

Appendices

SUGGESTED PLANT LIST:

1. Street Trees: (minimum 15 gallon)
 - Haven Avenue: *Alnus rhombifolia* (White Alder)
 - Turner Avenue: *Alnus rhombifolia* (White Alder)
Pinus canariensis (Canary Island Pine)
 - Quasti Road: *Cinnamomum camphora* (Camphor)
 - Private Road: *Pyrus c.* "Aristocrat" (Aristocrat Pear)
Washingtonia robusta (Mexican Fan Palm)
2. Entry Trees: (minimum 24" box)
 - Haven/Turner *Phoenix canariensis* (Canary Island Palm)
 - Private Road: *Prunus cerasifera* (Thunder Cloud)
 - Entry Drives: *Lagerstroemia* (Crape Myrtle)
3. Parking Lot Trees: (minimum 24" box)
 - Brachycton populneus* (Bottle Tree)
 - Gleditsia triacanthos Inermis* "Shademaster" (Thornless Honey Locust)
 - Liquidambar styraciflua* "Burgundy" (Sweet Gum)
 - Podocarpus gracilior* (Fern Pine)
 - Ulmus parvifolia* "True Green" (Chinese Elm)
4. Accent Trees: (minimum 15 gallon)
 - Jacaranda mimosaeifolia* (Jacaranda)
 - Koelruteria bipinnata* (Chinese Flame Tree)
 - Lagerstroemia indica* (Crape Myrtle)
5. Screen Trees: (minimum 15 gallon)
 - Cupressocyparis leylandii* (Leyland Cypress)
 - Melaleuca quinquenervia* (Cajeput Treet)
 - Pinus halepensis* (Aleppo Pine)

SUGGESTED PLANT LIST:

6. Shrubbery:

Raphiolepis indica "Springtime" (Pink Flowering India Hawthorne)
Pittosporum tobira (Mock Orange)
Xylosma senticosa (Glossy Xylosma)
Ceanothus, varieties (Wild Lilac)
Nerium oleander (Oleander)
Elaeagnus pungens (Silver Berry)
Cotoneaster, varieties (Cotoneaster)
Photinia fraserii (Photinia)
Ligustrum texanum or Japonicum (Japanese Privet)
Viburnum, varieties (Viburnum)

7. Ground Cover:

Juniperus, varieties (Juniper)
Baccharis pilularis (Coyote Bush)
Ceanothus, varieties (Wild Lilac)
Arctotheca capense (Cape Weed)
Hedera helix "Hahnii" (Hahn's Ivy)
Hypericum calycinum (Aaron's Beard)

PLANTS PROHIBITED

The following plant materials are used to establish the Centrelake landscape theme and character. In order to maximize their input, they may not be used in areas other than where specifically designated.

Phoenix canariensis (Canary Island Palm)
Washingtonia robusta (Mexican Fan Palm)
Cinnamomum camphora (Camphor)
Eucalyptus Sp. (Eucalyptus)
Alnus rhombifolia (White Alder)
Pyrus c. 'Aristocrat' (Aristocrat Pear)
Pinus canariensis (Canary Island Pine)

PROPERTY DESCRIPTION
SCHEDULE A

The land referred to in this report is situated in the State of California, County of San Bernardino and is described as follows:

PARCEL NO. 1:

All that portion of Lot 3, Block 23, Tract No. 2244, in the County of San Bernardino, State of California, as per Map recorded in Book 35, Pages 50-56, inclusive of maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northerly line of said Lot distant North $89^{\circ}32'$ West 860 feet along the Northerly line of said lot from the Northeast corner of said lot, said Northerly line of said lot also being the Southerly line of State Highway Route 26; thence South $44^{\circ}32'$ East 1047.21 feet to a point on a line 125.00 feet West of and parallel with the East line of said lot; thence South $0^{\circ}02'30''$ West, 664.12 feet along a line 125.00 feet West of and parallel with the said East line of the said lot, to a point in the Southern line of said lot, distant South $88^{\circ}28'$ West, 125.05 feet along said Southerly line of said lot from the Southeast corner of said lot, said Southerly line of said lot also being the Northerly right of way line of the Southern Pacific Railway Company; thence South $88^{\circ}28'$ West along the Southerly line of said lot, 1986.55 feet, more or less, to a point on a line 510 feet East of and parallel with the West line of said lot; thence North $0^{\circ}03'$ East (on a line 510 feet East of and parallel with the West line of said lot 1523.96 feet to a point in the Northerly line of said lot; thence South $89^{\circ}32'$ East along the Northerly line of said lot, 1250.45 feet to the point of beginning).

EXCEPT THEREFROM that portion of said Lot 3, Block 23, described as follows:

EASIC RATE

A3

Appendix 2

EXHIBIT "A"

Beginning at the Northeast corner of said Lot 3, Block 23; thence North $89^{\circ}58'07''$ West along the North line of said Lot 3, Block 23, being also along the South right of way line of State Highway Route No. 26, a distance of 860.00 feet to the true point of beginning; thence continuing North $89^{\circ}58'07''$ West along the North line of said Lot 3, Block 23, a distance of 1019.01 feet; thence South $87^{\circ}11'12''$ East a distance of 1028.54 feet; thence Easterly a distance of 47.63 feet through an angle of $8^{\circ}04'26''$ along a tangent curve concave to the South and having a radius of 338.00 feet; thence North $44^{\circ}58'07''$ West a distance of 78.59 feet to the true point of beginning.

ALSO EXCEPT that portion taken by the State of California by instrument recorded April 14, 1967, in Book 6804, Page 333, Official Records.

PARCEL NO. 2:

All that portion of Lot 3, Block 23, Tract No. 2244, in the County of San Bernardino, State of California, as per Map recorded in Book 35, Pages 50-56, inclusive, of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, Block 23; thence North $89^{\circ}58'07''$ West along the North line of said Lot 3, Block 23, being also along the South line of State Highway Route No. 26, a distance of 860.00 feet; thence South $44^{\circ}58'07''$ East a distance of 78.59 feet to the true point of beginning; thence continuing South $44^{\circ}58'07''$ East a distance of 968.59 feet; thence South $0^{\circ}23'32''$ East a distance of 663.71 feet to a point on the North right of way line of the Southern Pacific Railway Company, said point being on the South line of said Lot 3, Block 23, and bearing South $88^{\circ}02'22''$ West a distance of 125.05 feet from the Southeast corner of said Lot 3, Block 23; thence North $88^{\circ}02'22''$ East along the South line of said Lot 3, Block 23, a distance of 48.02 feet; thence North $0^{\circ}23'32''$ West a distance of 164.38 feet; thence North $2^{\circ}26'04''$ West a distance of 507.59 feet; thence Northwesterly a distance of 102.45 feet through an angle of $42^{\circ}32'03''$ along a tangent curve concave to the Southwest and having a radius of 138.00 feet; thence North $44^{\circ}58'07''$ West tangent to said curve a distance of 694.53 feet; thence Northwesterly a distance of 201.42 feet through an angle of $34^{\circ}06'39''$ along a tangent curve concave to the Southwest having a radius of 338.00 feet to the true point of beginning.

EXCEPT THEREFROM that portion taken by the State of California by instrument recorded April 14, 1967 in Book 6804, Page 333, Official Records.

PARCEL NO. 3:

That portion of Lot 3, Block 23, Tract No. 2244, in the County of San Bernardino, State of California, as per Map recorded in Book 35, Pages 50-56, inclusive, of Maps, in the Office of the County Recorder of said County.

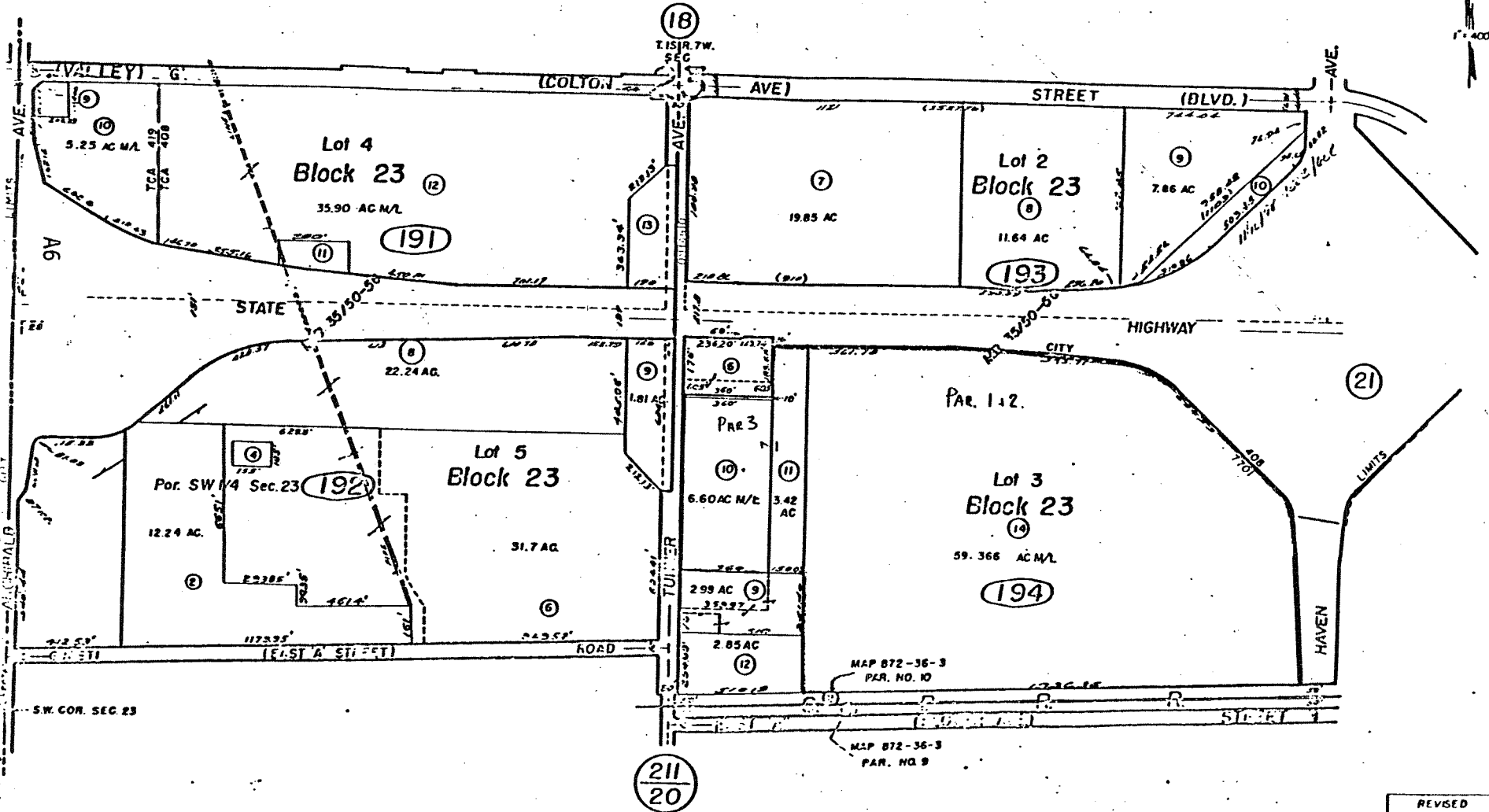
Beginning at the most Northwesterly corner of said lot; thence South $0^{\circ}03'$ West, 244.18 feet to the Southeast corner of that certain parcel of land conveyed to Piedmont School District, by deed recorded November 21, 1939, in Book 1398, Page 148, Official Records; thence North $89^{\circ}18'$ West, along the Southerly line of said Piedmont School District property, a distance of 360 feet to the most Westerly line of said Lot 3; thence South $0^{\circ}03'$ West along said most Westerly line to the Northwest corner of that certain property conveyed to the Roman Catholic Bishop of San Diego, a corporation sole, by deed recorded July 28, 1960, in Book 5197, Page 11, Official Records; thence South $89^{\circ}22'$ East along the North line of said Roman Catholic Bishop property, a distance of 510 feet to a point on the Westerly line of that certain property conveyed to Vina Vista Development Company, a California corporation, by deed recorded July 20, 1956, in Book 3992, Page 436, Official Records; thence North $0^{\circ}3'$ East along the Westerly line of said Vina Vista Development Company's property, a distance of 981.97 feet to the North line of said lot; thence North $89^{\circ}32'$ West along said North line, a distance of 150.06 feet, more or less, to the point of beginning.

EXCEPT THEREFROM that portion conveyed to the State of California, by deed Recorded June 14, 1962, in Book 6644, Page 767, Official Records.

S. 1/2 Sec. 23, T. 1 S, R. 7 W, S. B. B. & M.

Ontario City
Tax Code Area
408, 419

210-19



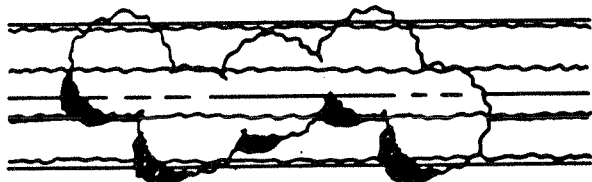
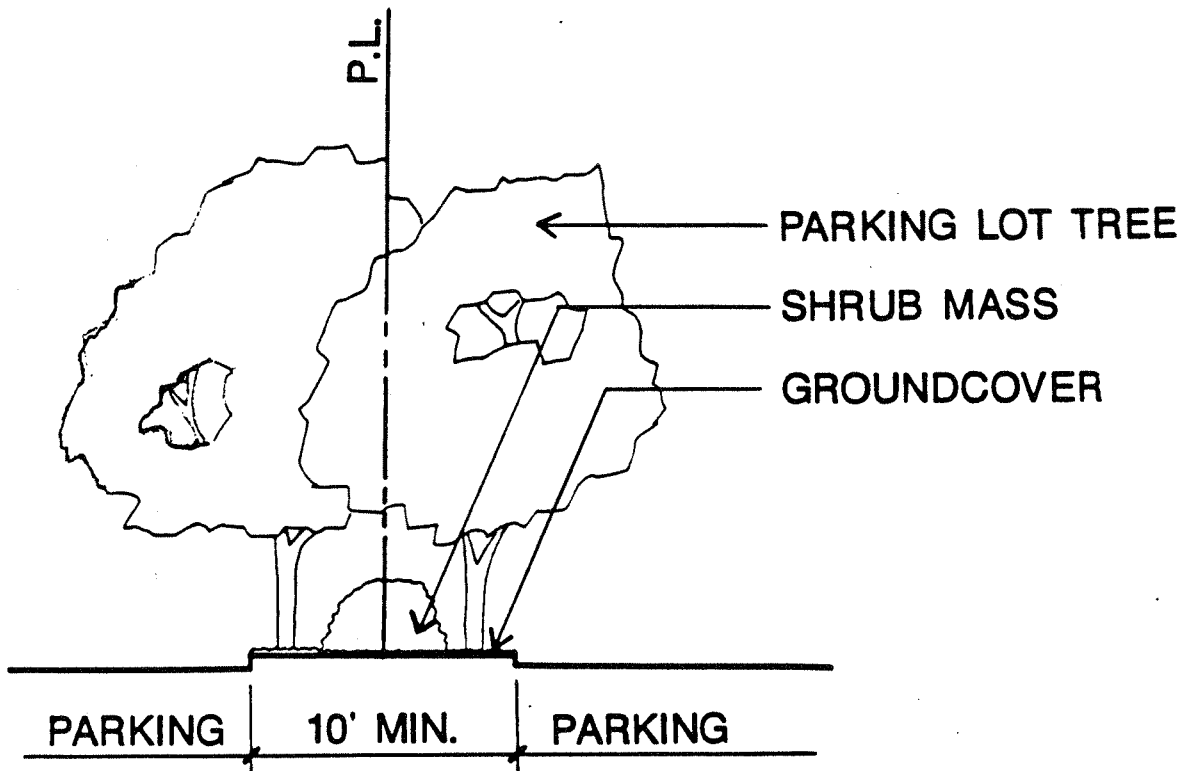
Poc Tract No. 2244. MB 35/50-56

Note-Assessor's Blk. & Lot
Numbers Shown in Circles

Assessor's Map
Book 210 Page 19
See Escrowline County

REVISED	
4-24-74	E.B.
8/29/74	RA
10/10/75	GH
1/30/79	ES
11-10-19	E.B.

This is not a survey of the land, but is compiled for information only. nor is it a part of the report or policy to which it may be attached.

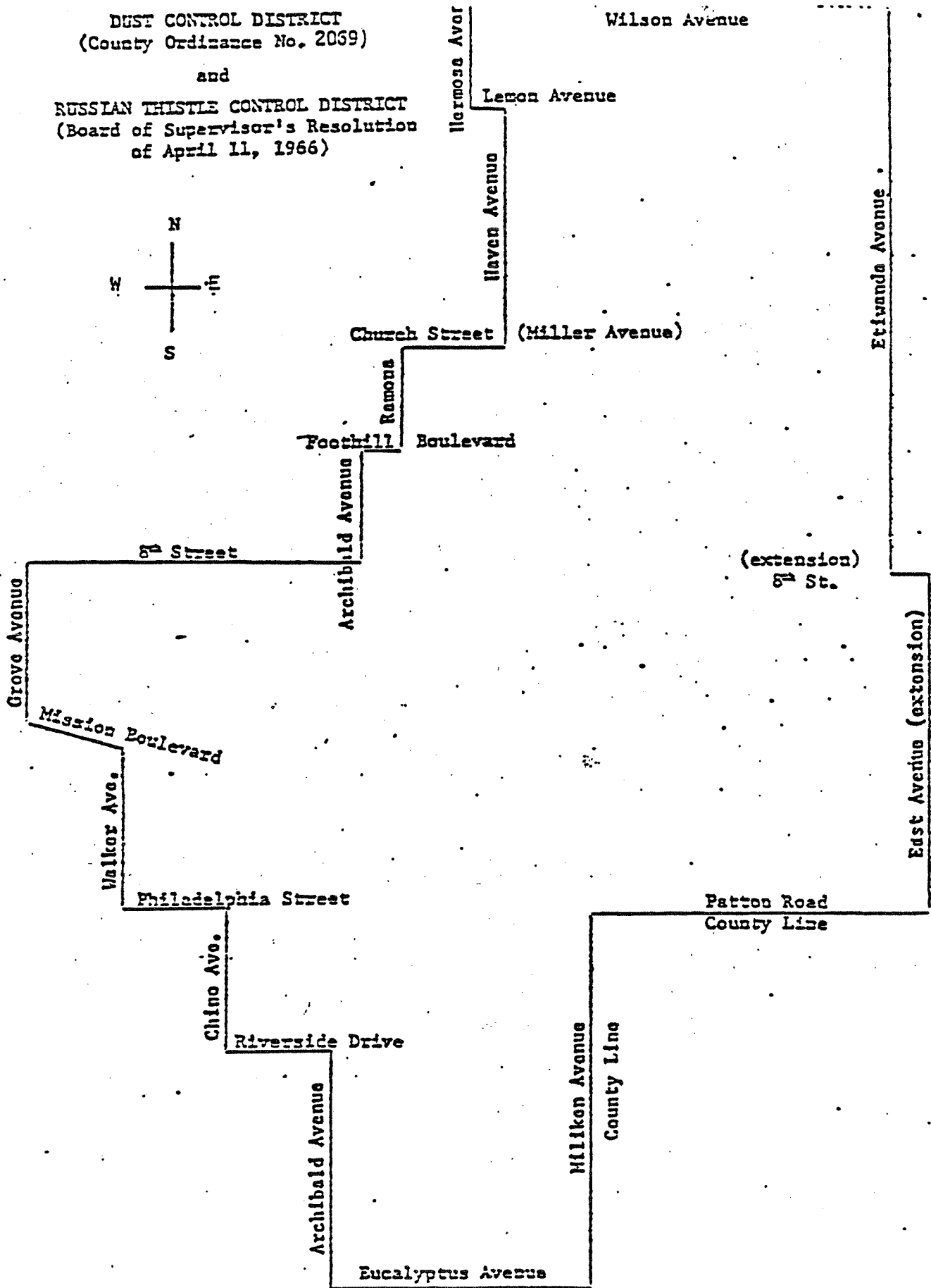
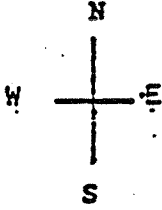


INTERIOR PROPERTY LINE LANDSCAPE EDGES

DUST CONTROL DISTRICT
(County Ordinance No. 2059)

and

RUSSIAN THISTLE CONTROL DISTRICT
(Board of Supervisor's Resolution
of April 11, 1966)



ORDINANCE NO. 2069

AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AMENDING THE COUNTY CODE BY AMENDING CHAPTER 1 OF DIVISION 2, TITLE 6, PERTAINING TO SOIL EROSION BY WIND. The Board of Supervisors of the County of San Bernardino, State of California does ordain as follows:

SECTION 1 The San Bernardino County Code is hereby amended by the amendment of Chapter 1 of Division 2, Title 6, which chapter shall read as follows:

Chapter 1

CONTROL OF BLOWING SAND AND SOIL EROSION

Sections:

- 62.011 Statement of Hazardous Condition.
- 62.012 Permit Requirement.
- 62.013 Prevention of Dust Storms.
- 62.014 Territory Boundaries.
- 62.015 Permit.
 - (a) Application.
 - (b) Permit Conditions.
 - (c) Appeal from Denial of Permit or Permit Conditions.
- 62.016 Fees.
- 62.017 Exemptions.
- 62.018 Establishment of the Soil Erosion and Dust Prevention Commission.
- 62.019 Appeal of Commission Rulings.
- 62.0110 Notice.

62.011 Statement of Hazardous Condition. The Board of Supervisors of the County of San Bernardino does hereby find and determine that there exists within the West End Resource Conservation District, serious and hazardous wind erosion problems creating conditions that affect the health, safety, welfare, and property of the residents of the County of San Bernardino, in that the improper and untimely disturbance of the surface or subsurface of the land, the soil of which is coarse textured and of a sandy nature, and because of its character and the presence of strong prevailing winds, seasonal and otherwise, it is progressively being eroded by winds and blown in substantial quantity onto public roads, and other public and private property.

The Board of Supervisors further finds that these conditions are more prevalent and more in need of immediate correction within the boundaries as more particularly described in Section 62.014 of this chapter.

62.012 Permit Requirement. It shall be unlawful for any person, firm, or corporation, or any agent thereof who owns or is in possession or control of land to disturb the surface or subsurface of land by excavating, leveling, cultivating, digging, plowing, noble blading, removing, residues, natural or planted, trees, vine or root crops, or by distributing or spreading a substantial quantity of similar soil on said land, or by any other action likely to cause or contribute to wind erosion of said land, or to aggravate said erosion thereon within the area described in Section 62.014 of this chapter, at any time without first having obtained a valid permit therefor and having complied with the terms of said permit as provided for in this chapter.

62.013 Prevention of Dust Storms. To conserve the natural resources within the area described in Section 62.014 of this chapter, and to minimize the injurious effects of dust storms, the owner and all persons in possession of real property within said area shall prevent dust blowing therefrom, as nearly as that can be done by the taking of reasonable measures and means.

62.014 Territory Boundaries. The provisions of this chapter shall apply to all that territory included within the exterior boundaries described as follows:

State of California, County of San Bernardino, beginning at the north quarter corner of Section 26, T1N, R7W, S88M.

1. Thence east along section lines to an intersection with the range line between R7W and R8W;
2. Thence along said range line to the northwest corner of Section 30, T1N, R6W, S88M;
3. Thence east along section lines to the northeast corner of Section 29, same township and range;
4. Thence south along section lines to an intersection with the San Bernardino Base Line;
5. Thence along said line to the northeast corner of Section 5, T1S, R6W, S88M;
6. Thence south along section lines to the northwest corner of Section 10, same township and range;
7. Thence east along the section line to the north quarter corner of said Section 16;
8. Thence south along the north and south quarter section line of said Section 16, and continuing south along the north and south quarter section line of Sections 21, 28, and 33, same township and range, to the sixth line of said Section 13;
9. Thence west along the township line between T1S and T2S to an intersection with the range line between R6W and R7W;
10. Thence south along said line to the southeast corner of Section 13, T2S, R7W, S88M;
11. Thence west along section line to the southwest corner of Section 14, same township and range;
12. Thence north along said section line to the southwest corner of Section 2, same township and range;

13. Thence west along section lines to the southwest corner of Government Lot 6 of Section 3, same township and range.

14. Thence north along the west line of Government Lots 6, 5, 4, and 3 of said Section 3 to an intersection with the township line between T1S and T2S.

15. Thence west along said line to the south quarter corner of Section 33, T1S, R7W, S88M.

16. Thence north along the north and south quarter section line of said Section 33, and continuing north along the north and south quarter section line of Section 24, same township and range, to an intersection with the northeast line of the Union Pacific Railway Company's right of way;

17. Thence northwest along said line to an intersection with the west line of said Section 24.

18. Thence north along section lines to an intersection with the westerly prolongation of the south line of Parcel No. 2, as shown on State Board of Equalization Land Identification Map No. 804-36-2, said map showing the right of way of the A.T.&S.F. Railway Co.;

19. Thence west along said prolongation and line to the southwest corner of said parcel No. 2;

20. Thence across Vineyard Avenue to the southwest corner of Parcel No. 3 as shown on said map;

21. Thence east along the south line of said Parcel No. 3 to the southwest corner of said Parcel No. 3;

22. Thence across Helman Avenue to the southwest corner of Parcel No. 4 as shown on said map;

23. Thence east along the south line of said Parcel No. 4 and its prolongation to an intersection with the west line of Section 14, T1S, R7W, S88M;

24. Thence north along section lines to the southwest corner of Section 2, same township and range;

25. Thence east along the section line to an intersection with the west line of the east half of the west half of said Section 2.

26. Thence north along said line to an intersection with the east and west quarter section line of said Section 2;

27. Thence east along said line to an intersection with the west line of Section 1, same township and range;

28. Thence north along said line to an intersection with the San Bernardino Base Line;

29. Thence along said line to the southwest corner of Section 3, T1N, R7W, S88M;

30. Thence north along section lines to an intersection with the south line of the north half of the south half of Section 24, same township and range;

31. Thence west along said line to an intersection with the north and south quarter section line of said Section 25;

32. Thence north along said line to the north quarter corner of said Section 25, the point of beginning.

62.015 Permit. (a) APPLICATION. Application for the permit required by this chapter shall be made in writing to the County Agricultural Commissioner on forms provided by the County for this purpose, and shall set forth such information required to enable the Agricultural Commissioner or his deputy to fix and prescribe appropriate conditions which will prevent or minimize wind erosion of the permittee's soil.

(b) PERMIT CONDITIONS. The permit shall be subject to such economically feasible conditions as the Agricultural Commissioner may require which will assure that surface protection at or prior to the time of the disturbance of the surface or subsurface of the land is provided for, so as to prevent the soil on said land from being eroded by wind and blown onto public roads or other public or private property. Such protective measures as required by said Agricultural Commissioner shall be provided by means of agricultural measures, or any other effective method or combination of methods of holding the soil in place as determined by the Soil Erosion and Dust Prevention Commission.

(c) APPEAL FROM DENIAL OF PERMIT OR PERMIT CONDITIONS. Any applicant may appeal to the Soil Erosion and Dust Prevention Commission from the decision of the Agricultural Commissioner in disallowing of a permit as required herein, or from the conditions of approval imposed by said Agricultural Commissioner. The appeal shall be taken in accordance with Section 62.018 of this chapter.

62.016 Fees. The yearly fee for each permit issued shall be as set forth in the Schedule of Fees, Section 16.021 of this Code. The permit shall run from November 1 to October 31 of the next succeeding calendar year.

62.017 Exemptions. The provisions of this chapter shall not apply to the disturbance of the surface or subsurface of the land under the following circumstances:

- (a) When such activities are required by another ordinance, statute, rule, or regulation.
- (b) When necessary to grade, trench or otherwise install, repair, or replace utility services within the boundaries of utility or public rights of way.
- (c) When the disturbance or proposed activity is confined to an area of one (1) acre or less.

**62.018 Establishment of the Soil Erosion and
Dust Prevention Commission**

The Soil Erosion and Dust Prevention Commission shall consist of seven (7) regular members, appointed by and serving at the pleasure of, the county pursuant as set forth below, and each for a term of three (3) years. Four of the members, three of which shall be actively engaged in farming within the area set forth in Section 62.014, shall be appointed by the Board of Supervisors; one member, representing the City of Ontario, shall be appointed by that City Council; one member, representing the City of Fontana, shall be appointed by that City Council; and one member shall be from the West End Resource District Board of Directors, and shall be appointed by that body.

The Soil Erosion and Dust Prevention Commission shall hear appeals of any orders, requirements, decisions, determination or interpretation by the Agricultural Commissioner in the administration or enforcement of the provisions of this chapter. Its decision shall be final.

62.019 Annexation of Additional Territory

On the recommendation of the Agricultural Commissioner and with the approval of the Board of Supervisors, additional areas can be annexed to the area described in Section 62.014 under the following conditions:

- (a) Conditions exist that are stated in Section 62.017.
- (b) The area is contiguous to the area described in Section 62.014.

62.0110 Notice

In case any land presents a hazardous condition that may affect the health, safety and welfare of neighboring land, roadways and residents because of the condition of the land with regard to loose soil and windy conditions, the owner of record will be notified of such conditions by the Commissioner or his deputy. If, after proper notification of the hazardous conditions, they are not corrected within the time limit set forth, which shall be thirty (30) days, the Commissioner may order the property presenting such conditions to be corrected as reasonably and economically as possible in accordance with the discretion of the Commissioner. The County Auditor shall pay the cost of such compliance from the funds of the Agricultural Commissioner. The total cost of such compliance shall be computed and an administrative fee of twenty percent (20%) of such cost shall be added thereto. A bill for the entire sum of the costs and administrative fee shall be mailed to the record owner of such land and a copy shall be sent to the County Auditor. The bill shall include an itemized statement covering the work necessary for such abatement of hazardous condition. If the record owner of the land or his agent does not pay the bill within thirty (30) days after said mailing, the Commissioner shall certify to the Auditor the demands remaining unpaid on said bill together with any information required by law in such cases. The County Auditor shall cause the amount of the same to be entered on the tax roll as a special assessment and tax lien on the property from which abatement of hazardous condition was accomplished. The special assessment shall be included on the next succeeding tax statement. Thereafter the amounts of the

assessment shall be collected at the same time and in the same manner as County taxes are collected, and shall be subject to the same penalties, and the same procedure and sale in case of delinquency as is provided in ordinary taxes. All or any portion of such special assessment, penalty, or costs entered shall on order of the Board of Supervisors be collected by the Auditor if uncollected; or refunded by the County Treasurer under order of the Board of Supervisors, if assessment, penalty, or costs were entered, or tried or paid:

- (a) More than once;
- (b) Through clerical error;
- (c) Through the error or mistake of the Board of Supervisors or of the Commissioner in respect to any material fact including the case where the costs rendered show the County owned the land, but such was not the fact;
- (d) Illegally;
- (e) On property acquired after the lien by the State or any city, county, school district, or other political subdivision and because of this public ownership not subject to sale for delinquent taxes.

No order for refund under the foregoing shall be made except on a claim verified by the person who paid the special assessment or the representative of such person or his estate and said claim is filed within three (3) years after making the payment to be refunded.

SECTION 2. This ordinance shall take effect thirty (30) days after its adoption.

DENNIS HANSBERGER, Chairman
Board of Supervisors

ATTEST:
LEONA RAPOPORT, Clerk of the
Board of Supervisors

STATE OF CALIFORNIA)
COUNTY OF) ss.
SAN BERNARDINO)

I, LEONA RAPOPORT, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the 19th day of April, 1976, at which meeting were present Supervisors Dennis Hansberger, Chairman; James L. Mayfield; Daniel D. Mikesehl; Robert O. Townsend; Nancy E. Smith; and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES: Supervisors Mayfield, Mikesehl, Townsend, Smith, Hansberger.

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this 19th day of April, 1976.

LEONA RAPOPORT, Clerk of
the Board of Supervisors of the
County of San Bernardino,
State of California.

CENTRELAKE

Utility Service Capability Letters.

The following letters are verification of each utility company and its service availability.

Southern California Edison Company
(714) 947-8227

P. O. BOX 513
1251 E. FRANCIS STREET
ONTARIO, CALIFORNIA 91761

RECEIVED
OCT 25 1982
L. D. KING

City of Ontario
303 East "B" Street
Ontario, Calif. 91764

Gentlemen:

We have been requested to advise you that the Southern California Edison Company stands ready to install electrical distribution facilities within the subdivision known as Parcel Map #7727 Center Lake Business Park, 69 acres E/O Turner and S/O San Bernardino Fwy in the County of San Bernardino, State of California, in accordance with the then applicable tariff schedules which are the effective rates and rules of the Southern California Edison Company on file with and approved by the Public Utilities Commission, State of California, and subject to the receipt of such permits or other authorizations from public agencies as may be required for such installations. Also, rules hereinafter referred to in this letter include such changes, modifications, and amendments which the Public Utilities Commission may from time to time direct in the exercise of its jurisdiction.

Should a shortage of generating capacity ever occur, the utility will apportion its available supply of electricity among its customers as set forth in Rule No. 14, Shortage of Supply and Interruption of Delivery.

Sincerely,



Don Warren
Customer Service Planner

DRW:vm


GENERAL TELEPHONE COMPANY OF CALIFORNIA
An Equal Opportunity Employer

207 WEST D STREET - P.O. BOX 3910 - ONTARIO, CALIFORNIA 91764 - 714 983-1811

August 12, 1982

IN REPLY REFER TO
6430/3710K
E3.2B5'

L. D. King
517 N. Euclid Avenue
Ontario, CA 91762

RECEIVED
AUG 16 1982
L. D. KING

Reference Centrelake Business Park, between
 Haven and Turner Avenues, S/O and
 adjacent to I-10 Freeway and bounded
 on the south by the Southern Pacific
 Railroad - Ontario

General Telephone Company has existing facilities adjacent to your proposed 69-acre development.

General Telephone Company will provide telephone service to and within the referenced area in accordance with current tariffs filed with the California Public Utilities Commission.

If you should have any questions, please call Mr. M. K. Pounders at (714) 986-1420.

Very truly yours

Ralph L. Bates

RALPH L. BATES
Division Manager

SOUTHERN CALIFORNIA GAS COMPANY

570 FOURTH STREET • SAN BERNARDINO, CALIFORNIA

Mailing Address BOX 6225, SAN BERNARDINO, CALIFORNIA 92417

August 10, 1982

RECEIVED
AUG 11 1982
L. D. KING

L. D. King, Inc.
517 N. Euclid
Ontario, CA 91762

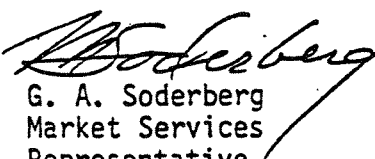
Attention: Mr. D. H. Mays

Gas service is available to supply Centrelake Business Park located between Haven and Turner Avenues, South of and adjacent to I-10 Freeway in the City of Ontario, State of California, subject to this provision:

That the Developer, Centrelake Development, complies with Rules 20 and 21 as filed with the Public Utilities Commission of the State of California.

Please let us know if we can be of further service.

Sincerely,


G. A. Soderberg
Market Services
Representative

GAS:jpw

Enclosures



SOUTHERN CALIFORNIA GAS COMPANY
RULE NO. 20 GAS MAIN EXTENSIONS

Effective December 15, 1976

Extensions of gas distribution mains necessary to furnish permanent gas service to applicants will be made by the utility in accordance with the following provisions:

A. General

The utility will construct, own, operate and maintain gas distribution main extensions only along public streets, roads and highways which the utility has the legal right to occupy, and on public lands and private property across which rights of way satisfactory to the utility may be obtained without cost or condemnation by the utility.

B. Free Extensions to Individual Applicants for Service

1. Free Footage Allowances

Gas main extensions will be made by the utility at its own expense provided the length of main required does not exceed the free length as determined from the following allowances:

General Service:

a. Residential Use

For space heating equipment:

For the first 10,000 Btu per hr. input capacity.....	7 feet
Additional, per 10,000 Btu per hr. input capacity.....	5 feet
For each gas range customer.....	50 feet
For each automatic storage type gas water heater customer.....	80 feet

b. Use Other than Residential, Industrial, or Gas Engine

For space heating equipment:

For the first 10,000 Btu per hr. input capacity.....	7 feet
Additional, per 10,000 Btu per hr. input capacity.....	5 feet
For cooking, per 10,000 Btu per hr. input capacity.....	7 feet

For incidental domestic water heater on commercial premises the allowances of B.1.a. apply.

For all other equipment of 10,000 Btu per hr. input capacity or more, per 10,000 Btu per hr. input capacity, excluding swimming pool heaters, clothes dryers, air conditioning equipment, gas refrigerators, garbage incinerators and decorative or non-essential appliances..... 20 feet

2. Conditions

a. Seasonal, Intermittent and Standby Service

When an applicant will use gas service in establishments occupied seasonally or intermittently, as in seasonal resorts, cottages or other part-year establishments, one half of the allowance provided above will apply. No allowance will be made for equipment used for standby or emergency purposes only.

b. Length and Location

The length of main required for an extension will be considered as the distance along the shortest practical route, as determined by the utility, from the utility's nearest distribution main.

3. Main Extensions Beyond the Free Length

a. Advances

(1) Extensions of mains beyond the free length will be made by the utility provided applicants for such extensions advance to the utility \$..... for each foot of main in excess of the free length. Such extensions will be owned, operated and maintained by the utility.

(2) In cases where more than one applicant is to be served from the same extension, the total free length thereof will be considered to be the sum of the individual allowances made to each applicant as computed in accordance with Section B.1. The amount to be advanced by the members of the group shall be apportioned among them in such manner as they shall mutually agree upon.

b. Method of Refund

(1) The amount advanced in accordance with Section B.3.a. hereof will be subject to refund as follows:

Refunds of an advance will be predicated on connection of separately metered permanent general service load and/or customers; will be made without interest; and will be made within ninety days after date of first service to such load and/or customer, except that refunds may be cumulated to \$25.00 minimum or the total refundable balance if less than \$25.00 before each refunding.

(2) For such load and/or customer the utility will refund an amount based on the footage that the allowable free length under Section B exceeds the length of main (if any) required to serve, multiplied by the unit cost per foot applicable at the time the extension was originally constructed.

(3) Refunds also will be made for the appliances and the load specified in Section B.1. permanently installed in excess of the load contracted for originally, when added within one year of first taking service. Such refund will be made within ninety days after the utility receives notice of the addition by the customer.

(4) Where there are a series of extensions, on any of which an advance is still refundable, and the utility makes succeeding free extensions with excess allowances or where additional load or customers connect to succeeding extensions, refunds will be made to repay in turn each of such advances which remain refundable beginning with the first in series from the original point of supply.

(5) When two or more parties make a joint advance on the same extension, refundable amounts will be distributed to these parties in the same proportion as their individual advances bear to the total joint advance.

(6) No payment will be made by the utility in excess of the amount advanced by the applicant or applicants nor after a period of ten years from the date the utility is first ready to render service from the extension, and any unrefunded amount remaining at the end of the ten-year period will become the property of the utility.

C. Main Extensions to Serve Subdivisions, Tracts, Housing Projects and Multi-Family Dwellings

1. Advances

a. Gas distribution main extensions to and/or in subdivisions, housing projects, and multi-family dwellings will be constructed, owned and maintained by the utility in advance of applications for service by ultimate users only when the entire estimated cost of such extensions, as determined by the utility, is advanced to the utility; however, the payment of the portion of such advance as the utility estimates would be refunded within six months under other provisions of this extension rule shall be postponed for six months if the subdivider-builder furnishes to the utility evidence that he has received state and local authorizations to proceed promptly with construction and that he has adequate financing, and provided further that the subdivider-builder agrees in writing in his contract for the extension to pay immediately at the end of six months all amounts not previously advanced which are not then refundable. At the end of such six-month period, the utility shall collect all such amounts not previously advanced which are not then refundable.

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2. Method of Refund

The amount advanced in accordance with Sections C.1. hereof will be subject to refund as follows:

- a. Refunds of an advance will be predicated on connection of separately metered permanent general service load and/or customers: will be made without interest: and will be made within ninety days after date of first service to such load and/or customer, except that refunds may be cumulated to \$25.00 minimum or the total refundable balance if less than \$25.00 before each refunding.
- b. For such load and/or customer the utility will refund an amount based on the footage that the allowable free length under Section B exceeds the length of main (if any) required to serve, multiplied by the unit cost per foot applicable at the time the extension was originally constructed.
- c. Refunds also will be made for the appliances and the load specified in Section B.1. permanently installed in excess of the load installed originally when added within one year of first taking service. Such refund: will be made within ninety days after the utility receives notice of the addition by the customer.
- d. Where there are a series of extensions, on any of which an advance is still refundable, and the utility makes succeeding free extensions with excess allowances or where additional load or customers connect to succeeding extensions, refunds will be made to repay in turn each of such advances which remain refundable beginning with the first in series from the original point of supply.
- e. When two or more parties make a joint advance on the same extension, refundable amounts will be distributed to such parties in the same proportion as their individual advances bear to the total joint advance.
- f. No payment will be made by the utility in excess of the amount advanced by the applicant or applicants nor after a period of ten years from the date the utility is first ready to render service from the extension, and any unrefunded amount remaining at the end of the ten-year period will become the property of the utility.

3. Extensions to Serve Individuals

- a. Extensions to serve individual applicants for service in real estate subdivisions will be made in accordance with Section B hereof.

D. Main Extensions to Other than Those Covered in Sections B and C Above.

1. Industrial and Gas Engine

The utility will, at its own expense, install, own and maintain a length of gas distribution main, the cost of which shall not exceed one and one-half times the estimated annual revenue as determined by the utility. Any additional extension required will be installed, owned, and maintained by the utility provided the applicant pays to the utility an amount of money equal to the estimated cost of that portion of such extension necessary to supply the applicant's load in excess of that installed at the utility's expense. The amount so paid will be subject to refund in accordance with Section B.3.b. herein and for any unused free allowance for subsequent industrial or gas engine customer extensions. The utility will require each applicant to execute an appropriate contract in the form which is on file with the Public Utilities Commission as part of the utility's effective tariff schedules. The utility will install, own and maintain the necessary service regulators, meters and services all in accordance with the provisions of Rule No. 21.

E. Special Conditions

1. Contracts

Each applicant for service and persons requesting an extension in advance of applications for service will be required to execute contracts covering the terms under which the utility will install mains at its own expense or contracts covering main extensions for which advance deposits will be made in accordance with the provisions of the tariff schedules. Such contracts shall be in the form on file with the Public Utilities Commission as part of the utility's effective tariff schedules. These contracts will provide, among other things, that applicant will install, commence using in a bona fide manner within six months after the date of the completion of the main extension and continue to so use for a period of three years, those appliances and items on which the utility's allowances are based. Such contract will also provide that if any applicant fails to take service or fails to install one or more of the appliances or items contracted for, the utility may calculate and bill the customer and the customer shall pay an amount according to the utility's main extension rule in effect at the time the extension was made as though service had been requested on the basis of the actual appliances and equipment installed and utilized.

2. Periodic Review

The utility will review its costs of construction of main extensions annually and shall prepare a contemplated tariff revision when such costs have changed by more than ten per cent since the last revision of the charge for excess footage as used in Section B.3. Contemplated revisions shall be submitted to the Commission for review in proposed form when prepared and not less than thirty days prior to any contemplated filing date.

3. Alternative Routes

Where applicable laws or regulations prevent the utilization of what otherwise would be the shortest practicable route for main extensions for the purpose of delivering gas service to the applicant, the applicant shall, subject to the provisions of this rule, provide the utility an alternative right of way satisfactory to it.

4. Amounts advanced under the conditions established by a rule previously in effect will be refunded in accordance with the requirements of such rule.

5. Extensions for temporary service or for operations of a speculative character or of a questionable permanency will not be made under this rule, but will be made in accordance with the rule pertaining to temporary service.

6. Service from High Pressure Transmission Mains

The utility will not tap a gas transmission main except at its option when conditions in its opinion justify such a tap. Where such taps are made, extensions of distribution mains supplied thereby will be made in accordance with the provisions of this rule.

7. Exceptional Cases

In unusual circumstances, when the application of this rule appears impractical or unjust to either party, the utility or the applicant shall refer the matter to the Public Utilities Commission for special ruling or for the approval of special conditions which may be mutually agreed upon, prior to commencing construction.



SOUTHERN CALIFORNIA GAS COMPANY RULE NO. 21 GAS SERVICE EXTENSIONS

Effective December 15, 1976

Extensions of gas distribution services necessary to furnish permanent gas service to applicants will be made by the utility in accordance with the following rules:

A. Service Connections for General Service

1. Upon application, the utility will furnish and install at its own expense, a service pipe of suitable capacity from its gas main to the property line of property abutting upon any public street, highway, alley, lane or road along which it already has or will install street mains, and will install, at its own expense, a further extension on the private property or as much of such extension as may be necessary to reach a meter location that is satisfactory to the utility based on 15 feet per customer for space heating gas use, 20 feet per customer for water heating gas use and 15 feet per customer for multi-burner gas range use. For all other equipment of 10,000 Btu per hour input capacity or more, for each 10,000 Btu per hour input capacity or fraction thereof, an additional 5 feet will be installed at its own expense with the exception that no allowance will be granted for swimming pool heaters, clothes dryers, air conditioners, garbage incinerators, gas refrigerators and decorative or non-essential appliances. The utility will install that portion of each service in excess of the portion installed at utility expense inside of the property line, subject to an advance to be paid by the applicant as set forth below.
2. In cases where the applicant's building is located a considerable distance from the main, or where service is taken off a high pressure transmission main, or where a hazard or obstruction such as plowed land between the gas main and the applicant's building prevents the utility from prudently installing a service pipe, the utility may, at its discretion, waive the above. In such cases the meter may be located at or near the applicant's property line, as close as practical to the utility's main at a location agreed upon by the customer. Where these conditions exist, the utility will install, at its own expense, service pipe only to the meter location.
3. Service Connections Beyond the Free Length
 - a. When the length of service connection on the applicant's premises, necessary to reach the approved meter location, exceeds the free allowance as stated above, the applicant shall pay to the utility the cost of excess length at \$. per foot of service pipe 2 inches in diameter or smaller.
 - b. The cost per foot of service pipe will be based upon the systemwide average unit cost of installing service pipe up to 2 inches in diameter during the preceding calendar year and will be revised and become effective in accordance with Section H below.
 - c. For service pipe larger than 2 inches in diameter, the utility will charge the actual cost per foot, less the cost for a 1-inch service for a distance equal to the allowed free footage.
 - d. If, based upon the appliances or equipment found installed, there is a lesser allowance than that originally granted and an advance is required, additional to any prior advance made by the applicant, such additional advance shall be paid by the applicant.
 - e. If, based upon the appliances or equipment found installed, there is a greater allowance than that originally granted and the applicant has made an advance, an appropriate refund will be made within 90 days after notice to the company of such added appliances, providing these are added within one year of commencing service.

B. Service Connection for Industrial and Gas Engine Service

1. The entire cost of a service connection for industrial and gas engine service shall be included in the determination of required investment for mains and services and treated in accordance with the rule governing main extensions to these classes of customer.

C. One Service for a Single Premises

1. The utility will not install more than one service pipe to supply a single premises, unless it is for the convenience of the utility or an applicant requests an additional service and, in the opinion of the utility, an unreasonable burden would be placed on the applicant if the additional service were denied. When an additional service is installed under these conditions at the applicant's request, the applicant shall pay for the entire length of said additional service at the price per foot stated above in Section A.3.
2. When a service extension is made to a meter location upon private property which is subsequently subdivided into separate premises, with ownership of portions thereof divested to other than the applicant or the customer, the company shall have the right, upon written notice, to discontinue service without obligation or liability. Gas service, as required by said applicant or customer, will be re-established in accordance with the applicable provisions of the company's rules.

D. Branch Service

1. For additional dwelling units on the same or adjoining premises, the utility will install a branch service at the option of the utility, and will grant allowances on private property under the conditions as set forth in Sections A and B.

E. Relocation of Services

1. When in the judgment of the utility the relocation of a service, including metering facilities, is necessary and is due either to the maintenance of adequate service or operating convenience of the utility, the utility normally shall perform such work at its own expense.
2. If relocation of service pipe is due solely to meet the convenience of the applicant or the customer, such relocation, including metering facilities, shall be performed by the utility at the expense of the applicant or the customer.

F. Seasonal, Intermittent or Standby Service

1. When an applicant will use gas service in establishments occupied seasonally or intermittently, such as seasonal resorts and cottages or other part-time establishments, one-half of the allowance provided in Section A will apply. No allowance will be made for equipment used for standby or emergency purposes only.

G. Other Types of Service Connections

1. Where an applicant or customer requests another type of service connection such as stub services, curb meters and vaults, or service from transmission mains, the utility will consider each such request and will grant such reasonable allowances as it may determine.

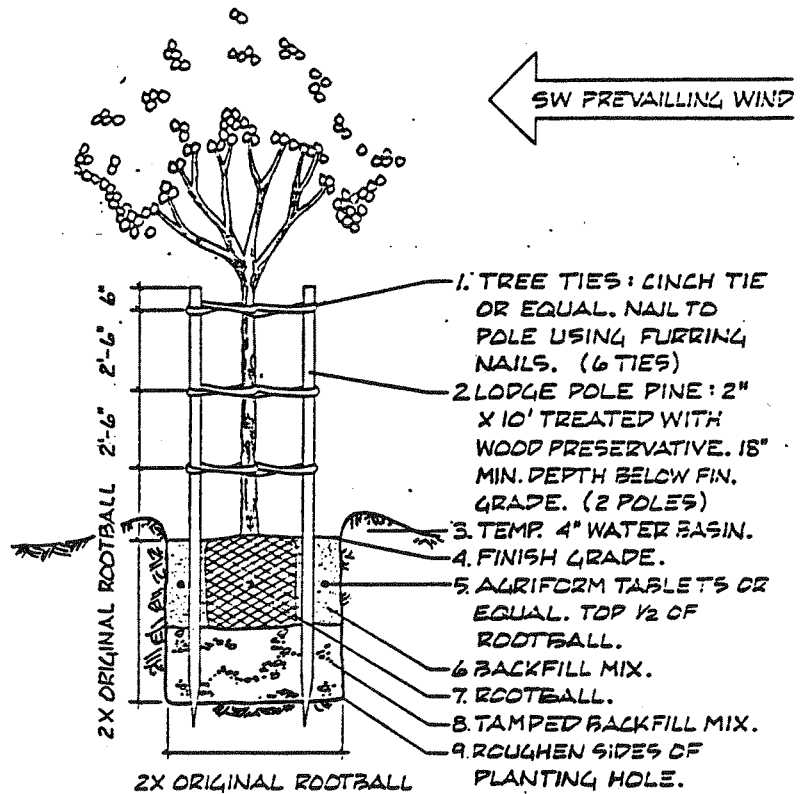
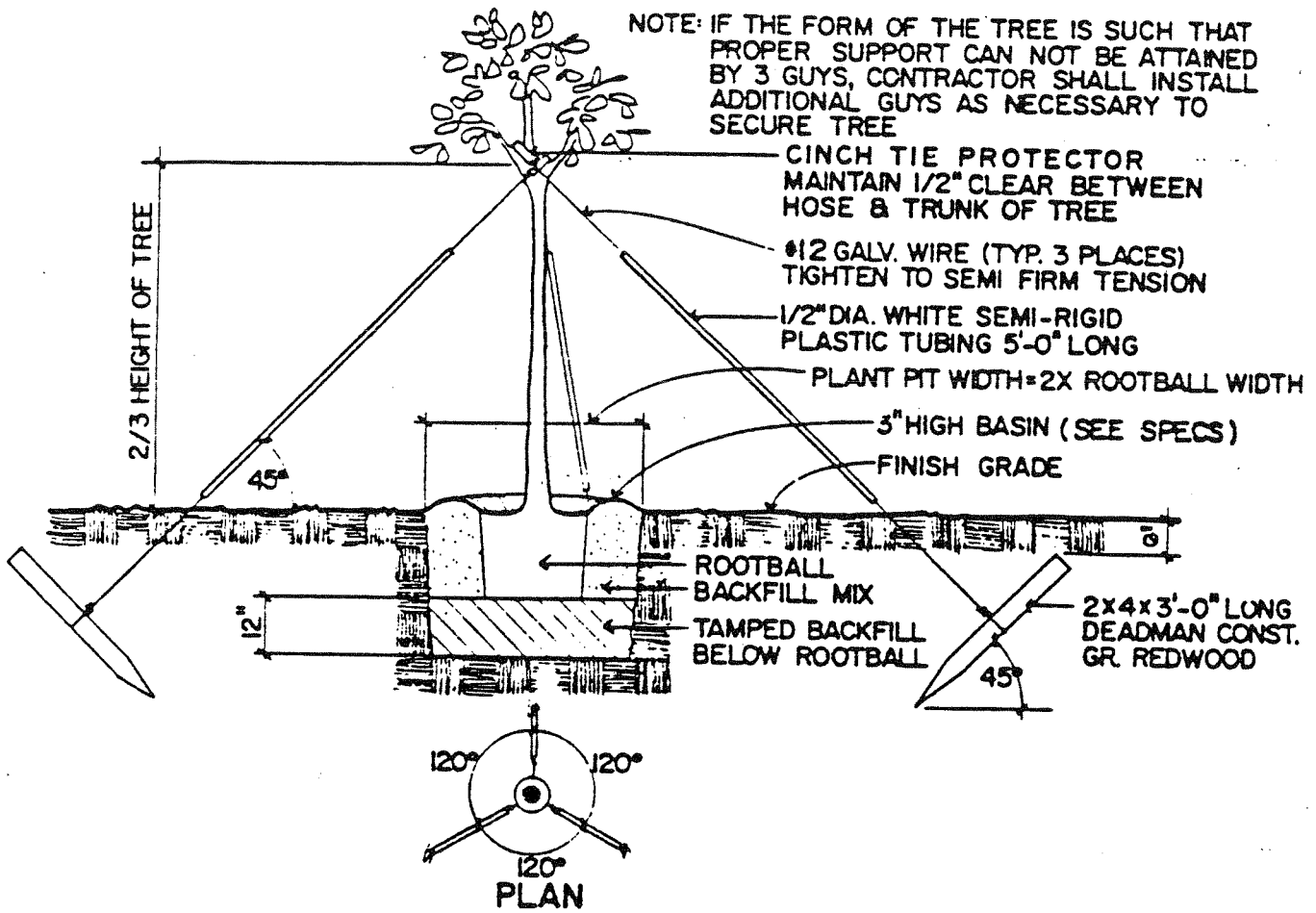
H. Periodic Review

1. The utility will review its costs of construction of services annually and shall prepare a contemplated tariff revision when such costs have changed by more than 10 per cent since the last revision of the charge for excess footage as used in Section A.3. Contemplated revisions shall be submitted to the Commission for review in proposed form when prepared and not less than thirty days prior to any contemplated filing date.

I. Exceptional Cases

1. In unusual circumstances, when the application of this rule appears impractical or unjust to either party, the utility or the applicant shall refer the matter to the Public Utilities Commission for special ruling or for the approval of special conditions which may be mutually agreed upon, prior to commencing construction.

NOTE: IF THE FORM OF THE TREE IS SUCH THAT PROPER SUPPORT CAN NOT BE ATTAINED BY 3 GUYS, CONTRACTOR SHALL INSTALL ADDITIONAL GUYS AS NECESSARY TO SECURE TREE



**City of Ontario Street Tree Planting,
Staking & Guying Details**

Article 25. Off-Street Parking and Loading

Sec. 9-3.2500. Purposes.

In addition to the objectives prescribed in Section 9-3.105 of Article 1 of this chapter, requirements and standards for off-street parking

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facilities and off-street loading facilities are established by this article in order to achieve the following purposes:

(a) To progressively alleviate or to prevent traffic congestion caused by shortage of parking spaces and the loading and unloading of trucks on public streets.

(b) To ensure that off-street parking and loading facilities are provided incidental to new land uses and major alterations and enlargements of existing land uses in proportion to the need for such facilities created by the particular type of land use.

(c) To ensure that off-street parking and loading facilities are designed in a manner that will result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact. (§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2505. General provisions for off-street parking and loading.

The following regulations shall apply:

(a) *Where required.* The required number of off-street parking spaces and off-street loading spaces shall be provided at the time of initial occupancy of a site or construction of a structure, or at the time that the use of a site or a structure is altered, enlarged, converted, or increased in capacity by adding uses, floor area, dwelling units, guests rooms, beds, or seats. All off-street parking and loading facilities required by the provisions of this article, or as otherwise provided, shall comply with all of the standards prescribed in this article and shall be maintained thereafter in good condition for the duration of the use or uses served by the facilities.

(b) *Reductions.* No existing use of a site or structure shall be deemed to be nonconforming solely because of the lack of off-street parking spaces or loading spaces required by this article. Any change in occupancy, which results in a more intensive occupancy classification under the Building Code, will require additional parking.

(c) *Alterations and enlargements.* The number of parking spaces or loading spaces required for an alteration or enlargement of an existing use or structure or for a change of occupancy shall be in addition to the number of spaces existing prior to the alteration, enlargement, or change of occupancy unless the preexisting number is greater than the number prescribed in this article, in which case the number of spaces in excess of the prescribed minimum shall be counted in determining the number of spaces.

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(d) *Multiple uses/shared uses.* If more than one use is located on a site, the number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements prescribed for each use. If individual uses on the same site have a floor area less than that for which parking or loading spaces would be required, the total gross floor area for all uses on the site shall be used in determining the required number of parking and loading spaces. However, where adjoining uses on the same site have different hours of operation, with no conflict at any time, the Planning Commission may determine that the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces is not less than that prescribed for the use requiring the greater number.

(e) *Location.* All off-street parking spaces and loading spaces required by this article shall be located on the same site as the use that they are intended to serve, provided that for nonresidential uses where the parking spaces cannot be accommodated on the same site, they may be located in a separate off-street parking facility on a site not more than five hundred (500) feet from the use they serve, in accord with the provisions of Article 16.

(f) *Fractional number.* If in the application of the requirements of this article a fractional number is obtained, one parking space or loading space shall be required for a fraction of more than one-half but shall not be required for a fraction of one-half or less.

(g) *Outdoor storage.* Areas designated for off-street parking and loading, required access drives, and maneuvering areas shall not be used for the outdoor storage of materials.

(h) *Tandem parking.* All parking stalls must have direct access from a parking aisle or alley. Parking stalls may not be located behind one another, so that one vehicle has to be moved in order to move another, except in a mobile home park approved pursuant to Article 10 of this chapter.

(§ 2, Ord. 2038, eff. April 19, 1979, as amended by § 22, Ord. 2105, eff. November 6, 1980, and § 1, Ord. 2224)

Sec. 9-3.2510. Required number of off-street parking spaces.

Subject to the provisions of Section 9-3.2505 (f), off-street parking facilities shall be provided for each use in accord with the following schedule:

<i>Use</i>	<i>Requirements</i>
(a) Agricultural uses	None, except for dwellings
(b) Residential uses	As prescribed below
(1) One and two family dwellings (includes mobile homes or manufactur- ed housing on individual lots)	2 spaces per unit in a garage or carport
(2) Multiple dwellings (three or more dwelling units on a site — in- cludes both apartments and condo- miniums)	
(i) Studio unit	1½ spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
(ii) One bedroom unit	1½ spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
(iii) Two bedroom unit	2 spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
(iv) Three or more bedroom unit	2½ spaces per dwelling unit, of which 2 spaces must be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recrea- tional vehicle parking

Use

(v) Senior citizen housing designed exclusively for occupancy by persons 60 years of age or older

(3) Mobile homes in a mobile home park pursuant to the provisions of Article 10 of this chapter

(4) Boarding houses and clubs, lodges, fraternities, sororities, and similar establishments providing sleeping accommodations

(5) Hotels and motels

(6) Accessory rental units

(c) Office, commercial, and industrial uses

(1) Medical, dental, and related health care offices and clinics

(2) Professional and administrative offices and business offices

(3) Banks and financial institutions, and public and private utility offices

Requirements

.75 spaces per unit. A minimum of 50% of the total number of spaces provided shall be in a garage or carport. A deed restriction shall be recorded on the property specifying that the project may only be used for senior citizen housing, and any change in use will require additional parking for the new use or occupancy

2 spaces per mobile home site with tandem parking permitted, plus such additional spaces as required in Section 9-3.2515 for visitor and recreational vehicle parking

1 space for each guest room, suite, or other accommodation, or for each two beds, whichever is greater, plus 1 space for each dwelling unit

1 space for each guest room or rental unit, or 1 space for each two beds, whichever is greater
1 space

As prescribed below, provided that not less than 6 spaces shall be required for each office or commercial use

1 space for each 175 square feet of gross floor area

1 space for each 300 square feet of gross floor area

1 space for each 180 square feet of gross floor area

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Use

(4) Restaurants and other eating and drinking establishments having outdoor drive-in, drive-through, or walk-up service

(5) Restaurants, soda fountains, cocktail lounges, and similar establishments for the sale and consumption of food or beverages on the premises (freestanding buildings)

(6) Barber and beauty shops, shoe repair shops, self-service or coin-operated cleaning establishments and laundries, and similar service establishments not within a shopping center

(7) Neighborhood convenience facilities and related uses, and similar commercial uses not in a shopping center, but not including coffee shops or other restaurant uses

(8) Retail stores and other commercial and office establishments in a shopping center (3 acres or larger)

(9) Retail stores and service establishments in the C2 District

(10) Retail stores and service establishments in the C1 and C3 Districts, which are not in a shopping center of 3 acres or larger

Requirements

1 space for each two seats or for each two persons of occupant load, whichever is greater, plus 1 space for each employee on the maximum shift. (Credit may be provided for drive-through establishments based on 1 space for every 24 lineal feet of painted drive-through lane)

1 space for each two seats, plus 1 space for each employee on the maximum shift

1 space for each 250 square feet of gross floor area

1 space for each 150 square feet of gross floor area, provided that if parking requirements for a specific use are prescribed elsewhere in this article, the requirement for the specific use shall apply

1 space for each 180 square feet of gross floor area (5.5 spaces per 1,000 square feet), excluding floor area used exclusively for truck loading

1 space for each 225 square feet of gross floor area

1 space for each 200 square feet of gross floor area (5 spaces per 1,000 square feet)

Use

(11) Repair shops, repair garages, blueprint and photo copy services, heating and ventilating shops, plumbing shops, wholesale business establishments, and similar establishments, and retail stores handling only bulky merchandise such as furniture and household appliances

(12) Retail nurseries, garden shops, and similar establishments with outdoor sales and display area

(13) Automobile sales and service agencies, and other types of sales, service, and rental agencies for automotive vehicles, boats, and equipment

(14) Warehouses or other storage buildings

(15) Automated warehouses, automated distribution facilities, cold storage warehouses

(16) Manufacturing plants, assembly plants, and other industrial establishments

Requirements

1 space for each 400 square feet of gross floor area, excluding floor area used exclusively for truck loading

1 space for each 500 square feet of outdoor sales or display area, plus 1 space for each 2,500 square feet of growing grounds

1 space for each 300 square feet of enclosed display or sales area, plus 1 space for each 1,000 square feet of outdoor sales or display area

1 space for each 500 square feet of gross floor area up to 20,000 square feet; plus 1 space for each 1,000 square feet of gross floor area over 20,000 square feet

1 space for each 1,000 square feet of gross floor area, or 1 space for each employee on the maximum shift, whichever is less, but not less than 6 spaces. Any change in occupancy which results in a more intensive occupancy classification under the Building Code will require additional parking

1 space for each 500 square feet of gross floor area, excluding floor area used exclusively for truck loading, or 1 space for each employee on the maximum shift, whichever is greater, but not less than 6 spaces

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<i>Use</i>	<i>Requirements</i>
(17) Automobile dismantling operations, and junk, rag, metal, salvage, scrap processing, and recycling operations	1 space for each 300 square feet of gross floor area, and 1 space for each 7,000 square feet of gross yard area up to 42,000 square feet plus 1 space for each 20,000 square feet of gross yard area in excess of 42,000 square feet, but not less than 6 spaces
(18) Miniwarehouses and enclosed commercial storage facilities	1 space for each 10,000 square feet of storage area, plus 2 covered spaces for on-site caretaker's unit
(d) Commercial recreation	As prescribed below
(1) Bowling alleys	4 spaces per alley, plus spaces for additional uses
(2) Billiard and pool halls	2 spaces per table
(3) Commercial stables and riding clubs	Not less than 1 space for every 5 horses kept on the premises or facilities therefor, plus required spaces for additional uses
(4) Golf driving ranges	1 space per 40 lineal feet of golf driving area, plus spaces required for additional uses on-site
(5) Golf courses	8 spaces per hole, plus spaces required for additional uses on-site
(6) Handball/racquetball facility	1.5 spaces for each court, plus spaces required for additional uses on-site
(7) Pitch and putt and miniature golf courses	3 spaces per hole, plus spaces required for additional uses on-site
(8) Skating rinks/ice rinks or roller rinks	1 space per 100 square feet of gross floor area, plus spaces required for additional uses on-site

<i>Use</i>	<i>Requirements</i>
(9) Swimming pool (commercial)	1 space per 500 square feet of enclosed area, plus spaces required for additional uses on-site
(10) Tennis facility	3 spaces per court, plus spaces required for additional uses on-site
(11) Theaters	1 space for every three seats
(e) Institutional and public uses	As prescribed below
(1) Hospitals	1 space for each three patient beds, plus 1 space for each employee on the maximum shift other than doctors, and 1 space for each staff or regular visiting doctor
(2) Sanitariums, nursing homes and group care facilities (more than 6 persons)	1 space for each 6 patient beds, plus 1 space for each employee on the maximum shift other than doctors, and 1 space for each staff or regular visiting doctor, plus such additional spaces as may be prescribed by the Planning Commission
(3) Places of public assembly, such as churches, mortuaries, community centers, auditoriums (including school and college auditoriums), arenas, gymnasiums and similar places	1 space for each 4 fixed seats in the principal assembly area, or 1 space for each 40 square feet of floor area in the principal assembly area if fixed seats are not provided
(4) Nursery schools, preschools, and day care centers	1 space for each employee on the maximum shift with a designated on-site loading/unloading area for students
(5) Public and private schools, elementary and junior high level	1 space for each employee on the maximum shift, and not less than 10 additional spaces conveniently located for visitor parking, plus a designated on-site loading/unloading area for students

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Use

(6) Public and private schools, high school level

(7) Colleges and junior colleges

(8) Arts and crafts schools, music and dancing schools, and business, professional and trade schools and all other schools providing instruction, other than elementary and secondary education

(9) Nonprofit social service organizations involving office activities only

(10) Private libraries, museums and art galleries

(11) Public building or public facility

(12) Public utility structure or installation, transportation terminal, or transit station

Requirements

1 space for each employee on the maximum shift, 1 space for each 4 students based on maximum enrollment capacity, and not less than 10 additional spaces conveniently located for visitor parking

1 space for each employee on the maximum shift, 1 space for each 2 students based on maximum enrollment capacity, plus such additional spaces as may be prescribed by the Planning Commission

1 space for each employee on the maximum shift, and 1 space for each 2 students based on maximum enrollment capacity

1 space for each staff member on the maximum shift, but not less than 6 spaces, plus such additional spaces as may be prescribed by the Planning Commission

1 space per 300 square feet of gross floor area

1 space for each employee on the maximum shift, plus such additional spaces as may be prescribed by the Planning Commission for each additional use on-site

1 space for each employee on the maximum shift, plus such additional spaces as may be prescribed by the Planning Commission

(f) *Special provisions.* For a use not specified in the schedule, the same number of off-street parking spaces shall be provided as are required for the most similar specified use, or as approved pursuant to a resolution of the Planning Commission. Additional off-street parking spaces may be required by the Planning Commission for any use upon a finding that the additional spaces are needed to relieve a critical shortage of curb spaces, to facilitate the free flow of traffic on a street, or to reduce a hazard to public safety.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 4, Ord. 2132, eff. May 19, 1981, § 6, Ord. 2220, and § 1, Ord. 2224)

Sec. 9-3.2511. Vehicle parking districts.

The provisions of Section 9-3.2510 of this article shall not require automobile parking spaces in connection with a building or structure now existing or to be erected on a lot within a vehicle parking district established in accordance with the provisions of the Vehicle Parking District Act of 1943, as amended, when the Building Official determines that the proportionate share of automobile parking spaces in the vehicle parking district allocated to the lot on which the building or structure is or is to be located is sufficient to provide the required number of automobile parking spaces as set forth in this section for such building or structure. The Building Official shall consider that automobile parking space requirements are satisfied for any parcel of property within any such vehicle parking district where assessments have been levied, paid, or guaranteed by cash deposits as follows:

(a) For one-story buildings: not less than thirty (30%) percent of the assessed value of the property;

(b) For two-story buildings: not less than sixty (60%) percent of the assessed value of the property; and

(c) For any additional story: not less than an additional thirty (30%) percent of the assessed value of the property for each additional story.

For the purposes of this section, a basement or storage area for utility purposes shall not be considered a story.

(§ 1, Ord. 2051, eff. October 4, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2515. Visitor and recreational vehicle parking.

In addition to the off-street parking spaces required in Section 9-3.2510 of this article, visitor and recreational vehicle parking facilities shall be provided as prescribed below:

(a) Visitor parking spaces evenly distributed throughout the site shall be provided as follows:

(1) For multiple dwelling and condominium developments containing more than three (3) units, one space for each four (4) units and the first fifty (50) units, one space for each additional five (5) units up to 100, and one space for each additional six units over 100 units.

(2) For mobile home parks, one space for each five (5) mobile home sites for the first 100 sites, and one space for each additional six (6) mobile home sites over 100 units.

(b) Recreational vehicle parking spaces clustered and so located as not to be visible from a dedicated street and containing not less than 400 square feet per space shall be provided as follows:

(1) For multiple dwelling and condominium developments containing more than twenty (20) units, one space for each twenty (20) units for the first 100 units, and one space for each additional twenty-five (25) units over 100 units.

(2) For mobile home parks, one space for each thirty (30) mobile home sites.

In lieu of providing recreational vehicle parking spaces, an equivalent area can be provided in visitor parking spaces.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2520. Provisions for the physically handicapped.

Parking spaces specifically designated and conveniently located for the use of the handicapped shall be provided in accordance with current regulations administered by the Building Official.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2525. Standards for off-street parking facilities.

Off-street parking facilities shall conform with the following standards:

(a) *Access.* Each parking space shall be accessible from a street or alley, provided that no parking space shall be designed to require vehicles to back into a street except for parking spaces that serve a one or two family dwelling.

(b) *Proximity to dwelling units.* Each parking space required for a residential use shall be located within 150 feet of the entrance to the dwelling unit (structures three (3) stories or more excluded).

(c) *Garages and carports.* Any garage or carport accessory to the following uses shall be so located as to provide a clear space of not less than twenty (20) feet between the garage or carport entrance and the property line adjoining the street:

- (1) One family dwellings;
- (2) Two family dwellings;
- (3) Multiple dwellings where the garage or carport entrance

faces a street.

(d) *Entrances and exits.* Entrances and exits for off-street parking facilities shall be provided at locations approved by the Engineering Department.

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

(f) *Required yards.* Except as otherwise provided in this chapter, no off-street parking space shall be located in a required front yard, in a required side yard on the street side of a corner lot, or in a required rear yard on a through lot.

(g) *Dimensions and design.* The minimum dimensions of off-street parking facilities shall be as prescribed in the following table and illustrated in the informational handout available in the Planning Department, provided that a parking space located in a garage or carport shall have a clear interior dimension of ten (10) feet in width and twenty (20) feet in length. Access drives shall conform with the following standards:

(1) Access drives for one and two family dwellings shall have a width of not less than ten (10) feet.

(2) All other one-way access drives shall have a width of not less than fifteen (15) feet, provided that a width of not less than twenty (20) feet may be required for one-way drives designated as emergency access roadways.

(3) Two-way access drives shall have a width of not less than twenty-four (24) feet.

For the purposes of this subsection, a drive is the unobstructed open space providing access to the parking facility, and an aisle is the open space needed to maneuver a vehicle into or out of a parking space.

(4) For commercial drive-through facilities, a one-way drive-through lane shall have a minimum width of twelve (12') feet.

(5) Minimum parking space dimensions are as follows:

(i) Residential (unenclosed): Minimum ten (10') feet wide by nineteen (19') feet long.

(ii) Commercial (perpendicular, 90° — all parking stalls in the C1, C2 or C3 zones, or within an area designated for commercial use within an adopted Specific Plan): Minimum ten (10') feet wide by nineteen (19') feet long.

(iii) Commercial (30° - 75° - all parking stalls in the C1, C2 or C3 zones, or within an area designated for commercial use within an adopted Specific Plan): Minimum nine and one-half (9.5') feet wide by nineteen (19') feet long.

(iv) Office and industrial uses (all parking stalls in the AP, M1, M2 or M2.5 zoning districts, or within an area designated for office or industrial use within an adopted Specific Plan): Minimum nine (9') feet wide by nineteen (19') feet long.

(v) Compact stalls (commercial, office and industrial uses only):

(aa) Compact parking stalls shall be a minimum of eight and one-half (8½') feet wide by seventeen (17') feet long.

(ab) No more than twenty-five (25%) percent of the total number of required parking stalls in commercial, office or industrial developments may be designed as compact stalls.

(ac) Compact parking stalls shall be clustered in minimum groupings of three (3) stalls or more, shall be evenly distributed throughout the site and shall have painted identification.

(vi) Parallel stalls (0°): Minimum ten (10') feet wide by twenty-three (23') feet long.

Minimum Off-Street Parking Dimensions (Feet)

Angle of Parking	Stall Width (W)	Stall Length (L)	Stall Depth (D)	Aisle Width (A)	Single Bay Width (N)	Double Bay Width (P)
0 Degrees (parallel stalls)	10	23	10	12°	22	32
30 Degrees	10	20	18	12°	30	48
	9.5	19	17.7	12°	29.7	47.4
	9.0	18	17.3	12°	29.3	46.6
	8.5	17	15.3	12°	27.3	42.6
45 Degrees	10	14	21	13°	34	55
	9.5	13.4	20.1	13°	33.1	53.2
	9.0	12.7	19.8	13°	32.8	52.6
	8.5	12	18.1	13°	31.1	49.2
60 Degrees	10	12	22	18°	40	62
	9.5	11	21.2	18°	39.2	60.4
	9.0	10.4	21	18°	39	60
	8.5	9.8	19.2	18°	37.2	56.4

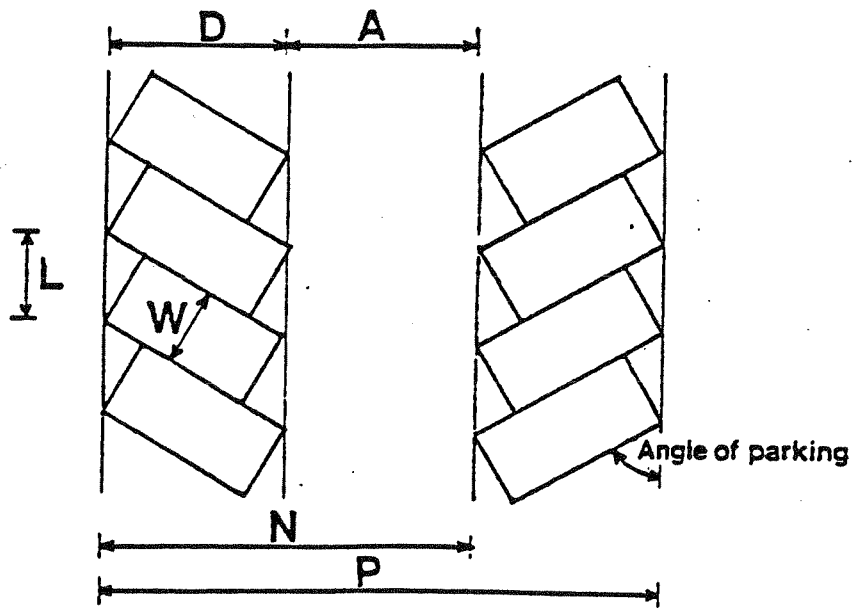
*For one-way aisles only; minimum width for two-way aisles shall be twenty-four (24') feet with corresponding increases in the (N) and (P) dimensions, except for 90° (perpendicular) parking, which requires a twenty-six (26') foot-wide aisle.

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Minimum Off-Street Parking Dimensions (Feet)

Angle of Parking	Stall Width (W)	Stall Length (L)	Stall Depth (D)	Aisle Width (A)	Single Bay Width (N)	Double Bay Width (P)
90 Degrees	10	10	19	26	45	64
	9.5	9.5	19	26	45	64
	9.0	9.0	19	26	45	64
	8.5	8.5	17	26	43	60



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(6) Maximum gradients permitted: (see informational handout available in the Planning Department).

(i) *Driveway entrances:*

(aa) In the case of four (4) or less dwelling units, the driveway or parking aisle shall have a maximum grade of +15% or -6% as measured along the centerline of the driveway or parking aisle. These maximum gradients shall be applicable for a minimum distance of not less than twenty (20') feet from the ultimate right-of-way line of the street or alley.

(ab) In the case of five (5) or more dwelling units or an industrial, commercial, office or public project, the driveway or parking aisle shall have a maximum grade of +15% or -2% as measured along the centerline of the driveway or parking aisle. These maximum gradients shall be applicable for a minimum distance of not less than twenty (20') feet from the ultimate right-of-way line of the street or alley.

(ii) *Parking spaces.* All parking spaces and parking aisles shall have a maximum grade of five (5%) percent, as measured in any direction.

(7) *Parking lot design.* Commercial or office developments providing parking for fifty (50) or more vehicles shall be designed with access drives. These access drives may not be intersected by a parking aisle or other access drive for a minimum distance of not less than fifty (50') feet from the street right-of-way line.

(h) *Improvements required.* An off-street parking structure shall conform with all applicable requirements of the Uniform Building Code and the Uniform Fire Code. All other off-street parking areas shall conform with all applicable requirements of the Uniform Fire Code and shall be improved as prescribed below:

(1) The surface shall be paved with hard, durable, plant mix asphaltic paving at least two (2") inches thick after compaction or portland cement concrete paving at least three and one-half (3½") inches thick.

(2) Bumper guards or wheel stops shall be provided where necessary to protect a structure or parked vehicles.

(3) The striping of parking spaces, aisles, and driveways and directional signs conforming with the provisions of Article 26 of this chapter shall be provided as necessary to ensure the safe and efficient operation of the parking facility.

(4) An off-street parking facility serving a nonresidential use and intended for use during the hours of darkness shall be illuminated in a manner consistent with the provisions of subsection (e) of this section.

(5) Where not otherwise required by the provisions of this chapter, an off-street parking facility serving a nonresidential use adjoining a R Residential District shall be separated from the district by a six (6') foot solid wall or fence located at the common property line; provided, however, such wall or fence shall not exceed forty-two (42'') inches in height where it extends into a required front yard, side yard on the street side of a corner lot, or rear yard on a through lot.

(§ 2, Ord. 2038, eff. April 19, 1979, as amended by § 23, Ord. 2105, eff. November 6, 1980 and § 1, Ord. 2224)

Sec. 9-3.2530. Landscaping.

Outdoor off-street parking areas containing ten (10) or more spaces shall be landscaped, and the landscaping shall be permanently maintained, as prescribed below:

(a) *Adjoining streets.* Landscaping consistent with the landscape setback provisions of the base zoning district shall be provided adjacent to the street.

(b) *Interior areas.* Where a parking lot contains ten (10) or more parking spaces and is visible from a street, not less than five (5%) percent of the total area of the lot excluding any perimeter landscaping required by the base district shall be landscaped. Such landscaping shall be distributed throughout the parking lot and shall not be concentrated in any one location. A minimum of fifty (50%) percent of the plant material shall be canopy or shade trees. Curbing not less than six (6'') inches in height, if constructed of concrete, and not less than eight (8'') inches in height, if constructed of masonry, shall be provided to contain the landscaped areas, and no such landscaped area shall have a dimension of less than three (3') feet or an area of less than twenty (20) square feet.

(c) *Landscape plans.* A landscape plan showing the location of all landscaped areas with the proposed shrubs, trees, and other plant materials clearly labeled and showing the proposed irrigation system shall be provided. The landscape plan shall be subject to approval by the Planning Department with respect to all the requirements of this section, except for the plant materials and the irrigation system, and by the Public Services Agency for the plant materials and the irrigation system. The Public Services Agency shall also review the landscape plan to ensure that it is consistent with the Master Plan of Street Trees.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2535. Required number of off-street loading spaces.

Subject to the provisions of subsection (d) of Section 9-3.2505 of this article, off-street loading facilities shall be provided for each use in accordance with the following schedule:

Use

- (a) Hotels and motels and clubs, lodges, fraternities, sororities, and similar establishments providing sleeping accommodations
- (b) Medical, dental, and related health offices and clinics, professional and administrative offices, business offices, hospitals, sanitariums, and nursing homes
- (c) Restaurants and other types of eating and drinking establishments, personal service establishments, retail stores, commercial service establishments, repair shops, wholesale business establishments, warehouses and other storage facilities, and manufacturing plants, assembly plants and other industrial uses
- (d) New automobile sales and service agencies, and other types of sales and service agencies for new automotive vehicles, trailers, boats, and equipment, and repair garages
- (e) Mortuaries

Requirements

1 space for buildings with a gross floor area of 10,000 to 50,000 square feet; 2 spaces for buildings with a gross floor area of 50,001 to 150,000 square feet, plus 1 space for each additional 150,000 square feet of gross floor area

1 space for buildings with a gross floor area of 10,000 to 50,000 square feet; 2 spaces for buildings with a gross floor area of 50,001 to 150,000 square feet, plus 1 space for each additional 150,000 square feet of gross floor area

1 space for buildings with a gross floor area of 5,000 to 30,000 square feet, plus 1 space for each additional 30,000 square feet of gross floor area up to 120,000 square feet, plus such additional spaces as may be prescribed by the Planning Commission for buildings with a gross floor area of more than 120,000 square feet

1 space, plus such additional spaces as may be required by the Planning Commission

1 space, plus 1 additional space for each 10,000 square feet of gross floor area over 5,000 square feet

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<i>Use</i>	<i>Requirements</i>
(f) Public buildings, schools, colleges, libraries, museums, art galleries, theaters, and places of public assembly which require recurring deliveries of goods or equipment by truck	1 space, plus such additional spaces as may be prescribed by the Planning Commission
(g) Public utility and public service structures or installations, transportation terminals, transit stations, and any other use which requires recurring deliveries or the distribution of goods, material products, or equipment by truck	1 space, plus such additional spaces as may be prescribed by the Plumbing Commission

For a use not specified in the schedule set forth in this section, the same number of off-street loading spaces shall be provided as are required for the most similar specified use.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2540. Standards for off-street loading facilities.

Off-street loading facilities shall conform with the following standards:

(a) *Access.* Each off-street loading space shall be accessible from a street or alley, provided that where the site adjoins an alley in any district except an industrial district, access to the off-street loading facility shall be from the alley.

(b) *Entrances and exits.* Entrances and exits for off-street loading facilities shall be provided at locations approved by the Engineering Department.

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

(d) *Required yards.* Except as otherwise provided in this chapter, no off-street loading space shall be located in a required front yard, in a required side yard on the street side of a corner lot, in a required rear yard on a through lot, or in any other required yard area within twenty-five (25') feet of an R Residential District.

(e) *Dimensions.* Each off-street loading space shall consist of a rectangular area not less than forty-five (45') feet long and twelve (12') feet wide and shall have an overhead clearance of not less than fourteen (14') feet; provided, however, for mortuaries a loading space used exclusively for hearses shall be not less than twenty-four (24') feet in length and ten (10') feet in width and shall have an overhead clearance of not less than eight (8') feet.

(f) *Safety features.* Bumper guards or wheel stops, pavement markings, and other vehicular control devices shall be provided as necessary to ensure the safe and efficient operation of the off-street loading facility.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

CENTRELAKE'S MAINTENANCE RESPONSIBILITIES CHART

Maintenance responsibilities within the Specific Plan shall be in accordance with the following:

	<u>CITY OF</u> <u>ONTARIO</u>	<u>PROP. OWNERS'</u> <u>ASSOCIATION(S)</u> <u>OR PROP. OWNER</u>	<u>OTHER</u>
A. STREETS (Public Rights of Way)			
Median Landscaping*		X	
Street Paving and Striping	X		
Traffic Signals	X		
Traffic Control Signs	X		
Street Signs	X		
Street Lights**	X		
Parkway Landscaping/Hardscaping		X	
Bus Bench/Appurtenant Structures		X	
Drinking Fountains		X	
B. <u>UTILITIES</u>			
Major Water/Sewer Facilities (In Public Right-of-Way)	X		
On-Site Water/Sewer Facilities		X	
Major Drainage Facilities (In Public Right-of-Way)	X		
On-Site Drainage Facilities		X	
Natural Gas			x3
Electric			x4
Telephone			x5

CENTRELAKE'S MAINTENANCE RESPONSIBILITIES CHART (CONT.)

	<u>CITY OF ONTARIO</u>	<u>PROP. OWNERS' ASSOCIATION(S) OR PROP. OWNER</u>	<u>OTHER</u>
C. <u>PROJECT ENTRIES</u>			
Landscaping/Hardscaping		X	
Project Entry Signs		X	
Lighting		X	
D. <u>OPEN SPACE</u>			
Landscaping/Hardscaping		X	
Pedestrian/Bicycle Trails		X	
Benches/Appurtenant Structures		X	
Lighting		X	
E. <u>LANDSCAPING ADJACENT TO I-10 FREEWAY</u>			
		X	

NOTES

1. The City of Ontario shall maintain on-site water/sewer facilities placed within dedicated easements.
2. The City of Ontario shall maintain on-site drainage facilities placed within dedicated easements.
3. The Southern California Gas Company has the responsibility of maintaining natural gas facilities.
4. The Southern California Edison Company has the responsibility of maintaining electrical facilities.
5. The General Telephone Company has the responsibility of maintaining the telephone facilities.

*Any median improvements will be subject to the approval of the City Engineer and **Community Services**

**Maintenance of public lighting shall be by the City of Ontario under a proposed street lighting Maintenance Assessment District, or equivalent mechanism, which will cover all costs of normal repair and energy for all street light in the Centrelake Specific Plan.