



City of Rancho Cucamonga
 Planning Department
 (909) 477-2750

CHECKLIST FOR DEVELOPMENT/DESIGN REVIEW & TENTATIVE SUBDIVISION MAPS



The Development/Design Review Process is provided for all commercial, industrial and institutional structures and residential projects which meet any of the following criteria:

- ✓ **New construction on vacant property.**
- ✓ **Structural additional or new buildings including reconstruction projects which are equal to or greater than 50% of the floor area of existing on-site building(s) or will be a minimum of 10,000 square feet.**
- ✓ **Subdivisions involving five or more parcels.**
- ✓ **Projects involving a substantial change or intensification of land use, such as the conversion of an existing building to a restaurant or a residential structure to an office or commercial use.**
- ✓ **Projects of a limited size and scope, which do not meet the above criteria, may require an application for Minor Development Review as determined by the Planning Staff.**

For a description of the review process, please refer to *The Development Review Process*, a booklet available from the Planning Department.

SECTION 1: Application Procedure and Filing Requirements

A. Preliminary Review: *It is recommended that the applicant submit a preliminary proposal to the Planning Staff prior to submission of the formal application. This will allow the Planning and Engineering staff to review the request and provide input to the applicant on potential environmental concerns, zoning and engineering requirements, and specific traffic, site planning, landscaping, and building design criteria. This early review and input by staff should save the applicant possible delay and expensive plan revisions later in the process.*

B. Initial Submittal (at Filing Deadline): *The filing deadline for the Initial Submittal is every Tuesday between 7:30 a.m. and 5:00 p.m. An appointment for filing the Initial Submittal is encouraged. If an application is submitted after the Tuesday filing deadline, it may result in a week delay in processing time. Submittal of application by delivery service or by mail such as FedEx, U.S. Postal, U.P.S., will not be accepted.*

- 1. Uniform Application Parts 1, 2, and 3.
- 2. Supplemental Questionnaire for Residential Development only.
- 3. Part I of the Initial Study (Environmental Assessment).

- 4. *Eight sets of the development package (see Section 4) to be reviewed by staff for completeness and accuracy of filing. All plan sets shall be individually rolled, collated, stapled, and secured with a rubber band.*
- 5. *Five sets of typed gummed labels for all persons connected with the project to be notified, such as legal property owner, applicant, architect, engineer, etc.*
- 6. *Hazardous Waste and Substance Site Statement.*
- 7. *Water Quality Management Plan (one copy). Non-Category Project forms available from the Engineering Department. Category Project requirements on a separate handout are available from the Engineering Department. May refer to San Bernardino County Water Quality Management Plan web site: http://www.swrcb.ca.gov/rwqcb8/html/sb_wqmp.html*
- 8. *Public Hearing Information, as determined by the Planning Department, to include the following:*
 - Property ownership list: Three sets of typed, gummed labels on 8-1/2" x 11" sheets, listing the name, address, and assessor's parcel number of all property owners within 660 feet of the exterior boundaries of the subject property (see format in attached example). List shall be obtained from the latest equalized assessment roll issued by the Tax Assessor. For projects located on properties with an Assessor's Parcel Number **1062-xxx-xx or lower**, contact the Ontario office at: 2314 S. Mountain Avenue, Suite C, Ontario, (909) 458-1300; for **1063-xxx-xx or higher**, contact the Fontana office at: 9161 Sierra Avenue, Fontana, (909) 427-1660.*
 - A radius map drawn on the Assessor's Parcel Maps, spliced together on an 8-1/2" x 11" format, indicating the subject property with a 660 foot radius drawn around the property as shown in the attached example.*
 - Supplemental notification information may be required as determined by the Planning Department upon completion of the review of the Initial Study.*
- 9. *Filing Fees (see Section 2).*

C. Full Submittal: When determined complete, staff will notify the project applicant to submit the following required items by the Full Submittal Deadline:

- 1. *Full Submittal is by appointment only. Please contact your assigned Project Planner to schedule an appointment.*
- 2. *Twenty sets of the development package; 23 sets for projects within the Equestrian Overlay District; 8 sets for Residential Design Review projects within approved subdivisions.*
- ☆☆ 3. *A set of colored plans to include: a detailed site plan, conceptual landscape plan, illustrative building elevations, and any necessary cross-sections. Plans should be rolled and **not** mounted on boards.*
- ☆☆ 4. *A building materials sample board in an 8-1/2" x 11" format.*

D. Final Submittal for Planning Commission Review. After completing Committee review, and prior to scheduling for Commission review, the following required items must be submitted:

- 1. *Final Submittal is by appointment only. Please contact your Project Planner to schedule an appointment.*
- 2. *Three sets of the development package incorporating all necessary revisions, changes, etc.*
- ☆☆ 3. *A revised set of colored plans.*
- ☆☆ 4. *A revised building materials sample board, as needed.*

- 5. A set of 8-1/2" x 11" photographic reductions (PMT) of each sheet of the development package. Reductions should be a black image on white paper - no transparencies.
- 6. The applicant shall be required to pay any applicable Fish and Game fees. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to the Planning Commission or Planning Director hearing.

☆☆ **These items are not required to be submitted as part of a Custom Lot or Tract Subdivision package which does not include house product type.**

SECTION 2: Filing Fees

Contact the Planning Department to determine which fees are applicable: All fees shall be calculated to the nearest hundredth of an acre (i.e. 14.25 acres), based upon the gross acreage of the proposed project.

- Dev/Design Review - Commercial/Industrial See current fee list.
- Dev/Design Review - Residential See current fee list.
- Design Reviews - 4 or fewer DUs See current fee list.
- Tentative Subdivision See current fee list.
- Hillside Development - Greater than 4 DUs (where applicable) See current fee list.
- Hillside Development - 4 or fewer DUs (where applicable) See current fee list.
- Environmental Assessment See current fee list.
The applicant is responsible to pay or reimburse the City, its agent, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports such as, but not limited to, arborist, noise, traffic, drainage, soil, geologic, biologic, cultural, etc.
- Environmental Challenge/Appeal Fee See current fee list.
The applicant is responsible to pay or reimburse the City, its agent, officers, and/or consultants for all costs in the event of an environmental challenge or appeal; and all cost related to required revisions to the Initial Study and/or additional special studies such as traffic, noise, geologic, etc.
- Rancho Cucamonga Fire Protection District Review:
 - \$110.00 if Single Family Residential
 - \$110.00 if Commercial/Industrial/Multi-Family Residential

SECTION 3: Plan Preparation Guidelines - Plans not conforming to these guidelines will not be accepted for processing

- 1. All plans shall be drawn on uniform sheets of 24" x 36" or 30" x 42".
- 2. All site and landscaped plans shall be drawn to an engineering scale of 1" = 20', 1" = 30', 1" = 40', or 1" = 50', with the scale clearly labeled (Grading plan scale shall not exceed 1" = 40').
- 3. All elevations shall be drawn to an architectural scale no smaller than 1/4" = 1' (a scale of 1/8" = 1' may be used for larger commercial or industrial buildings or other large buildings as determined by the Planning Department).
- 4. All required plans shall be collated and stapled together into development package sets and shall be rolled together into a single bundle, secured with a rubber band. The Site Utilization Map shall be the first sheet of the development package.
- 5. All plans shall be clear, legible, and accurately scaled.

- 6. All plans shall be clearly labeled with the title of each sheet and the type of application (DRC2003-12345, SUBTT12345, SUBTPM12345, etc.). Each sheet shall have a unique sheet number.
- 7. All site plans shall contain a north arrow, preferably oriented to the top of the sheet, and a legend identifying any symbols.
- 8. A one-sheet index map shall be provided when a plan cannot contain the entire project on one sheet.
- 9. Existing versus proposed improvements shall be clearly identified. Existing features/improvements should be shown by short dashes or screened. Future improvements should be shown by long dashes.

SECTION 4: Contents of Development Package

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- A. **Site Utilization Map:** This map shall show the location of the site and the relationship of the proposed project to existing surrounding uses. The map shall indicate the proposed project site plan and all of the following items within a 600-foot radius: all parcel lines and streets (r.o.w., improvements, drainage facilities), location and use of structures, adjacent access and circulation, and existing zoning and land use (the scale of this map shall not be less than 1" = 100').
- B. **Subdivision Map:** This map shall be prepared in accordance with the Subdivision Map Act, the City's Subdivision Ordinance (see separate Subdivision Application checklist). This map, as part of the development package, is in addition to the copies required for the Subdivision Application.
- ☆ ☆ C. **Detailed Site Plan:** This plan shall include the following:
 - Name, address, and phone number of the applicant and the author of the plan.
 - Property lines and lot dimensions.
 - Dimensioned locations of:
 - Setbacks (actual) from all buildings to street curb face, and the side and rear property lines.
 - Street dedications and improvements (existing and proposed), including overhead utilities.
 - Access, both vehicular and pedestrian, showing service areas and points of ingress and egress.
 - Off-street parking and loading or outdoor storage areas showing location, number, and typical dimension of spaces and wheel stop location (where used).
 - All street improvements and driveways on adjacent and across-the-street properties within 200 feet of the site.
 - Any existing or planned median islands within 200 feet of the site.
 - All buildings within 200 feet of the site.
 - Internal circulation pattern both vehicular and pedestrian. Show truck turning radii where applicable.
 - Distances between buildings and/or structures.
 - Building and accessory structure locations, including pavement/sidewalks, trellises, light standards, trash enclosures, transformers, and monument signs, including dimensioned setbacks (front, rear, and sides).
 - Location, height, and materials of walls and fences.

- For residential projects: Summary Table listing each lot, its floor plan, elevation treatment, and lot coverage. Also, provide a Unit Mix Table tallying how many of each floor plan, and elevation treatment.



D. Conceptual Landscape Plan: This plan shall include the following:

- All proposed and existing structures and improvements as shown on the detailed site plan; however, all dimensions shall be excluded. Show roof outlines, including eave overhang.
- Conceptual location of plants and a planting legend which identifies such things as:
 - Trees, shrubs, and ground cover areas or other softscape elements. Indicate intended function of plants (i.e. street tree, accent tree, canopy shade tree, screening hedge, etc.).
 - Water elements and public art.
 - Berming and/or mounded areas (show contours and height).
 - Slope planting scheme.
- Plazas, sidewalks, or other hardscape elements, such as special paving materials or rockscape.
- Walls or fences and their materials.
- Location and design of community amenities and a legend which identifies such things as:
 - Common or public open space/recreation areas.
 - Tot lots, barbeque areas, pools/spas, recreation buildings, sports courts, etc.
- Primary and secondary project entry points and their treatment (textured paving, security gates, accent planting, entry walls, and/or monument signs).
- Private and public sidewalks, greenbelts, and/or equestrian trails.
- Emergency vehicle access.
- Line of sight (see separate handout available from the Engineering Department).



E. Elevations:

- Illustrative elevations of all sides of all buildings and structures.
- "Illustrative" building elevations means drawn with shadows to give depth with people, cars, or trees for scale. Do not cover the elevation with trees, cars, or people -- place them behind or on the side.
- Conceptual sign program (location, size, type).
- Illustrative elevations of all walls and/or fences.
- Illustrative cross sections and enlargements or architectural elements or details as needed.
- All exterior building materials shall be clearly labeled on each sheet of elevations.
- For projects within the Etiwanda Specific Plan or Etiwanda North Specific Plan areas, label the architectural style (i.e. Santa Barbara Revival, California Ranch, etc.).

- Dimension the height of the highest wall and/or roof element and the height of any architectural features such as towers or cupolas.
- Front elevations for single-family residential structures shall be drawn to an architectural scale of 1/4" = 1'0" (rear and side elevations may be drawn at 1/8" = 1'0").

F. Floor Plans:

- All floors, including labels use of each room (bedroom, kitchen, game room, etc.).
- Dimension all exterior walls, doors, windows, and room sizes.

G. Phasing Plan: If phasing is to occur, a plan should indicate the limits of each phase.

H. Conceptual Grading Plan: Proposed items shall be designated with solid lines and existing items with short dashes or screened. Projects which are subject to the Hillside Development Ordinance should refer to the Ordinance for additional submittal requirements.

- Proposed grading -- structures, curbs, walls (height), gutters, pavement, drainage structures, swales, mounding, slopes, open space, and trails. The plan shall include: distances, spot elevations, gradients, contours, details, cross-sections, flow arrows, etc.
- Existing grading -- same as for proposed grading, except shall be screened as a background for the proposed grading information.
- Maximum contour intervals shall conform to the following:

Slope	2% or less	From 2% to 9%	Over 9%
Interval	2'	5'	10'

- Existing features within 200 feet beyond site boundaries (label "To remain" or "To be removed") -- natural ground (contours), trees, structures, (pad and floor elevations), drainage courses, drainage facilities (type and size), streets, trails, slopes, etc.
- Structures -- footprints, pad and floor elevations, retaining walls, stem walls, etc.
- Cross-sections at all site boundaries, to scale, showing existing and proposed grading, cut versus fill conditions, wall heights (including retaining walls), and elevation differences (maximum and minimum conditions) between off-site structures and those on-site. Sections should extend through building pads and/or streets.
- Separate cut and fill areas with a clearly identified line. In addition, one copy of the plan shall be submitted with fill areas colored in green and cut areas colored in red.
- Easements, property lines, rights-of-way.
- Natural areas to be preserved (undisturbed -- no grading).
- Parkway culverts where drainage is directed to streets, except for single family residences.
- Retaining walls -- top and footing elevations.
- Location, elevation, and size of proposed building pads.
- Identify structural Best Management Practices as outlined in the Water Quality Management Plan.

- Streets -- existing and proposed cross-sections, improvements, rights-of-way, etc. Show centerline radii and gradient.
- Existing and proposed sewers or other method of sewerage.
- Custom lot subdivision -- show grading for streets, drainage, and trails only. In addition, provide a separate plan showing possible future house plotting and lot grading to be completed on a lot-by-lot basis.
- Indicate location of benchmark(s).
- Line of sight (see separate handout available from the Engineering Department).
- All sheets shall have the Geotechnical Engineer and Civil Engineer's California registration seal and original signature prior to plan submittal.
- Original plan sheets shall be sufficiently clear to allow legible prints to be reproduced from microfilm. Scale selected for each sheet. One inch equals 40 feet (maximum) or one inch equals 20 feet for all projects.
- Cut and fill quantities, exclusive of street quantities in cubic yards. These shall also be placed on the plan cover sheet in addition to submittal by letter.
- Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.
- I. **Overhead Utility Plan:** This plan shall be drawn to scale on an 8-1/2" x 11" format showing the location and type of existing utility lines and supporting poles on both sides of all streets, alleys, railroad and flood control channel rights-of-way adjacent to the project limits and extending to the first existing pole off-site from the site boundaries (see separate handout available from the Engineering Department).
- J. **Fire Access Plan:** This plan shall be drawn using the Detailed Site Plan as a base and shall include the following:
 - Name, address, and phone number of the applicant and the author of the plan.
 - Property lines and lot dimensions.
 - Dimensioned locations of:
 - Buildings, streets, driveways, and parking lot.
 - Fire District access roadways include public roads, streets, and highways, as well as private roads, streets, drive aisles, and designated fire lanes. Access roadways shall be shaded, width dimensioned, and turning radii labeled. All areas of the Fire access roadway that will require recordation of an easement must be clearly identified on this plan.

☆☆ These items are not required to be submitted as part of a Custom Lot or Tract Subdivision package, which does not include house product designs.

SECTION 5: Additional Submittal Requirements

Any of the following items may be required based upon further review of the development application. The contents of these items are described in other handouts, State Regulations, or the City's Ordinance. The applicant is responsible to pay or reimburse the City, its agent, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports such as, but not limited to arborist, noise, traffic, drainage, soil, geologic, biologic, cultural, etc.

- | | |
|--|--|
| <input type="checkbox"/> Master Plan | <input type="checkbox"/> Drainage Report |
| <input type="checkbox"/> Alquist-Priolo Study (geologic) | <input type="checkbox"/> Noise Study |
| <input type="checkbox"/> Arborist Report (trees) | <input type="checkbox"/> Soils Report |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Parking Study |
| <input type="checkbox"/> Hillside Development | <input type="checkbox"/> Equestrian Envelope |
| <input type="checkbox"/> Biological Study/Habitat Assessment | |

SECTION 6: Fire District Submittal Requirements

For Further information, please contact the Fire District at (909) 477-2710 ext. 4209

1. **The specifics of the buildings** on this project, such as use, occupancy, square footage, height, number of stories and type of construction in accordance to the current California Building code must be included in the plans. Fire Construction Services requires this information to provide the applicant with a complete review and applicable comments.
2. **Fire Construction Services (FCS) fees** must be paid at the time of submittal. You may contact FCS counter staff by calling (909) 477-2713 for fee information based on the type of project.
3. **Annexation of the project** into the Community Facilities District #85-1 or #88-1 for fire protection services is required for new construction on sites that have not been previously annexed with the exceptions of single family sites with less than 5 lots. The applicant must sign and return the "ACKNOWLEDGEMENT OF COMMUNITY FACILITIES DISTRICT ANNEXATION" form to the Fire Safety Division. The form is available at the FCS counter. The annexation requirement **will not** be considered complete until the applicant begins the annexation process and receives a clearance from the Fire Administration Office. Instructions to begin the process can be obtained from the Fire Administration Office by contacting Janet Walker at 909-477-2770 ext. 3003. Failure to contact the Administration Office and to start the annexation process will result in a delay of the project approval and prevent the issuance of building and grading permits. Fire Construction Services will not grant completeness of the planning process or allow the Building Department to issue grading or building permits until Janet Walker in the Fire Administration Office has granted a written clearance to proceed.
4. **Proof of available fire flow** must be obtained from the Cucamonga Valley Water District (CVWD). The applicant must contact CVWD's Engineering Department located at 10440 Ashford Street, Rancho Cucamonga. They may be contacted by calling 909-987-2591. Their office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m. Allow sufficient time for CVWD to perform the test and produce a letter confirming the available fire flow. The applicant must submit the proof of the fire flow letter to the FCS counter. The letter must be current (within one-year of the request) and be site specific. When FCS receives the letter, this fire flow item will be deemed complete only if the available fire flow, as stated on the CVWD letter, meets or exceeds the fire flow required for the building in accordance with the California Fire Code. Fire flow is a requirement of the California Fire Code Section 903 and Appendix III-A. This fire flow may be reduced by up to 50%, but not less than 1,500 GPM at 20 psi if the building will be equipped with an automatic fire sprinkler system in accordance with NFPA 13, NFPA 13R, or NFPA 13D.
5. **The fire department access** must be submitted in compliance with the minimum requirements established by the RCFPD Fire Access/Fire Lane Standard 9-8. The designer is required to design the fire lanes in accordance with the Standard. The following is a summary of some the fire lane requirements.
 - a. Access to all portions of the building must be within 150' of the available fire department access.
 - b. The project with a depth exceeding 300 feet generally requires two separate points of access.
 - c. The maximum cul-de-sac length on a single-family residence projects must not exceed 600'.
 - d. The maximum cul-de-sac length on a commercial/industrial/multi-family dwelling project must not exceed 300'.
 - e. The maximum length of the required fire department access roadway without an approved turn around must not exceed 150'.
 - f. The minimum width of the fire lane road must be 26'.
 - g. A maximum inside turning radius of 20' and a minimum outside turning radius of 46' is required at all the fire lane turns.
 - h. The minimum radius of a cul-de-sac is 45'.
 - i. The minimum vertical clearance at the fire lane is 14' 6".

- j. At any private entry median, the minimum width of the traffic lane shall be 20' on each side.
- k. A paved all weather surface is required for all fire access roads. Roads must be capable of supporting 70,000 pounds gross vehicle weight.
- l. The maximum grade of the driving surface shall not exceed 12%.
- m. The angle of departure and approach shall not exceed 9-degrees or 20%.
- n. Please prepare a fire department access plan in accordance to RCFPD standard 9-7 indicating the location of the proposed Fire Department Emergency Access Roadways in compliance with the Standard.
- o. Please shade the proposed fire lane to distinguish it from other roads on the site plan.

6. **Reciprocal agreements** for Fire Department Emergency Access and Water Supply are required were access and water supply is on private property and is shared between property owners. The reciprocal agreement is required to be recorded between property owners and the Fire District. The recorded agreement shall include a copy of the site plan. The Fire Construction Services shall approve the agreement, prior to recordation. The agreement shall be recorded with the County of San Bernardino, Records Office.

Reciprocal access agreement – Is permanent access agreement between the owners granting irrevocable and a non-exclusive easement, favoring the Fire District to gain access to the subject property. The agreement shall include a statement that no obstruction, gate, fence, building or other structure shall be placed within the dedicated access, without Fire Department approval. The agreement shall have provisions for emergency situations and the assessing of cost recovery to the property by the fire District.

Reciprocal water covenant – A permanent maintenance and service covenant between the owners granting an irrevocable and non-exclusive easement, favoring the Fire District for the purpose of accessing and maintaining the private water mains, valves and fire hydrants (fire protection systems & facilities in general). The covenant shall have provisions for emergency situations and the assessing of cost recovery to the property by the fire District.

If the document cannot be prepared before the Planning Division's deadlines the applicant may contact FCS to mitigate the time frame.

7. **Fire protection plans** when required must be prepared in accordance to RCFPD Standards. Fire protection plans are required for projects located in the Very High Fire Hazard Severity Zone "VHFHSZ". The required components of the plans are:
- a. Defensible space and vegetation management (fuel modification plans) requirements must be addressed in accordance with the County of Los Angeles Fire Department's Fuel Modification Plan Guidelines <http://www.lacofd.org/wildland.htm> or the Orange County Fire Authority Fuel Modification Guidelines <http://www.ocfa.org/business/pandd/guidec05.pdf> or other models acceptable by RCFPD.
 - b. Water supply, access, building ignition & fire resistive/protection systems requirements must be addressed in accordance with the County of San Bernardino's Fire Safety Overlay District Area FS3 http://www.co.san-bernardino.ca.us/landuseservices/DevCode/805-Overlay_Districts.pdf.
8. **Change of Occupancy plans** are usually required to be submitted to Building & Safety for the evaluation of a CUP application regarding a new proposed use of occupancy in the existing residential or commercial/industrial building. Some of the issues that must be addressed to change the occupancy of a Building include (but are not limited to): California Disabled Accessibility Guidelines to buildings and facilities (such as restrooms and parking,) mix occupancy allowable area ratios, area separation walls, maximum occupant loads, type of doors, swing of doors, panic hardware, exit signs, emergency illumination, aisle widths and direct exiting criteria. Usually change of occupancy plans are required to be submitted by a licensed Architect and evaluated before the CUP is approved.

SECTION 7: Fire Access Requirements

For further information, please contact the Fire District at (909) 477-2710 ext. 4209

1. **Location of Access:** All portions of the structure or facility, or any portion of the exterior wall of the first story shall be located within 150 feet of Fire District vehicle access, measured by an unobstructed approved route around the exterior of the building. Landscaped areas, unpaved changes in elevation, gates, and fences are considered an obstruction. The issues addressed may affect the location of roadways, walkways, doors and exterior openings, gates, etc. Changes in any of these will impact the approval by other agencies.
2. **Private Roadways and Fire Lanes:** The minimum specifications for private fire district access roadways are:

- a. *The minimum unobstructed width is 26 feet.*
- b. *The inside turn radius shall be 20 feet.*
- c. *The outside turn radius shall be not less than 46 feet.*
- d. *The minimum radius for cul-de-sacs is 45 feet.*
- e. *The minimum vertical clearance is 14 feet, 6 inches.*
- f. *At any private entry median, the minimum width of traffic lanes shall be 20 feet.*
- g. *The angle of departure and approach shall not exceed 9 degrees or 20 percent.*
- h. *The maximum grade of the driving surface shall not exceed 12 percent.*
- i. *Support a minimum load of 70,000 pounds gross vehicle weight (GVW).*

3. Gates Standards: *All gates shall be installed in accordance with Fire District Standards. The following general design requirements apply:*

- a. *The gate shall be motorized and slide open horizontally or swing inward.*
- b. *All motorized gates must fully open at the rate of one second per foot of required width, (e.g., 20 ft./20 sec.).*
- c. *When fully open, the minimum width shall be 20 feet.*
- d. *Gates on access roads designated "Emergency Services Use Only" may be manually operated.*
- e. *Gates on Commercial/Industrial facilities may be manually operated.*
- f. *After project approval the applicant shall contact the Fire Safety Department for complete standards.*
- g. *A traffic preemption device is required on all residential gates required to be motorized.*
- h. *For information on Fire issues, contact Fire Construction Services at (909) 477-2713.*