing with slat material or tennis windscreen material may not be used as screening for storage areas. **(Planning)**
- 2.10 The height of screen walls shall be determined by a Sight-Line Analysis/Wall Section Plan. The Sight-Line Analysis/Wall Section Plan shall show that all roll-up doors will be screened from view from adjoining parcels and public streets. **(Planning)**
- 2.11 Prior to the commencement of construction, a "horizontal height mock up" shall be constructed for review and approval by Planning Department staff to verify adequacy of screen wall height from the freeway and streets. Mock up should be located at the lowest elevation on the site. **(Planning)**
- 2.12 No materials or equipment may be stored to a height greater than adjacent screen walls. **(Planning)**

Site Lighting

- 2.13 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 and shall be reviewed and approved by the Planning Department prior to building permit issuance. **(Planning)**

Standard Conditions: Non-Residential

- 2.14 The following standards shall apply to lighting, address identification and parking areas: **(Police)**
- (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;
 - (c) Interior night lighting shall be constructed and maintained in those areas that are visible from the street (ground floor level only).

Signs

- 2.15 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)**
- 2.16 Neon lighting incorporated into a sign or advertising structure shall be counted toward the total allowable signage for the establishment it serves. **(Planning)**
- 2.17 Temporary signs may be displayed for a maximum of forty-five (45) days per calendar year. Special permits are required for temporary signs. **(Planning/Housing)**
- 2.18 Window signage, painted or otherwise) shall not exceed 25% 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 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 per Ontario Fire Department Standards #B-001 and #B-004. (Available upon request from the Fire Department.) **(Fire)**

Standard Conditions: Non-Residential

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 Ontario Fire Department. Standard #H-001. Master keying of building(s) may reduce the size and/or quantity of boxes required. (Available upon request from the Fire Department.) ***(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; ***(Police)***
- (a) Wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1³/₄) inches. Wood pane doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers. Hollow steel doors shall be of a minimum sixteen (16) U.S. 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;
 - (b) Except where double cylinder deadbolts are utilized, any glazing in exterior doors or within forty eight (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 (1/8) inch material with a minimum two (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 one-half (1/2) inch round or one (1) inch by one-fourth (1/4) inch flat steel material, spaced not more than five (5) inches apart, secured on the inside of the glazing;
 - 4) Subsections (ii) and (iii) of this section 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.

Standard Conditions: Non-Residential

4.3 All swinging exterior wood and steel doors shall be equipped as follows: **(Police)**

- (a) A single or double door shall be equipped with a double cylinder deadbolt. The bolt shall have minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths ($\frac{3}{4}$) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws a least one-fourth ($\frac{1}{4}$) 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 five-eighths ($\frac{5}{8}$) inch into the head and threshold of the door frame;
 - 2) Double doors shall have an astragal constructed of steel a minimum of .125 inches thick which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide, and extend a minimum of one (1) 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 apart on not more than ten (10) inch centers.

4.4 Aluminum frame swinging doors shall be equipped as follows: **(Police)**

- (a) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand one thousand six hundred (1,600) pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) 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 (1) 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 five (5) pin tumblers and a cylinder guard.

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

- (a) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (b) On single doors, panic hardware may have one (1) 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 six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached;

Standard Conditions: Non-Residential

- (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.
- 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 five (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 (multiple occupancy), 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 twelve (12) feet above ground. Accessible windows and all exterior transoms having a pane exceeding ninety six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private vehicular access-way shall be protected in the following manner: **(Police)**
- (a) Fully tempered glass or burglary resistant glazing; or
 - (b) The following window barriers may be used but shall be secured with nonremovable bolts:
 - 1) Inside or outside iron bars of at least one-half ($\frac{1}{2}$) inch round or one (1) inch by one-quarter ($\frac{1}{4}$) inch flat steel material, spaced not more than five (5) inches apart and securely fastened; or
 - 2) Inside or outside iron or steel grills of at least one-eighth ($\frac{1}{8}$) inch material with not more than a two (2) inch mesh and securely fastened;
 - (c) If a side or rear window is of 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, a minimum four (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.
- 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 one-half ($\frac{1}{2}$) inch round or one (1) inch by one-fourth ($\frac{1}{4}$) inch flat steel material under the skylight and securely fastened; or
 - 3) A steel grill of at least one-eighth ($\frac{1}{8}$) inch material with a maximum two (2) inch mesh under the skylight and securely fastened. Smoke and heat vents must have a minimum of one (1) inch mesh per Fire Department requirements;

Standard Conditions: Non-Residential

- (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 sixteen (16) U.S. 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;
 - 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 ninety six (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:
 - (i) Iron bars of at least one-half ($\frac{1}{2}$) inch round or one (1) inch by one-fourth ($\frac{1}{4}$) inch flat steel materials spaced no more than five (5) inches apart and securely fastened; or
 - (ii) Iron or steel grills of at least one-eighth ($\frac{1}{8}$) inch material with a maximum two (2) inch mesh and securely fastened;
 - (iii) If the barrier is on the outside, it shall be secured with bolts which are nonremovable from the exterior;
 - (iv) The above (i) and (ii) must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the Uniform Building Code or California Code of Regulations, Title 19.
- 4.10 Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of ten (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 five (5) pin tumbler operation with nonremovable key when in an unlocked position. **(Police)**
- 4.11 Elevators **(Police)**
- (a) 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;
 - (b) Elevator emergency stop button shall be so installed and connected as to activate the elevator alarm.
- 4.12 Security fencing **(Police)**
- (a) If wrought iron fencing is used, it shall be six (6) feet high, open ended, and pickets shall be four (4) inches on center. If block wall fencing is used, it shall be six (6) feet high with security shrubbery and anti-graffiti measures (i.e., vines and the like) will be used;

Standard Conditions: Non-Residential

- 4.13 Helicopter pad. Any building that is required by City Fire Ordinance to maintain a helicopter pad must allow access to Ontario Police Department helicopters as needed. **(Police)**
- 4.14 Public Safety 800 MHZ Radio Amplification System. **(Police)**
- (a) Except as otherwise provided in this section, no person shall construct or develop any commercial or industrial building or structure or any part thereof or cause the same to be done which fails to support adequate radio coverage for City emergency service workers, including, but not limited to, firefighters and police officers. For purposes of this section, adequate radio coverage shall include all of the following:
- (i) The frequency range which must be supported shall be 806MHZ to 824 MHZ and 850 MHZ to 869 MHZ, and the frequency range which must be rejected shall be 824 MHZ to 849 MHZ and 859 MHZ to 894 MHZ;
 - (ii) A minimum signal strength of one (1) microvolt available at the City of Ontario Communications Systems when transmitted from eighty five percent (85%) of the area of each floor of the building;
 - (iii) The frequency range which must be supported shall be 806 MHZ to 824 MHZ and 850 MHZ to 869 MHZ, and the frequency range which must be rejected shall be 824 MHZ to 849 MHZ and 869 MHZ to 894 MHZ;
 - (iv) A ninety percent (90%) reliability factor.
- (b) Testing procedures
- (i) Initial tests will be performed by the City of Ontario employees in accordance with this section. A Certificate of Occupancy shall not be issued for any structure if the building fails to comply with this section.
 - (ii) Annual tests will be conducted by the Ontario Fire Department in conjunction with inspection procedures.
 - (iii) In addition to the initial and annual tests, City Police and Fire Personnel, after obtaining consent from the owner or his representative, or absent such consent, after obtaining other lawful authority, shall have the right to enter onto the property to conduct field testing to be certain the required level of radio coverage is present.
 - (iv) If at any time during normal operation within the structure by emergency personnel, it is discovered there exists a problem with radio transmission or reception, a test shall be initiated to determine compliance with established signal strength and coverage. Failure to comply with this process shall result in revocation of license to conduct said business.
- (c) Correction of radio coverage deficiency. Should a property fail the testing by the City, the deficiency shall be corrected as follows:
- (i) The property owner or other person responsible for the property shall have thirty (30) days to correct the radio deficiency.
 - (ii) Failure to correct the deficiency within thirty (30) days shall result in suspension of license to conduct said business(s) on the property until the deficiency is corrected.

Standard Conditions: Non-Residential

- (d) Amplification systems allowed. Buildings and structures which cannot support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage:
- (i) A radiating cable system; or
 - (ii) An internal multiple antenna system with FCC type-accepted bidirectional 800 MHZ amplifiers.

If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. The battery system shall automatically charge in the presence of an external power input.

Any person who constructs or develops a commercial or industrial building or structure shall provide two (2) inch raceways in the walls into which the cable could be laid. Such raceways shall include an opening in the roof which allows for placement of an exterior antenna and access to each floor.

- (e) Exemptions. This section shall not apply to the following buildings provided they do not make use of any metal construction or any underground storage or parking areas:
- (i) any building constructed of wood frame;
 - (ii) any building thirty (30) feet high or less.

For purposes of this section, parking structures are included in the definition of "all parts of a building" but elevators may be excluded.

- 4.15 Burglar alarm systems are recommended for all businesses and a robbery alarm should be considered for certain retail businesses. **(Police)**
- 4.16 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

- 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 per Ontario Fire Department Standard #1C-001. (Available upon request from the Fire Department). **(Fire)**