



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Planning Commission, are invited to fill out and submit to the Recording Secretary a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to Planning@cityofchino.org no later than 5:00 p.m. the day of the meeting.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office at (909) 334-3306 at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the Development Services Department during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

CHINO PLANNING COMMISSION

**CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710**

WEDNESDAY, AUGUST 19, 2026 AT 6:00 PM

REGULAR MEETING

AGENDA

FLAG SALUTE

ROLL CALL

Planning Commission Members: Lissa Fraga (Chairperson), Vincent Lopez (Vice Chairperson), Jimmy Alexandris, Brandon Blanchard, Kevin Cisneroz, Annmarie Lemento, Lawrence Vieira.

ANNOUNCEMENTS

PUBLIC COMMUNICATIONS

At this time, members of the public may address the Planning Commission on subjects that do not appear on the agenda. Please state your name for the record and limit your remarks to three minutes. If you have an item that will require discussion, please request that the item be placed on the next Planning Commission meeting agenda.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or Planning Commission requests that an item be removed from the Consent Calendar, all items will be acted upon on one summary vote. Items removed from the Consent Calendar will be acted upon separately, following the Public Hearing procedures.

1. Minutes. Approve Regular Meeting Minutes of July 15, 2026.

2. Adopt Planning Commission Resolution No. PC2026-024 determining the easements from the Army Corps of Engineers (ACOE) to the Orange County Flood Control District (OCFCD) at the Adobe Dike (APN: 1033-082-05 & 06 and 1033-091-02) conforms to the City of Chino General Plan. Conformity with the General Plan related to the property located at Assessor's Parcel 1033-082-05 & 06 and 1033-091-02.

PUBLIC HEARING

The public will be given an opportunity to speak on each of the items listed below. Following a presentation and questions from the Planning Commission to staff, the chairperson will open the public hearing. At that time, the applicant will be permitted ten minutes to present their case. Members of the public will then be permitted five minutes to speak. After all have spoken, the applicant is permitted three minutes to summarize. The public hearing is then closed; however, the Planning Commission may, at its discretion, reopen the public hearing to receive additional public testimony. It is requested, but not required, that any members of the public addressing the Planning Commission state their name for the record prior to making your remarks.

3. PL26-0010 (SPA) and PL26-0014 (GPA). PL26-0010 (SPA) and PL26-0014 (GPA)-A request to redesignate a total of 13.05 acres of land to the CC16 land use designation. PL26-0010 proposes to amend the PSP by changing the designation from CC30 to CC16.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: 1. Adopt Planning Commission Resolution No. PC2026-020, recommending the City Council approve PL26-0010 (Specific Plan Amendment), based on the findings listed in Planning Commission Resolution PC2026-020 and 2. Adopt Planning Commission Resolution No. PC2026-021, recommending the City Council adopt the PL26-0014 (General Plan Amendment), based on the findings listed in Planning Commission Resolution PC2026-021.

4. PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit). A request to construct a 4,761 s/f convenience store with a Type 20 ABC license, a 3,724 s/f gas station island pump canopy, and a 3,284 s/f express car wash on a 1.98-ac site in the CS zoning district at the SEC of Central & Schaefer Avenues.

Staff Report By: Brian Sitton, Associate Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-023, approving PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

NEW BUSINESS

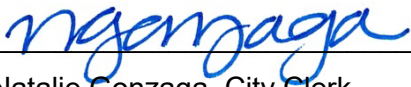
DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on September 16, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on August 13, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

All Planning Commission decisions may be appealed to the City Council. An appeal of a Planning Commission decision must be filed with the Planning Division within ten (10) calendar days of the decision date.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: AUGUST 19, 2026

DATE: AUGUST 19, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

SUBJECT

Minutes of the Regular Meeting of the Planning Commission of July 15, 2026.

CHINO PLANNING COMMISSION

REGULAR MEETING - CITY HALL COUNCIL CHAMBERS 13220 CENTRAL AVENUE CHINO, CA 91710

WEDNESDAY, JULY 15, 2026

MINUTES

CALL TO ORDER

The July 15, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:00 p.m. by Chairperson Lissa Fraga in the Council Chambers.

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Lemento.

ROLL CALL

PRESENT Commissioner Brandon Blanchard, Commissioner Jimmy Alexandris, Commissioner Vincent Lopez, Commissioner Lissa Fraga, Commissioner Kevin Cisneroz, Commissioner Lawrence Vieira, and Commissioner Annmarie Lemento

ABSENT NONE.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMUNICATIONS

Fred Galante, City Attorney, clarified that there is no item on the agenda for consideration regarding "data centers".

Art Valencia, spoke to regarding data centers and battery storage.

CONSENT CALENDAR

1. Minutes. Approve Regular Meeting Minutes of (a) May 20, 2026 (All Members Present) and (b) June 17, 2026 (Fraga Absent-Excused).

Motion by Commissioner Cisneroz, seconded by Commissioner Alexandris, to approve the Consent Calendar. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS,
COMMISSIONER LOPEZ, COMMISSIONER CISNEROZ, COMMISSIONER
VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: NONE.

RECUSED: COMMISSIONER FRAGA

CONTINUED PUBLIC HEARING

2. PL26-0019 (East Chino Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845). A request to amend the East Chino Specific Plan (ECSP) and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM)) to subdivide 12.42 adjusted gross acres for the development of 55 single-family homes.
Staff Report By: Chris Cortez, Assistant Planner

Chairperson Fraga confirmed the continued public hearing is open.

Chris Cortez, Assistant Planner, provided a staff report to the Planning Commission.

Dennis Ralls, City Traffic Engineer, provided details regarding the proposed street widening of Amsterdam and Aguerre to address the concerns of the residents in the area.

Commissioners asked clarifying questions to Staff.

The applicant, Mark Thomas, PLC Communities, addressed the Commission and accepted all Conditional of Approval for this agenda item, including the added condition to widen Amsterdam Avenue and Aguerre.

Chairperson Fraga announced speakers will be limited to 3 minutes due to the number of speakers present in Council Chambers.

The following provided public comments in opposition of the proposed project: Derek Webster (submitted a handout) and Christine Clark.

Chairperson Fraga closed the public hearing.

Mr. Ralls confirmed and clarified the modified conditions of approval to add the condition to widen Amsterdam Avenue and Aguerre to 42 feet curb to curb width and to administratively process a minor variance if appropriate.

Motion by Commissioner Lemento, seconded by Commissioner Blanchard, to approve Item 2. 26-403 PL26-0019 (East Chino Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845. The motion carried by the following vote:

**AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS,
COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER
CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO**

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARINGS

3. PL18-0057.TE06 (Special Conditional Use Permit) and PL18-0058.TE06 (Site Approval). A request for approval of a sixth one-year time extension for a previously approved project consisting of a 109,581-square foot, three-story assisted living facility with 72 units (132 residents/beds) on 3.07 acres of land in the RD20 zoning district.

Staff Report By: Brian Sitton, Associate Planner

Chairperson Fraga opened the Public Hearing.

Brian Sitton, Associate Planner, provided a staff report to the Planning Commission. Mr. Sitton noted an added Resolution was presented to adopt Engineering Conditions of Approval No. 1.22, requiring the applicant to annex into the City Services Community Facilities District.

The applicant, Jimmy Tang, addressed the Commission.

Planning Commissioners asked questions of the applicant regarding the multiple time extensions.

There being no additional requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

Motion by Commissioner Blanchard, seconded by Commissioner Alexandris, to approval Item 3. 26-395 PL18-0057.TE06 (Special Conditional Use Permit) and PL18-0058.TE06 (Site Approval). The motion carried by the following vote:

**AYES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ,
COMMISSIONER FRAGA, AND COMMISSIONER VIEIRA**

**NOES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND
COMMISSIONER LEMENTO**

ABSENT: NONE.

4. PL25-0085 (Special Conditional Use Permit), PL25-0086 (Site Approval) and Development Agreement A request to construct and operate a 400-megawatt battery energy storage system on a 13.89-acre property in the General Industrial (M2) zoning district.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: (1) Adopt Planning Commission Resolution No. PC2026-016, recommending the City Council adopt an ordinance to approve a Development Agreement with Dirac Project LLC; and (2) Adopt Planning Commission Resolution No. PC2026-019, approving PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the public hearing.

Kim Le, Senior Planner, provided a staff report to the Planning Commission. Ms. Le noted that prior to the meeting, Staff received 8 comments in opposition, 6 comments in support, and one neutral comment regarding the item. All comments were provided to the Planning Commissioners and saved to the meeting record.

The applicant, Matthew McCaffrey, Aypa Power, provided a presentation to the Planning Commission. James Caulfield, Senior Fire Protection Consultant with Fire Risk Alliance, also

addressed the Commission on behalf of the applicant.

Commissioners asked the applicant questions regarding the project.

The applicant, Matthew McCaffrey, Aypa Power, agreed to conditions of approval for project.

The following speakers spoke in support of the item: Benjamin Pratt, IBEW, Albert Duarte, Building Trades.

Zeb Welborn, President, Chino Valley Chamber of Commerce, provided a neutral comment regarding the item.

The following speakers spoke in opposition of the item: David Todd, Amanda Shade, Lisa Martin, Margaret Nieto, Art Valencia, Myra Hurtado, Jose Sandigo, Kristy Castaneda, Ronald Walker, Tyler Winters, Mary Jane Sotelo, Kristine Bugarin, Rosezetta Cummings, Daniel Ceballos, Paul Griffin, Gene Berger, Betty Rose, Alejandro Sotelo, Landon Pras, Sophia Malik, Michael Lopez, Benjamin Sotelo, and Daniel Vatrano.

The applicant, Matthew McCaffrey, addressed Commissioner questions.

The applicant, Matthew McCaffrey, provided a response to address public comments.

Chairperson Fraga closed the public hearing.

At the request of Commissioner Cisneroz, Chino Valley Fire District Chief Dave Williams addressed the emergency response plan for the proposed project. Chief William shared that if the project is approved, the Fire District will ensure that they review all guidelines to be prepared and trained to respond in the event of an emergency.

Danielle O'Toole, Chino Valley Fire District Fire Marshall, clarified that it would be a requirement when the project goes through the permitting process for the Fire District to work with the applicant on an emergency response plan.

Chairperson Fraga expressed concerns regarding no City ordinance in place to address battery energy storage systems (BESS) and requested the City consider adopting an ordinance to establish minimum setbacks, permitted battery chemistry, enclosure standards, maximum size within City limits or property guidelines, fire mitigation plans, emergency response protocols, decommissioning, and financial assurance requirements.

City Attorney Fred Galante addressed Chairperson Fraga's comments regarding establishment of an ordinance, noting concerns that were expressed are included in the proposed development agreement, in addition to conditions of approval for the project.

Commissioner Cisneroz noted it would be beneficial to have a third party consultant to provide information on this type of project. Andrea Gilbert, City Planner, noted that the project was reviewed by the Development Review Committee.

Commissioner Blanchard shared comments regarding the region's public safety plans and preparation to keep all citizen's safe.

Motion by Commissioner Blanchard, seconded by Commissioner Vieira, to (1) Adopt Planning Commission Resolution No. PC2026-016, recommending the City Council adopt an ordinance to approve a Development Agreement with Dirac Project LLC; and

(2) Adopt Planning Commission Resolution No. PC2026-019, approving PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval), based upon the findings and subject to the departmental conditions of approval.. The motion failed by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER VIEIRA, AND
COMMISSIONER LEMENTO

NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ,
COMMISSIONER FRAGA, AND COMMISSIONER CISNEROZ

ABSENT: NONE.

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioners provided comments.

ADJOURNMENT

Chairperson Fraga adjourned the meeting at 8:56 p.m. to a regular meeting of the Planning Commission on August 19, 2026 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: AUGUST 19, 2026

DATE: AUGUST 19, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

RECOMMENDATION

Adopt Planning Commission Resolution No. PC2026-024 determining the easements from the Army Corps of Engineers (ACOE) to the Orange County Flood Control District (OCFCD) at the Adobe Dike (APN: 1033-082-05 & 06 and 1033-091-02) conforms to the City of Chino General Plan.

BACKGROUND

The Yorba-Slaughter Adobe Dike Project (Adobe Dike) was constructed to reduce flood risk to the Yorba-Slaughter Adobe Museum, located at 17127 Pomona Rincon Road, as part of the Santa Ana River Mainstem (SARM) project. The United States Army Corps of Engineers (USACE) raised the existing Prado Dam and plans to raise the existing spillway. The standard project flood (SPF) (566.0 feet NGVD29) would impact the Yorba-Slaughter Adobe Museum. The Adobe Dike, located mostly on existing reservoir land, will protect the low-lying areas below elevation 566.0 feet NGVD29.

Construction of the Adobe Dike was completed in 2017 and turned over from USACE to the Orange County Flood Control District (OCFCD) for maintenance in July of 2025. While the dike was constructed on OCFCD-owned parcels, there are segments of the two access roads connecting from Pomona Rincon Road that are on USACE property. USACE will be conveying an easement to OCFCD for these access road segments.

Additionally, USACE will include in the easement a portion of land adjacent to Pomona Rincon Road for the installation of security fencing to secure the perimeter of the dike.

ISSUES AND ANALYSIS

The Adobe Dike is located at 17127 Pomona Rincon Road (see attached Exhibit "A"). The General Plan land use designation is Recreation/Open Space (R/OS), which is primarily intended for areas of outdoor recreation and the preservation of natural resources. The existing zoning for the property is identified as OS2 (Open Space Natural), which is consistent with the General Plan land use designation by providing a district with minimal or no development to serve as visual buffers, natural open and wildlife corridors and water recharge and detention/retention areas.

The Adobe Dike is located within the flood inundation area for the Prado Dam. Both the USACE and OCFCD own the majority of properties within the flood inundation area, which is intended to

PLANNING COMMISSION MEETING DATE: AUGUST 19, 2026

TITLE: ADOPT PLANNING COMMISSION RESOLUTION NO. PC2026-024 DETERMINING THE EASEMENTS FROM THE ARMY CORPS OF ENGINEERS (ACOE) TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD) AT THE ADOBE DIKE (APN: 1033-082-05 & 06 AND 1033-091-02) CONFORMS TO THE CITY OF CHINO GENERAL PLAN.

PAGE: 2

provide capacity for the Prado Dam in the event of large rain events in order to protect properties downstream from the Dam. Acquisition of easements for long term access and maintenance at the Adobe Dike is consistent the City's General Plan land use goals.

ENVIRONMENTAL REVIEW

A finding of conformity with the General Plan is not a project for purposes of CEQA and, therefore, is not subject to environmental review. (CEQA Guidelines Section 15060(c)(3), 15378).

Attachment: Resolution PC2026-024
Exhibit A - Location Map

RESOLUTION NO. PC2026-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, FINDING THE ACQUISITION OF EASEMENTS FOR THE PROPERTY LOCATED AT ASSESSOR'S PARCEL NOS. 1033-082-05 & 06 AND 1033-091-02 BY THE ORANGE COUNTY FLOOD CONTROL DISTRICT, IS CONSISTENT WITH THE CITY OF CHINO GENERAL PLAN.

WHEREAS, the Orange County Flood Control District is acquiring easements over Assessor's Parcel Nos. 1033-082-05 & 06 and 1033-091-02 for purposes of long term access and maintenance at the Adobe Dike; and

WHEREAS, Section 65402 of the Government Code requires that the Planning Commission provide a report as to whether the disposition of real property conforms with the City of Chino General Plan; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed disposition.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the proposed disposition is in conformance with the General Plan because the site, owned by the United States Army Corps of Engineers is currently designated Recreation/Open Space (R/OS) where the Adobe Dike was constructed in 2017 for protection of the Yorba-Slaughter Adobe from flooding from the Prado Dam. The site is used for as well as in conformance with the City's General Plan.

SECTION 2. A finding of conformity with the General Plan is not a project for purposes of CEQA and therefore is not subject to environmental review. (CEQA Guidelines Section 15060(c)(3), 15378.).

SECTION 3. The Planning Commission Secretary shall certify to the passage and adoption of this resolution.

PASSED, APPROVED, AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 19th day of August 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

PRADO BASIN (E01PD) - ADOBE DIKE EASEMENTS TO ORANGE COUNTY FLOOD CONTROL DISTRICT



LOCATION MAP

City of Chino Hills
City of Chino
Tax Rate Area
24002,24033,24083
24084,24106,1160
1161

1033 - 08

Assessor's Map
Book 1033 Page 08
San Bernardino County

REVISED
04/05/16 GW
05/19/17 RU
09/20/17 GW
02/20/18 GW-MC

Ptn. Tract No. 15989, M.B. 342/26-41
Ptn. Tract No. 15710, M.B. 274/69-73
Ptn. Tract No. 13880-8, M.B. 269/70-74

OCT. 1951

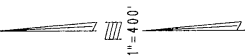
15

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

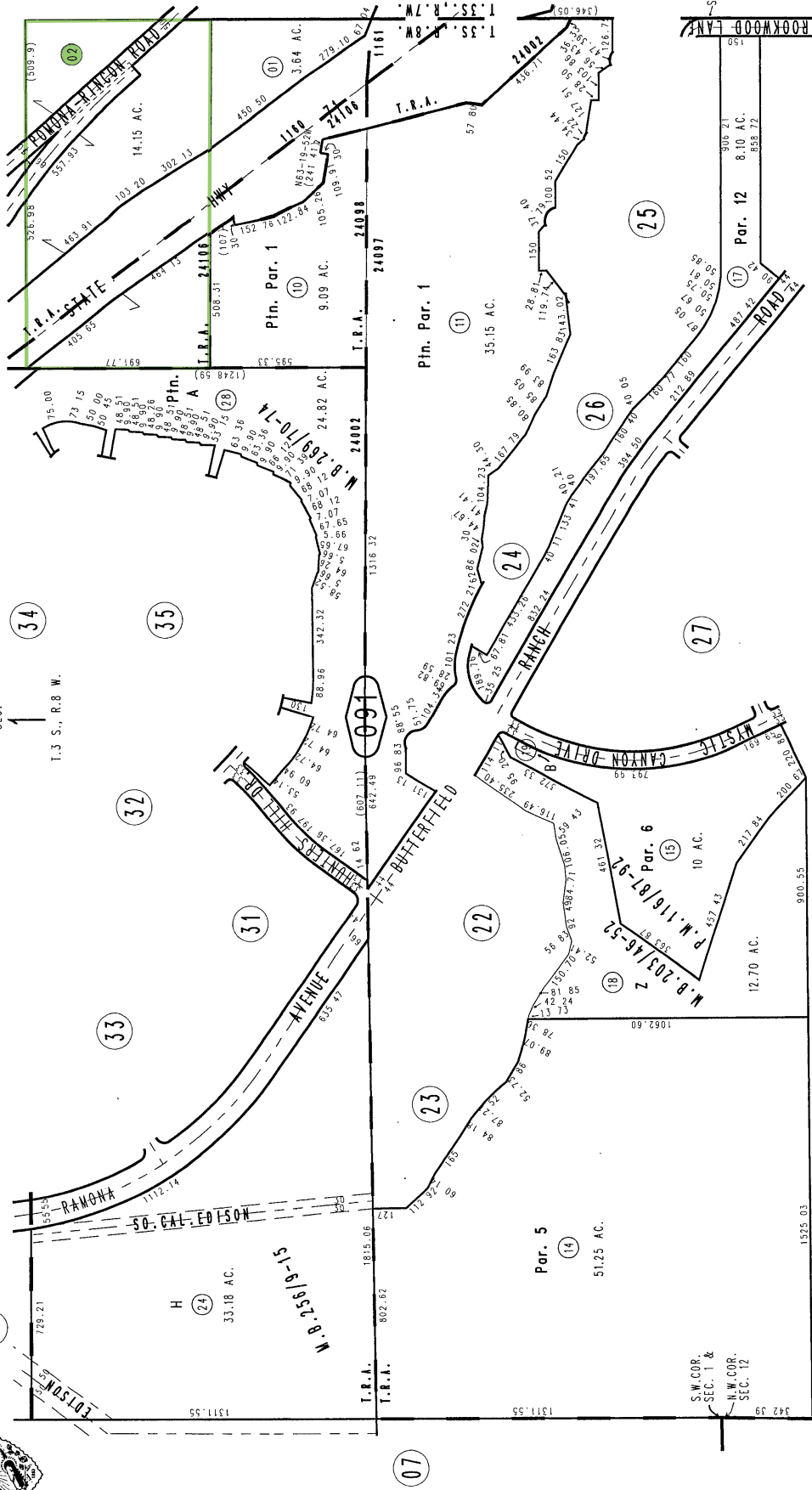
Ptn. S.1/2, Sec.1 & N.1/2, Sec.12, T.3S.,R.8W., S.B.M.

1033 - 09

Chino Outside
City of Chino Hills
Tax Rate Area
1160 1161 24002
24097 24098 24106



SEC. 1
T.3 S., R.8 W.



Ptn. Tract No. 13880-8, M.B. 269/70-74
Ptn. Tract No. 13880-1, M.B. 256/9-15
Ptn. Tract No. 13404, M.B. 203/46-52
Ptn. Parcel Map No. 10142, P.M. 116/87-92

Assessor's Map
Book 1033 Page 09
San Bernardino County

REVISED
04/07/16 CW
05/19/17 RU

OCT. 1951

CJDEPARTMENT OF THE ARMY

CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION,
LOS ANGELES DISTRICT, REAL ESTATE DIVISION,
CIVIL WORKS BRANCH
915 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90017

DATE: 14 April 2026
UNIT: "O-234"
ACQUISITION TRACT: Tract 100-A & 93
ASSESSOR'S PARCEL: APN 1033-082-06, 1033-082-05, 1033-081-07, 1033-081-06 & 1033-091-02
ACREAGE: Parcel 1 = 26,596 +/- sqft or 0.61 +/- acres
Parcel 2 = 18,464 +/- sqft or 0.42 +/- acres
Total Area = 45,060 +/- sqft or 1.03 +/- acres
GRANTEE: Orange County Flood Control District
PROJECT: Prado Flood Control Basin
DOCUMENT NO.: DACW09-2-225-2243
LOCATION: Prado Flood Control Basin (San Bernardino County, CA)
CESPL-REC-T: DWG No. 93-K-347

EASEMENT TO ORANGE COUNTY PUBLIC WORKS

That certain portion of land in the County of San Bernardino, State of California, over land described in Final Judgments to the United States Corps of Engineers, recorded November 7, 1941 and June 17, 1942 in Final Judgment 1051-O'C both of Official Records in the Office of the County Recorder of said county.

Parcel 1: Being a parcel of land situated in Section 1, Township 3 South, Range 8 West, San Bernardino Meridian, in the County of San Bernardino, State of California, being more particularly described as follows:

Commencing at the southeast corner of Section 1, Township 3 South, Range 8 West, San Bernardino Meridian, thence along the easterly section line of Section 1, North 00°15'26" West, a distance of 3,827.97 feet to a point. Thence, parallel to the southern section line of Section, North 88°40'40" West, a distance of 875.16 feet to the Point of Beginning, at the approximate NAD 27 CA Zone 6 Coordinates, North: 649,088.80, East: 1,570,813.24. Thence, along the following eighteen courses:

1. Thence South 21°09'15" West a distance of 20.00 feet.
2. Thence North 68°50'45" West a distance of 248.87 feet.
3. Thence South 28°04'11" East a distance of 66.54 feet.
4. Thence South 16°17'50" East a distance of 178.83 feet.
5. Thence South 25°42'36" East a distance of 175.38 feet.
6. Thence South 22°27'22" East a distance of 51.79 feet.
7. Thence South 12°06'31" East a distance of 57.27 feet.
8. Thence South 81°26'44" West a distance of 21.86 feet.
9. Thence North 14°37'51" West a distance of 42.63 feet.
10. Thence North 22°54'21" West a distance of 44.01 feet.
11. Thence North 26°29'17" West a distance of 110.41 feet.
12. Thence North 24°31'13" West a distance of 85.87 feet.
13. Thence North 15°37'13" West a distance of 73.04 feet.
14. Thence South 03°18'00" East a distance of 258.07 feet.
15. Thence North 16°04'50" West a distance of 90.26 feet.
16. Thence with a curve concave to the westerly with a radius of 2583.00 feet, with a central angle of 07°59'33", with an arc length of 360.32 feet.

17. Thence North 78°21'19" East a distance of 20.00 feet.
18. Thence South 68°50'45" East a distance of 261.76 feet to the point of beginning.

Containing an area of 26,596 +/- square feet or 0.61 +/- acres, more or less.

As shown on EXHIBIT B, attached hereto and made a part hereof.

Parcel 2: Commencing at the southeast corner of Section 1, Township 3 South, Range 8 West, San Bernardino Meridian, thence along the easterly section line of Section 1, North 00°1'26" West, a distance of 2,445.62 feet to a point. Thence, parallel to the southern section line of Section, North 88°40'40" West, a distance of 251.74 feet to the Point of Beginning, at the approximate NAD 27 CA Zone 6 Coordinates, North: 647,692.17, East: 1,571,443.12. Thence, along the following ten courses:

1. Thence South 39°54'31" East a distance of 20.00 feet.
2. Thence South 50°05'29" West a distance of 119.58 feet.
3. Thence with a curve concave to the southwesterly with a radius of 2433.00 feet, with a central angle of 07°23'54", with an arc length of 314.16 feet.
4. Thence North 83°36'37" East a distance of 28.54 feet.
5. Thence North 70°31'51" East a distance of 51.89 feet.
6. Thence South 48°23'42" East a distance of 85.28 feet.
7. Thence South 46°43'16" East a distance of 79.49 feet.
8. Thence South 47°45'08" East a distance of 45.55 feet.
9. Thence with a curve concave to the westerly with a radius of 80.47 feet, with a central angle of 43°03'42", with an arc length of 60.48 feet.
10. Thence North 50°05'29" East a distance of 99.65 feet, to the point of beginning.

Containing an area of 18,464 +/- square feet or 0.42 +/- acres for a total combined area of 45,060 +/- sq feet or 1.03 +/- acres more or less.

As shown on EXHIBIT B, attached hereto and made a part hereof.

Checked by:  14 APR 26
Douglas A. Ritchie Date

////////////////////// END OF DESCRIPTION ////////////////////////

NOTE: Department of the Army Engineer Manual No. 405-1-03. "Real Estate Geospatial Data and Mapping" dated 30 Sep. 2016, Chapter 4, "Preparation of Base Real Estate Geospatial Data Sets," Paragraph 4-7 requires USACE to use Systeme Internationale (metric) measurements to the extent "Economically Feasible". USACE Real Estate mapping will use the dominant units of the State, Commonwealth or Territory where the project is located.

EXHIBIT A

EXHIBIT B - LOCATION MAP

PARCEL 1

- NOTES:
1. COORDINATES ARE DERIVED FROM EXTERNAL SOURCES. THESE COORDINATES ARE ONLY APPROXIMATE IN LOCATION AND USED AS A GENERAL REFERENCE.
 2. MAP REFERENCES INCLUDE:
 - 2.1. DWG. 93-FP-1 SEGMENT A (1955)
 - 2.2. DWG. 93-FP-1 SEGMENT B (1955)
 3. APN TAX PARCEL LINES ARE DERIVED FROM LANDVISION REAL ESTATE MAPPING SOFTWARE & SAN BERNARDINO COUNTY COUNTY WIDE PARCELS AT OPEN.SBCOUNTY.GOV AND USED AS A GENERAL REFERENCE.
 4. PUBLIC LAND SURVEY SYSTEM INFORMATION IS DERIVED FROM BUREAU OF LAND MANAGEMENT CADASTRAL SURVEY INFORMATION FOUND IN EARTHPOINT.US FOR RECORD KEEPING, MAPPING, GRAPHICS AND PLANNING PURPOSES.
 5. NOT FOR SURVEY USE. GAPS AND IRREGULARITIES ARE MATHEMATICALLY FILLED WITHOUT THE BENEFIT OF A GROUND SURVEY. SHOULD YOU NEED MORE DEFINITIVE INFORMATION FOR THE GROUND LOCATION OF THESE PARCELS, CONTACT THE SURVEY DEPARTMENT U.S. ARMY CORPS OF ENGINEERS.

T35 RBV
NAD83
CA ZONE 6
SBM

POINT OF BEGINNING
N649,088.80
E11,570,813.24

N 88°40'40" W 875.18 FT

LINE	BEARING	DISTANCE
L1	S 21°09'15" W	20.00 FT
L2	S 68°50'45" E	248.87 FT
L3	S 28°04'11" E	66.54 FT
L4	S 16°17'50" E	178.83 FT
L5	S 25°42'56" E	175.38 FT
L6	S 22°27'22" E	91.79 FT
L7	S 81°26'41" W	97.86 FT
L8	N 14°37'51" W	44.03 FT
L9	N 27°54'21" W	110.41 FT
L10	N 26°29'17" W	85.87 FT
L11	N 24°31'13" W	73.04 FT
L12	N 15°37'13" E	258.07 FT
L13	S 03°18'00" E	90.26 FT
L14	N 16°04'50" W	20.00 FT
L15	N 78°21'19" E	261.76 FT
L16	S 68°50'45" E	261.76 FT
L17	S 68°50'45" E	261.76 FT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2583.00 FT	360.32 FT	7°59'33"

AREA

PARCEL 1 = 26,596 +/- SQ FT OR 0.61 +/- ACRES
 PARCEL 2 = 18,464 +/- SQ FT OR 0.42 +/- ACRES
 TOTAL AREA = 45,060 +/- SQ FT OR 1.03 +/- AC



DEPARTMENT OF THE ARMY
 CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION
 LOS ANGELES DISTRICT, REAL ESTATE DIVISION
 CIVIL WORKS TECHNICAL SERVICE & REAL PROPERTY SUPPORT

PRADO FLOOD CONTROL BASIN
 ORANGE COUNTY PUBLIC WORKS CHAIN LINK FENCE
 SAN BERNARDINO COUNTY, CA

DACW09-2-25-2243
 UNIT "O-224"

DRAWN BY: D A R
 14 APRIL 2026
 SHEET 1 OF 2

EXHIBIT B - LOCATION MAP

LINE	BEARING	DISTANCE
L17	S 39°54'31" E	20.00 FT
L18	S 50°05'29" W	119.58 FT
L19	N 83°36'37" E	28.54 FT
L20	N 70°31'51" E	51.89 FT
L21	S 48°23'42" E	85.28 FT
L22	S 46°43'16" E	79.49 FT
L23	S 47°45'08" E	45.55 FT
L24	N 50°05'29" E	99.65 FT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C2	2433.00 FT	314.16 FT	7°23'54"
C3	80.47 FT	60.48 FT	43°03'42"

PARCEL 2

POINT OF BEGINNING

N647,692.17
E1,571,443.12

N 88°40'40" W 251.74 FT

N 00°15'26" W 2445.62 FT



AREA

PARCEL 1 = 26,596 +/- SQ FT OR 0.61 +/- ACRES
PARCEL 2 = 18,464 +/- SQ FT OR 0.42 +/- ACRES

TOTAL AREA = 45,060 +/- SQ FT OR 1.03 +/- AC

NOTES:

- COORDINATES ARE DERIVED FROM EXTERNAL SOURCES. THESE COORDINATES ARE ONLY APPROXIMATE IN LOCATION AND USED AS A GENERAL REFERENCE.
- MAP REFERENCES INCLUDE:
 - DWG. 93-FP-1 SEGMENT A (1955)
 - DWG. 93-FP-1 SEGMENT B (1955)
- APN TAX PARCEL LINES ARE DERIVED FROM LANDVISION REAL ESTATE MAPPING SOFTWARE & SAN BERNARDINO COUNTY COUNTY WIDE PARCELS AT OPEN.SECOUNTY.GOV AND USED AS A GENERAL REFERENCE.
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DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION
LOS ANGELES DISTRICT, REAL ESTATE DIVISION
CIVIL WORKS TECHNICAL SERVICE & REAL PROPERTY SUPPORT

PRADO FLOOD CONTROL BASIN
ORANGE COUNTY PUBLIC WORKS CHAIN LINK FENCE
SAN BERNARDINO COUNTY, CA

DACW09-2-25-2243
UNIT "O-224"

DWG NO. 93-K-347
14 APRIL 2026
DRAWN BY: D A R
SHEET 2 OF 2



U.S. ARMY CORPS
OF ENGINEERS
LOS ANGELES
DISTRICT

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: AUGUST 19, 2026

PL26-0010 (SPA) and PL26-0014 (GPA)

LOCATION



MAP

PROJECT NO.: PL26-0010 (SPA) and PL26-0014 (GPA)

APPLICANT: RCCD Inc. for Falloncrest Farms

REQUEST: A request to redesignate a total of 13.5 acres of land to the CC-16 (Community Core 16 dwelling units to the acre) land use designation. PL26-0010 proposes to amend the Preserve Specific Plan by changing the existing land use designation from CC-30 (Community Core 30 dwelling units to the acre) to CC-16 (Community Core 16 dwelling units to the acre), and PL26-0014 proposes to amend the General Plan by changing the existing land use designation from MU-H (Mixed Use - High Density 30 dwelling units per acre) to CC-16 (Community Core - 16 (Mixed Use)). The proposed modifications will not result in an increase or decrease to the number of residential units within The Preserve Specific Plan area.

LOCATION: Northwest and northeast corners of Pine Avenue and Main Street (APN: 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01)

RECOMMENDATION

1. Adopt Planning Commission Resolution No. PC2026-020, recommending the City Council approve PL26-0010 (Specific Plan Amendment), based on the findings listed in Planning Commission Resolution PC2026-020 and 2. Adopt Planning Commission Resolution No. PC2026-021, recommending the City Council adopt the PL26-0014 (General Plan Amendment), based on the findings listed in Planning Commission Resolution PC2026-021.

SURROUNDING ZONING AND LAND USE:

	<i>Existing Land Use</i>	<i>General Plan</i>	<i>Zoning District</i>
Project Site -	Vacant (prior dairy and cattle farm)	CC-30 (Community Core 30 du/acre)	The Preserve Specific Plan
North -	Vacant (prior dairy and cattle farm) and Southern California Edison Easement	CC-16 (Community Core 16 du/acre) and OS-R (Open Space-Recreational)	The Preserve Specific Plan
East -	Residential (under construction)	HDR 20 (High Density Residential 20 du/acre)	The Preserve Specific Plan
South -	Commercial and residential	CC-16 (Community Core 16 du/acre)	The Preserve Specific Plan
West -	Residential (under construction)	HDR 20 (High Density Residential 20 du/acre)	The Preserve Specific Plan

BACKGROUND

The project site is located within The Preserve Specific Plan ("The Preserve") which was approved in 2003. The property owner, Falloncrest Farms, owns approximately 125 contiguous acres located north of Pine Avenue on both the east and west sides of Main Street known as Falloncrest Town Square, within The Preserve. The property includes land designated Medium Density Residential (MDR), High Density Residential 20 (HDR 20), Community Core 16 (CC-16), Community Core 30 (CC-30), and Open Space-Recreational (OS-R). Since the mid-1950's, the property has operated as a dairy and cattle farm.

In 2015, Falloncrest Farms prepared a master plan to guide the phased development of its approximately 125-acre property. The Medium Density Residential (MDR) portion, located at the northeast corner of Pine Avenue and East Preserve Loop, has since been developed with 197 homes. In 2020, the master plan was refined for the remaining approximately 100-acre Community Core area, and the property owner entered into a Development Agreement with the City. The agreement established the framework for phased development, including the timing and construction of public infrastructure and other improvements necessary to support each phase. The Community Core area, located between West Preserve Loop and East Preserve Loop, is planned for three phases of development, with Phases 1 and 2 currently under construction.

Phase 3, the subject of this application, is centrally located within the master plan area along Main Street and remains undeveloped. The Phase 3 area includes land designated Community Core 16 (CC-16) and Open Space–Recreational (OS-R) north of Bickmore Avenue, while the area between Bickmore Avenue and Pine Avenue is designated Community Core 30 (CC-30). The approximately 13.5-acre CC-30 portion south of Bickmore Avenue is the subject site for this application. The Community Core is intended to accommodate a complementary mix of residential and commercial development. The proposed amendment to The PSP and General Plan would change the land use designation for the 13.5 acres designated CC-30 to CC-16 for future development.

ISSUES/ANALYSIS

The Preserve Specific Plan allocates approximately 13.5 acres within the CC-30 designation to a mix of residential, commercial, and park uses. After accounting for the required one-acre park acreage, the remaining developable residential area supports approximately 306 dwelling units based on the planned average density of 30 dwelling units per acre and up to 104,762 square feet of commercial use. While Table 2 of The Preserve Specific Plan identifies 323 units, the difference reflects the conceptual nature of the land use plan and subsequent refinements that occur during implementation. The CC-30 designation is unique within The Preserve Specific Plan, as the project area shown is the only property assigned this land use classification. Although the CC-30 designation was originally intended to accommodate the highest-intensity mixed-use development within The Preserve community, the overall mixed-use vision of The Preserve Specific Plan is not dependent upon retaining a single CC-30 designated site. Notably, the mixed-use areas located south of Pine Avenue along Main Street were planned and approved under lower-density Community Core designations.

The proposed amendments would redesignate the subject property from CC-30, which has a range of 24-40 dwelling units per acre to Community Core 16 (CC-16), which has a range of 12-20 dwelling units per acre. Although the amendment would result in an overall decrease in residential density, the overall number of residential units within Phase 3 would remain consistent with the units approved in the master plan. This is required by the “No Net Loss Rule”, which operates in tandem with the Housing Accountability Act (HAA). The No Net Loss Rule states that a parcel’s residential density cannot be reduced, unless you accommodate for the loss in units. Since the property has a Community Core land use designation which allows for mixed use development, this can be accommodated on the project site. This requires additional land area within Phase 3 to be set aside for residential development, which would result in a reduction to the developable commercial square footage of the Community Core. Specially, there would be a reduction of 46,762 square feet of commercial development. The proposed CC-16 designation continues to allow a compatible mix of residential and commercial

uses while providing greater flexibility to respond to current market conditions and community needs. The amendment does not alter the role of the Community Core as a mixed-use activity center; rather, it adjusts the intensity of development to better reflect current economic conditions and anticipated development patterns. As such, the amendment continues to implement the intent of the Preserve Specific Plan by supporting development that is both economically viable and responsive to community needs, while preserving the long-term vision for a vibrant Community Core.

If both the amendment to The PSP and General Plan land use designations are approved, the applicant would be required to submit the necessary land use entitlement applications in order to develop the property. The applicant intends to sell the residential portion of Phase 3 to a residential developer and the commercial portion would be marketed to a commercial developer for future development. All future development will comply with the provisions of the Development Agreement, including timing of street improvements and obligations for affordable housing.

Public Noticing

A 10-day notice was mailed to all property owners within a 300-foot radius of the project site. In addition, a notice was published in the Chino Champion on August 8, 2026. In response to the public notice, no comments have been received. The notice meets legal noticing requirements.

ENVIRONMENTAL REVIEW

The environmental documentation is adequate and conforms with the provisions of CEQA, as the Project is within the scope of the previously certified Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR), which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15168 of the CEQA Guidelines.

Because the Project includes an amendment to the Preserve Specific Plan and General Plan map, the City was also required to comply with the tribal consultation requirements of Senate Bill 18 (SB 18), which applies to the adoption or amendment of General Plans and Specific Plans. Consistent with SB 18, the City conducted consultation with California Native American tribes that requested notification. One response was received from the Morongo Band of Mission Indians requesting tribal consultation and cultural resource protection measures (Exhibit "C"). In response, the proposed Specific Plan Amendment includes project-specific language requiring compliance with those measures for the parcels subject to this application. The added language is incorporated on page 89 of the Preserve Specific Plan and applies only to the project site. The revisions memorialize the commitments established through the SB 18 consultation process and do not apply to other properties within the Preserve Specific Plan.

Exhibit "A" – Planning Commission Resolution No. PC2026-20

Exhibit "B" – Planning Commission Resolution No. PC2026-21

Exhibit "C" – Tribal Consultation letter – Morongo Band of Mission Indians

RESOLUTION NO. PC2026-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A SPECIFIC PLAN AMENDMENT TO AMEND THE PRESERVE SPECIFIC PLAN TO CHANGE THE EXISTING LAND USE DESIGNATION FROM CC-30 (COMMUNITY CORE 30 DWELLING UNITS TO THE ACRE) TO CC-16 (COMMUNITY CORE 16 DWELLING UNITS TO THE ACRE). SUBJECT PARCELS ARE LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF PINE AVENUE AND MAIN STREET (APN: 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01). THE PROPOSED MODIFICATIONS WILL NOT RESULT IN AN INCREASE OR DECREASE TO THE NUMBER OF RESIDENTIAL UNITS WITHIN THE PRESERVE SPECIFIC PLAN.

WHEREAS, the City of Chino (the "City") adopted The Preserve Specific Plan (The "PSP") on March 25, 2003: and

WHEREAS, on October 19, 2015, the Planning Commission adopted Planning Commission Resolution No. PC2015-004 based on the Findings of Fact and Statement of Overriding Considerations certifying the Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR) for the overall 125-acre Falloncrest project area which this project is a portion of, allowing for the development of retail, commercial, office, a maximum of 1,344 residential units, mixed use and park space; and

WHEREAS, RCCD Inc. on behalf of Falloncrest Farms (the "Applicant"), has filed an application with the City of Chino (the "City") to amend The Preserve Specific Plan (PSP) amending the land use designation from CC-30 (Community Core 30 dwelling units to the acre) to CC-16 (Community Core 16 dwelling units to the acre) for the parcels of land located at the northwest and northeast corners of Pine Avenue and Main Street (APN 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01) (the "Project"); and

WHEREAS, the proposed Project is the tenth specific plan amendment since The Preserve was approved in 2003; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed PSP Amendment and related materials; and

WHEREAS, on August 19, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to The PSP as shown in the Draft of The Preserve Specific Plan attached as Exhibit "A".

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

- A. The foregoing recitals are true and correct and incorporated herein.
- B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL26-0010 (Preserve Specific Plan Amendment):

1. PL26-0010 (Preserve Specific Plan Amendment)

- a. The proposed specific plan amendment is internally consistent with the General Plan. The proposed amendment changes The Preserve Specific Plan (PSP) land use designation from CC-30 (Community Core, 30 dwelling units per acre) to CC-16 (Community Core, 16 dwelling units per acre). Concurrently, the applicant proposes a General Plan Amendment to redesignate the site from (Mixed Use–High Density, 30 dwelling units per acre) to CC-16, thereby maintaining consistency between the General Plan and The Preserve Specific Plan land use designations. The proposed amendment will facilitate lower-density development and a less intensive mixed-use character that is responsive to existing and anticipated market conditions while remaining consistent with the long-term vision for the Community Core while maintaining the overall number of units allowed within The PSP. The amendment also maintains compatibility with the adjacent Community Core land use designations to the north and south within The PSP. Therefore, the proposed Specific Plan Amendment is consistent with the goals, policies, and intent of the General Plan and will not create any internal inconsistencies between the General Plan and The PSP; and
- b. The proposed specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as the amendment modifies the land use designation, which remains consistent with the surrounding properties and providing a density range that supports a broad variety of residential product types in response to current market conditions. The amendment will also facilitate the development of a key infill site and support the timely implementation of planned public improvements, including improvements to Pine Avenue and Main Street. These improvements will enhance connectivity, circulation, and access within the Community Core, thereby promoting the orderly development of the area in a manner that serves the public interest; and
- c. The proposed specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed site is 13.5 acres, which does not result in a significant amount of land changing land use designations; and
- d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use designation and anticipated development. The proposed change is for the undeveloped property located at the northwest and

northeast corners of Pine Avenue and Main Street in The Preserve Specific Plan.

2. *CEQA Findings.* The environmental documentation is adequate and conforms with the provisions of CEQA, as the Project is within the scope of the previously certified Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR), which adequately describes the proposed activity for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15168 of the CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL26-0010 (Preserve Specific Plan Amendment) as outlined in Exhibit "A" to this resolution.

APPROVED and ADOPTED THIS 19th day of August 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 19th day of August 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Exhibit "A" – Draft of The Preserve Specific Plan

Figure 1: LAND USE PLAN

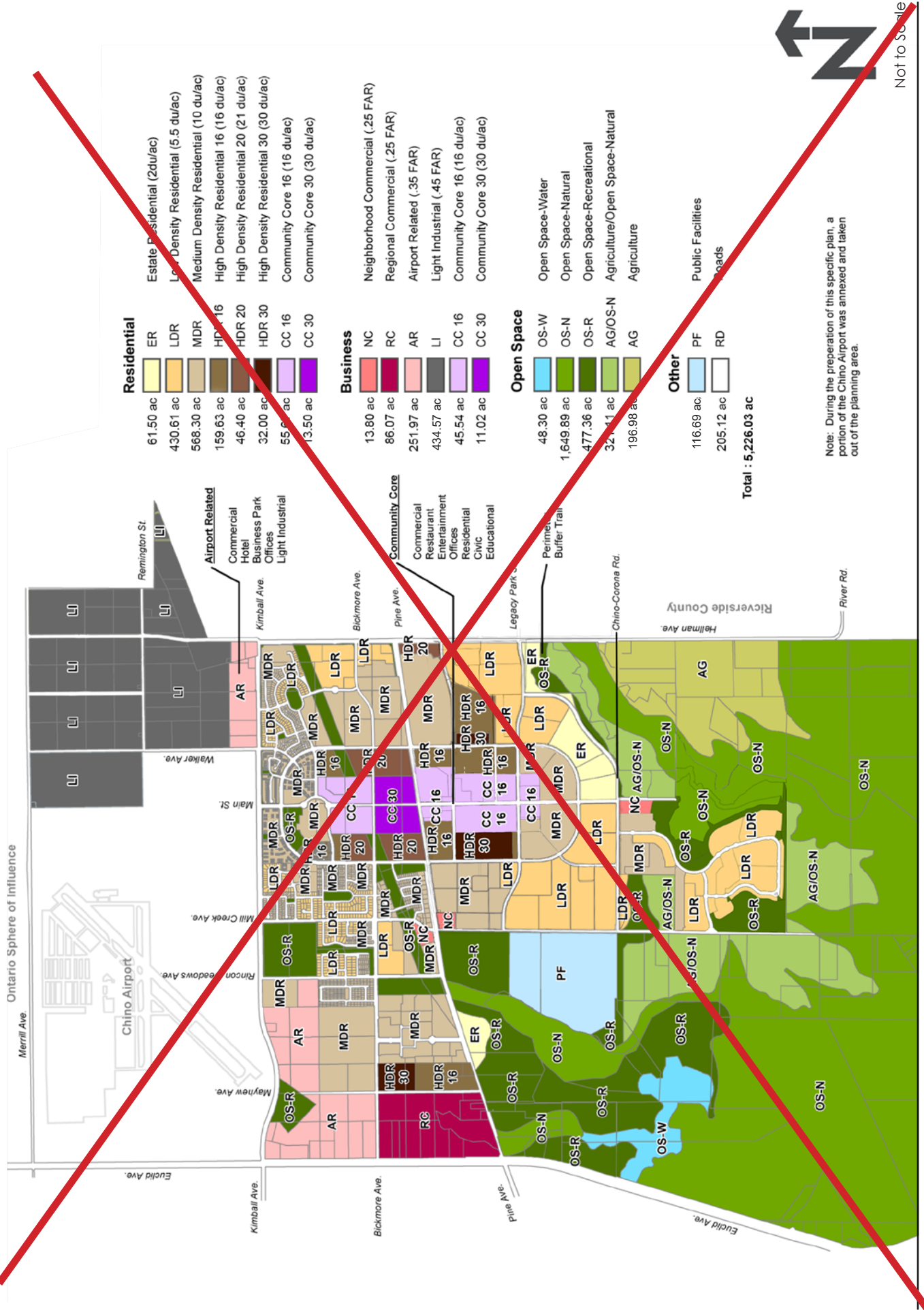
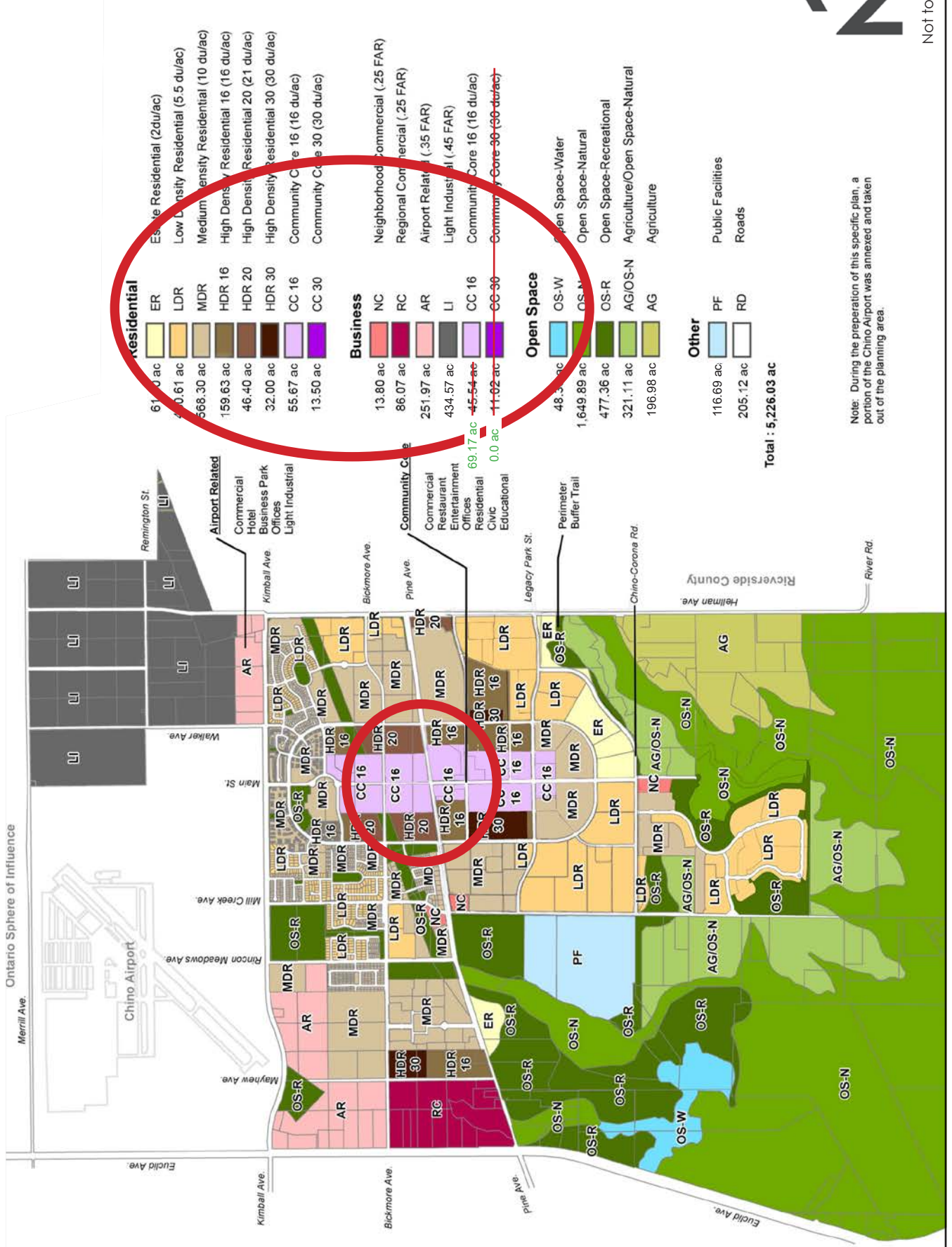


Figure 1: LAND USE PLAN



INTRODUCTION & BACKGROUND

Section III

recommend adoption of the Preserve Specific Plan Amendment PL08-0448; and adopted Resolution No. 2008-20 finding that the proposed First Amendment to the Preserve Development Agreement is consistent with the General Plan. On December 2, 2008, the City Council approved and adopted Resolution No. 2008-057, amending the General Plan and adopting the 2008-14 Housing Element.

- Edgewater– In 2008 the Planning Commission and City Council considered a modification to The Preserve Specific Plan for the inclusion of the Edgewater Neighborhood, a residential community incorporating natural open space, recreation areas, and community lake opportunities into its community design. Plans for the Edgewater Neighborhood created over 138 acres of additional developable land through alterations of the terrain to bring lands above the 566-foot dam inundation elevation. The plan was therefore able to add 1,074 new residences to The Preserve Specific Plan area.
- On April 20, 2009, the Planning Commission adopted Resolution No. 2009-03 to recommend adoption of General Plan Amendment 2005-03 and The Preserve Specific Plan Amendment 2005-08. On May 5, 2009, the City Council adopted Resolution No. 2009-010 adopting General Plan Amendment 2005-03 and Ordinance No. 2009-05 to adopt the Specific Plan Amendment.
- In 2016 the Planning Commission and City Council considered another modification to The Preserve Specific Plan and EIR. This revision proposed conversion of the Edgewater Neighborhood to Rancho Miramonte, reducing the proposed number of units from 1,074 to 823. Because of on-going drought conditions, the community lake features were converted to recreational open space.
- Rancho Miramonte – On February 17th, 2016, The Planning Commission recommended approval and on April 5th 2016 the City Council adopted Ordinance No. 2016-004 to adopt the Specific Plan Amendment for minor changes to the previously approved Edgewater Neighborhood.
- General Plan Update - Envision Chino 2025 General Plan Update began in early part of 2006. There were multiple workshops and hearings held by both the Planning Commission and City Council. Over 500 Chino residents responded to visioning surveys, attended educational sessions, and provided direct input at workshops. The General Plan Steering Committee held many meetings to discuss the recommended policies for the Plan. The Planning Commission held multiple workshops to review each element of the Plan. On May 3, 2010, the Planning Commission adopted Resolution No. 2010-14, recommend the City Council adopt the Envision Chino 2025 General Plan. On July 6, 2010 the City Council approved and adopted Resolution No. 2010-26, adopting the Envision Chino 2025 General Plan, a comprehensive update to the General Plan.
- On November 15, 2021 the Planning Commission recommended approval and on December 7, the City Council approved the Ordinance 2021-015 to adopt the Specific Plan Amendment for changes to Main Street along with some changes to other street sections, and general clean-up.
- On August 19, 2026 the Planning Commission recommended approval and on XX, 2026, the City Council approved the Ordinance XXXX-XXX to adopt the Specific Plan Amendment for changes to four parcels within the Community Core area of the Specific Plan, re-designating them from CC-30 to CC-16.

The Preserve Specific Plan

Figure 5: ADJACENT PLANNED LAND USE

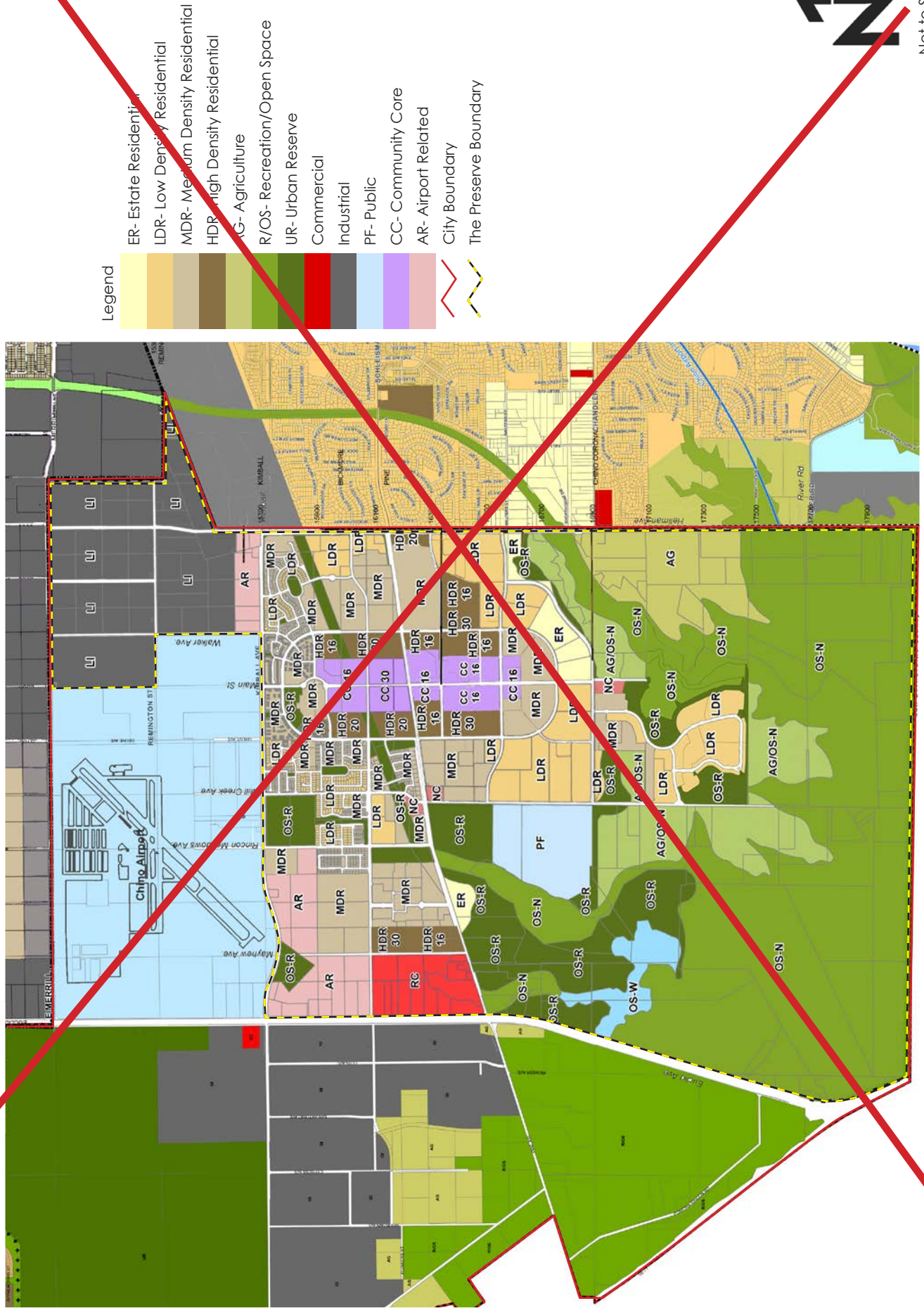
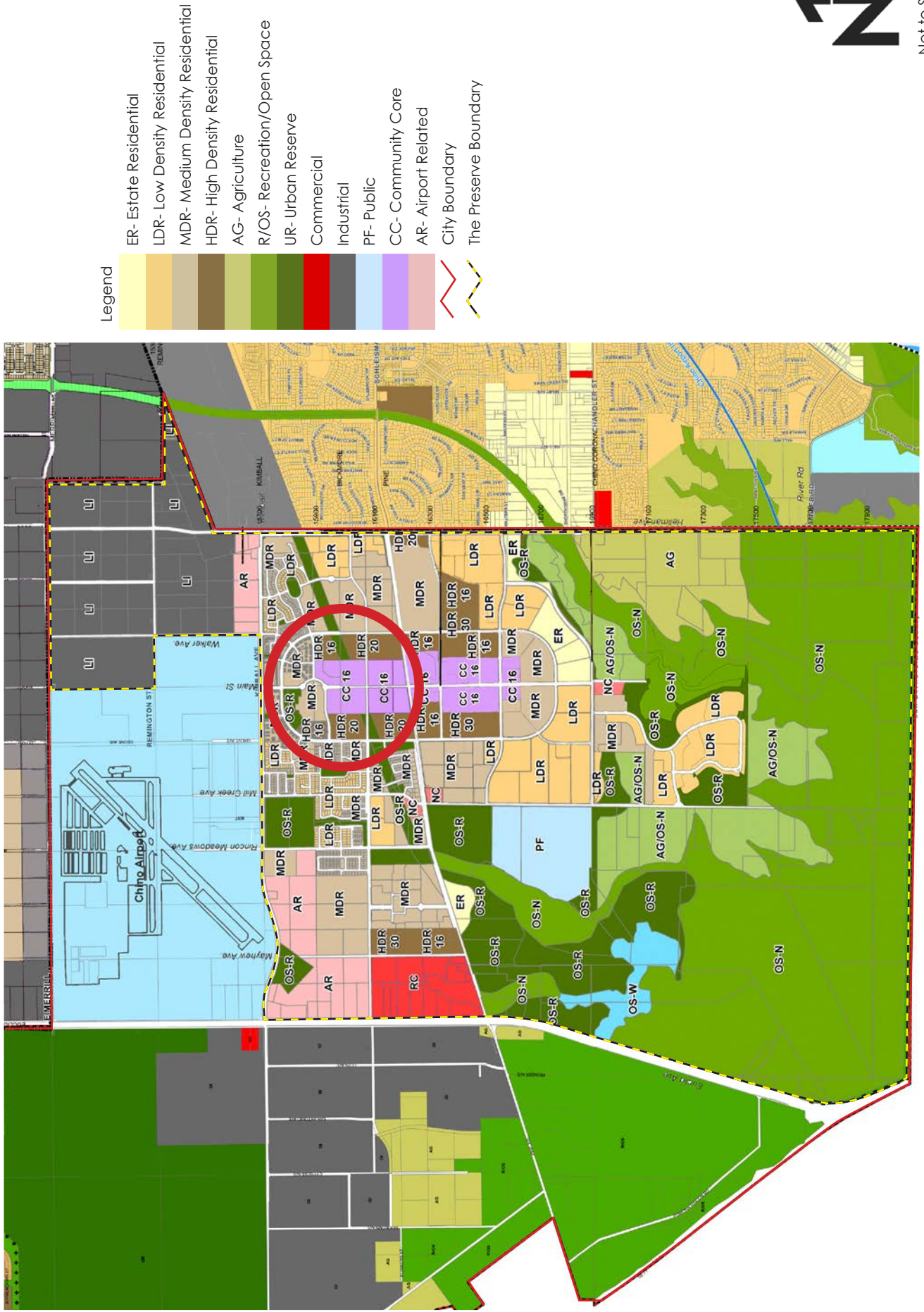


Figure 5: ADJACENT PLANNED LAND USE



Not to Scale

Section III

Figure 7: LAND USE PLAN

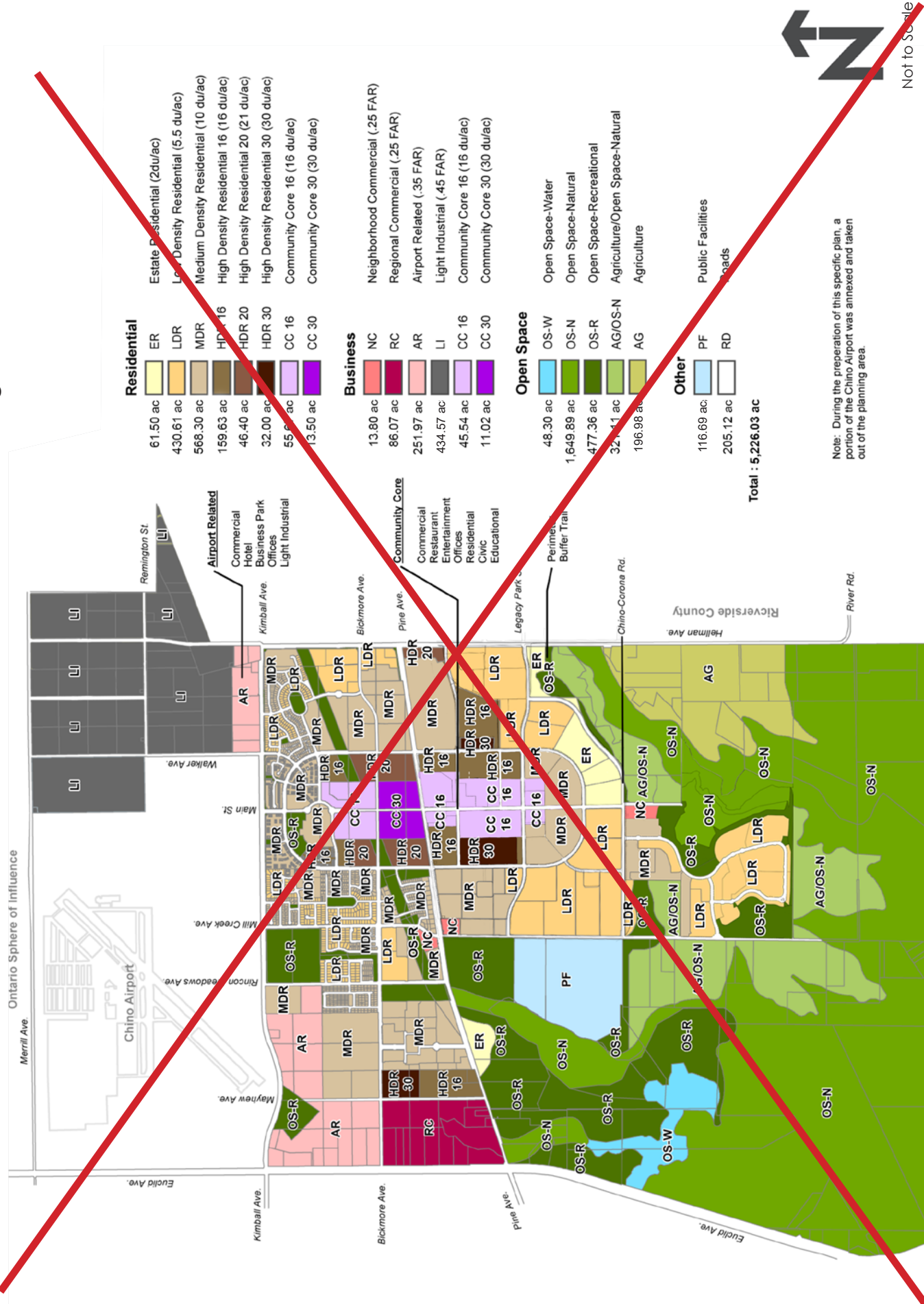


Figure 7: LAND USE PLAN

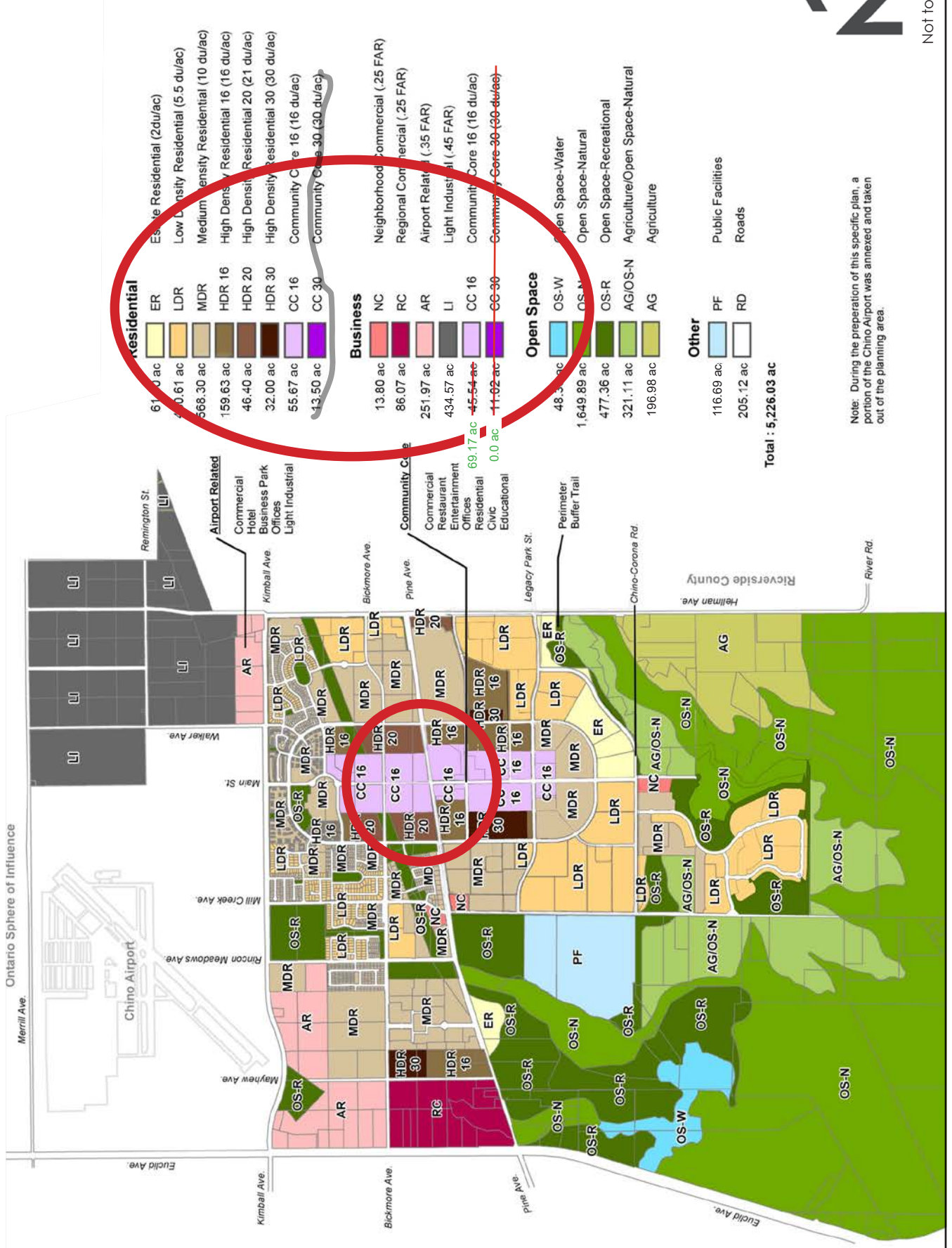


TABLE 1 - LAND USE PLAN STATISTICAL SUMMARY

	Adjusted Gross Ac.*	Adjusted Units¹	Sq. Ft.²	Average Density³		Density Range⁴
				DU/AC	FAR	
Residential Designations						
Estate Residential	61.50	123		2.0		0-3 du/ac
Low Density Residential	430.61	2,318		5.5		3-8 du/ac
Medium Density Residential	568.30	5,392		10.0		8-12 du/ac ⁶
High Density Residential 16	159.63	1,351		16.0		12-20 du/ac
High Density Residential 20	46.40	878		21.0		16-24 du/ac
High Density Residential 30	32.00	768		30.0		24-40 du/ac
Community Core-16 (55% of Designation)	55.67 69.17	572 878		16.0		12-20 du/ac
Community Core-30 (55% of Designation)	13.50	323		30.0		24-40 du/ac
Residential Subtotal	1,367.61	11,725 11,708¹				
Business Designations						
Neighborhood Commercial	13.80		150,282.00		0.25	N.A.
Regional Commercial	86.07				0.25	N.A.
Regional Commercial (70%)	60.25		656,122.5		0.25	N.A.
Office (15%)	12.91		140,589.9		0.25	N.A.
Open-Space-Rec. (15%)	12.91					
Airport Related	251.97				0.35	
Light Industrial (55%)	138.58		2,716,513.77		0.45	N.A.
Business Park (20%)	50.39		768,306.92		0.35	N.A.
Office (10%)	25.20		384,153.46		0.35	N.A.
Commercial (10%)	25.20		274,395.33		0.25	N.A.
Hotel (5%)	12.60		192,076.73		0.35	N.A.
Light Industrial	434.57		6,999,286.14		0.45	N.A.
Community Core-16 ⁵	45.54 56.56			16.0	0.50	
MU Commercial (20%)	20.24 25.14		352,661.76 438,039.36		0.40	N.A.
MU Office (15%)	15.18 18.85		198,372.24 246,331.80		0.30	N.A.
MU Public Facilities (10%)	10.12 12.57					

TABLE 1 - LAND USE PLAN STATISTICAL SUMMARY

	Adjusted Gross Ac.*	Adjusted Units ¹	Sq. Ft. ²	Average Density ³		Density Range ⁴
				DU/AC	FAR	
Community Core-30	11.02					
MU Commercial (20%)	4.90		85,377.6		0.40	
MU Office (15%)	3.67		47,959.56		0.30	
MU Public Facilities (10%)	2.45					
Business Subtotal	765.47		12,966,098			
Open Space Designations						
Agriculture	196.98					
Open Space-Water	48.30					
Ag/Open Space-Natural	321.11					
Open Space Recreation	477.36					
Open Space-Natural	1,649.89					
Open Space Subtotal	2,696.74					
Other Designations						
Public Facilities	116.69					
Women's Institute	122.00					
Chino Airport	69.09					
R.O.W.	205.12					
Other Subtotal	396.21					
Totals	5,226.03	11,725⁵ 11,708⁶	12,966,098			

* Adjusted gross acres is the gross project acreage excluding the acreage devoted to major, secondary, and collector street rights-of-way, easements for major utilities, and land for City parks and schools.

¹ Residential unit assumption is based on adjusted gross acres, including an adjustment to include the acreage required for parks and schools. For purposes of parks and schools assumptions, the unadjusted number of units, based simply on adjusted gross acres times the average density factor for each residential designation, is 12,377 dwelling units. Sites designated to accommodate the City's Regional Housing Need Allocation, per the General Plan Housing Element, do not have an adjustment to exclude the acreage for parks, in order to comply with Section 65863 of the Government Code.

² Non-Residential square footage assumption based on adjusted gross acres.

³ Average density is the target density. Individual project densities may vary within the Maximum Density range stated in this table.

⁴ Provides the density ranges within each residential land use designation.

⁵ Community Core 16 Commercial includes the assumption of two 12-Acre K-8 Schools. Community Core 16 Residential uses are included in "residential designations" at the top of Table 1.

⁶ The Density range may be expanded to 6 to 14 dwelling units per acre if approved through a Master Plan and with a minimum of 60 acres (See Section VII)

Table 2 - Calculation of Adjusted Units

Land Use Designation	Adjusted Gross Acres ¹	Average Density Factor	Park Requirements (Acres) ²	School Assumptions (acres) ³	Adjusted Units
Estate Residential	61.50	2.0	1.2	10	123
Low Density Residential	430.61	5.5	24.6		2,318
Medium Density Residential	568.30	10.0	62.1		5,392
High Density Residential 16	159.63	16.0	17.6		1,351
High Density Residential 20	46.40	21.0	9.0		878
High Density Residential 30	32.00	30.0	7.8		768
Community Core 16 – Mixed Use Residential	55.67 69.17	16.0	5.8 9.1	8.68	572 878
Community Core 30 – Mixed Use Residential	13.50	30.0	3.3		323
Non-Residential Designation					
Community Core 16- MU Public				16.32	
Airport Related					
Open Space- Recreational					
Totals	1,367.61		131.4	35	11,725 11,708

¹ Adjusted gross acres is the gross project acreage excluding the acreage devoted to major, secondary, and collector street rights-of-way, easements for major utilities, and land for City parks and schools..

² Based on the City's standard of 3 acres per 1,000 population for all residential units within the Specific Plan. Persons per dwelling unit are estimated at 3.4 persons (Department of Finance, January 2000). Acres are allocated based on Conceptual Parks and Schools Plan (Figure 17).

³ Two 12-acre School Sites assumed within the Community Core 16 Designation. Potential third school site may not be required. A conceptual location is shown and could be moved to other locations in The Preserve, if necessary.

DEVELOPMENT PLAN

TABLE 4 - BUSINESS AND PUBLIC FACILITIES DEVELOPMENT REQUIREMENTS

Land Use Designation	Neighborhood Commercial	Regional Commercial	Airport Related ¹¹	Light Industrial ¹¹	Public Facilities ¹	Community Core 16	Community- Core-30
Development Requirements							
Average Intensity/Density: Mixed Projects Light Industrial component Business Park/Office component	.25 FAR	.25 FAR	.45 FAR .35 FAR	.47 FAR		12-20 du/ac N/A .4 FAR office business park N/A)	24-40 du/ac N/A .4 FAR office business- park N/A) .3 FAR 30 du/ac. ⁴
Commercial component Hotel component Residential component			.25 FAR .35 FAR			.3 FAR 16 du/ac. ⁴	
Minimum lot size	3 acres or 25,000 SF ⁹	None 8	Per the M1 Zone, Section 20.07 5	Per the M1 Zone, Section 20.07 5	None	None	None
Minimum project size	3 acres	None 8	5 acres	5 acres	None	None	None
Minimum front, side and rear setbacks ^{6, 7 & 10}	None, except: 25 ft. from street 10 ft. from residential Per UBC	Per CR Zone, table 20.06-2 ^{2&5}	25 ft. front 0 ft. interior side and rear 25 ft. exterior side and rear	25 ft. front 0 ft. interior side and rear 25 ft. exterior side and rear		Maximum 0 ft front ³ No minimum side and rear setbacks	Maximum 0 ft front ³ No minimum side and rear setbacks

DEVELOPMENT PLAN

TABLE 4 - BUSINESS AND PUBLIC FACILITIES DEVELOPMENT REQUIREMENTS

Land Use Designation	Neighborhood Commercial	Regional Commercial	Airport Related ¹¹	Light Industrial ¹¹	Public Facilities ¹	Community Core 16	Community- Core-30
Maximum Building Height: Habitable Structures Non-Habitable Structures or Architectural Details Within 30 ft. of residential property Within 50 ft. of residential property Within 100 ft. of residential property Single use structure Residential units mixed w/non-residential	25 ft. 25 ft. 25 ft.	45 ft. 65 ft. 40 ft.	45 ft. 65 ft. 40 ft.	45 ft. 65 ft. 40 ft.		45 ft. 55 ft.	45 ft. 55 ft.
Development Requirements							
Minimum Landscape Coverage	15%	15%	15%	15%		None	None
Parking	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵	Per Chapter 20.18 ⁵
Walls/Fences	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵	Per Section 20.10.080 ⁵

¹ Any proposed development shall be evaluated by the City on a case-by-case basis. Projects shall be evaluated for the impacts to surrounding uses in terms of noise, odors, light penetration, aesthetics, traffic and parking. It is the discretion of the Director of Development Services if a Special Conditional Use Permit is required based upon the scale of the project and potential impacts.

² Unless modified through an approved Master Plan.

³ Unless public space is provided. Does not preclude the use of recesses for entryways, windows and dining areas.

⁴ Residential development is subject to the development regulations of the HDR designation for CC16 and HDR30 for CC30.

⁵ Chapter in the Zoning Code.

⁶ See Specific Plan text for drive aisle setbacks.

⁷ Setbacks may vary if adjacent to residential uses. See the Specific Plan text for details.

⁸ A Master Plan is required for the entire Regional Commercial designated area. See the text of the Regional Commercial land use designation.

⁹ A minimum lot size of 25,000 SF may be established subject to approval of a master plan.

¹⁰ Setbacks for Industrial require an additional 1' setback for each 1' in building height over 25'.

¹¹ For Airport Related (AR) and Light Industrial (LI) Land Use Designations, refer to Zoning Code Chapter 20.07 for additional information..

total at least sixty percent of the façade length visible abutting the public street or containing a public entrance.

3. The development must contribute toward the enhancement of the community and public spaces by providing at least two community amenities, such as a patio/seating area, water feature, art feature, clock tower, pedestrian plaza or other space/feature acceptable to the city.
 4. Within commercial centers, a continuous internal pedestrian walkway shall be provided, linking the public sidewalk at the site perimeter, to each principal customer entrance within the center. Enhanced landscape features, such as lighting bollards, benches, decorative pavement, and intensified planting, shall be provided for no less than fifty percent of the walkway length.
 5. Sidewalks extending the full length of the building must be provided along any building façade featuring public entrance and where public parking areas abut a building wall. Such sidewalks shall be located at least five feet from the building wall to provide planting beds for foundation landscaping.
 6. Internal pedestrian walkways shall be distinguished from internal drive surfaces through the use of decorative pavers or stamped or scored concrete to enhance pedestrian safety and attractiveness of the walkways.
- d. All CC-16 parcels north of Pine Avenue and in between East and West Preserve Loop shall adhere to Tribal compliance.

~~Community Core 30 (CC30)~~

~~The Community Core 30 land use designation allows for a high-density combination of retail, commercial, office and residential uses, as well as civic, institutional, public, recreational uses and places of worship.~~

~~The intent of this land use designation is to create a compact, walkable and pedestrian-oriented downtown, at a higher density than the Community Core 16 land use designation. The mixture and intensity of uses creates a high level of activity and diversity within the Community Core. This concentration also allows local residents convenient access to nearby shopping, civic and recreational facilities. In addition, the concentration of uses in the Community Core allows infrastructure and parking to be provided more efficiently.~~

~~The Community Core 30 land use designation is based upon design principles that are intended to create a unique, walkable downtown. In general, buildings are located on and oriented to the street, and the sidewalk is filled with pedestrian amenities, such as benches, low planter walls, public art and outdoor dining to create lively pedestrian spaces. Building massing and height is allowed to vary. Prominent architectural accent buildings are strongly encouraged. Streets and pedestrian linkages are oriented to frame views of the core area, public buildings, natural features and recreational focal points. All of these efforts help to create a strong sense of identity and interest.~~

~~CC30-1—Intended Character: The Community Core Land Use Designation provides for an integrated mixture of uses, including residential, commercial, office, civic, entertainment, religious, educational, recreational and civic uses.~~

~~——The mix of uses can be horizontal (side-by-side) or vertical (on top of each other), with~~

Section V DEVELOPMENT PLAN

commercial or office uses located on the ground floor and office or residential uses located above.

— The residential portion of this land use designation is intended to provide for the development of multi-family residential dwellings in a downtown atmosphere. Flexibility is provided to offer a multitude of product types and styles that appeal to a range of market segments, including first-time buyers, families and seniors.

— The development standards to both allow a variety of densities and styles while maintaining the overall limits on the total number of dwelling units. Typical products include for sale and rent townhomes, apartments, clustered residences and courtyard products, flats, live-work products, residential lofts over commercial and condominiums. The Community Core 30 land use designation allows a variety of lot configurations for attached products. A master design and development plan is required to ensure coordinated and integrated development in this area, as described in the Performance Standards section.

CC30-2—Permitted Land Uses

- a. Permitted Land Uses that are specified under High Density Residential 20 & 30 of this Specific Plan.
- b. Per the “Permitted Land Uses” of the CG, General Commercial, zone, Section 20.09.030 of the Zoning Code, except as modified herein (by sections CC30-2 through CC30-5 inclusive).
- c. Athletic fields associated with a public facility.
- d. Libraries, museums and art galleries.
- e. Public parks, senior centers, community centers and similar facilities.
- f. Police stations, fire stations and other similar facilities.
- g. Day care facilities for 8 or less (small family day care home).
- h. Residential care facilities for 6 or less (includes facilities licensed and/or controlled by the California Department of Social Services).

CC30-3—Uses Subject to a Special Conditional Use Permit

- a. Those land uses subject to a special conditional use permit that are specified under the High Density Residential 20 & 30 Land Use Designation of this Specific Plan.
- b. Per the “Conditionally Permitted Land Uses” of the CG, General Commercial, zone, Section 20.09.030 of the Zoning Code, except as modified herein (by sections CC2 through CC5, inclusive).
- c. Ambulance service
- d. Laundromat (coin-operated)
- e. Pet stores (animals kept on site) and animal boarding facilities.
- f. Drive through facilities in compliance with Section 20.09.050.D.2 of the Zoning Code (includes drive through restaurants), except that buildings and establishments with drive through facilities are not permitted to front on or take access from Main Street.
- g. Gasoline and Fuel Sales (service stations), subject to Section 20.09.040.B.18 and Section 20.09.050.D5 of the Zoning Code, except that Sub-section “a” of Section 20.09.050.D4 shall not apply, and such establishments are not permitted along Main Street.
- h. Day care facilities for 9 or more (child day care facilities, large) in compliance with

The Preserve Specific Plan

~~Section 20.21.090 of the Zoning Code:~~

- ~~i. Employer day care provided on-site:~~

~~CC30-4—Prohibited Uses~~

- ~~a. Per the "Not Permitted Land Uses" of the CG, General Commercial zone, Section 20.09.030 (Table 20.09.01) of the Zoning Code, except as modified herein (by sections CC2 through CC5 inclusive):~~
- ~~b. Industrial uses, except as allowed under the CG, General Commercial zone, Section 20.09.030 of the Zoning Code:~~
- ~~c. Single-family detached residences:~~
- ~~d. Business parks:~~
- ~~e. Large box retail stores:~~
- ~~f. Body and paint shops:~~
- ~~g. Repair garages for automobiles, light & heavy trucks & vans, buses or boats:~~
- ~~h. Sale lease or rental of buses and trucks:~~
- ~~i. Sale of automobiles, light trucks, vans, boats and motorcycles:~~
- ~~j. Outdoor storage of vehicles, equipment and materials:~~
- ~~k. Transportation terminals:~~
- ~~l. Mobile, manufactured and factory built buildings and structures:~~

~~CC30-5—Administratively Permitted and Incidental Uses~~

- ~~a. As provided in the CN zone, Section 20.06 of the Zoning Code:~~

~~CC30-6—Development Requirements~~

- ~~a. Front Setback:~~
 - ~~i. Outdoor dining is allowed to encroach 7 ft. into the public right-of-way on Main Street with an encroachment permit, maintenance agreement and administrative approval by the Director of Development Services and the City Engineer.~~
- ~~b. Minimum landscape coverage:~~
 - ~~i. None, although there must be compliance with applicable design guidelines and requirements of the Master Plan and Overall Design Concept (MPODC) discussed below:~~
- ~~c. Parking:~~
 - ~~i. Per Chapter 20.14 of the Zoning Code with the following exception: for the purposes of this Specific Plan, the multi-family parking standard of the Zoning Code applies to all residential development with a density of 8 dwelling units per acre or more. The multi-family parking standard also applies when units have been clustered and the developed area of the project has a micro-density of 8 dwelling units per acre or more.~~
- ~~d. Performance standards:~~
 - ~~i. The primary entrances of structures on Main Street must be oriented toward the street, except in instances where public spaces are provided between the structure and Main Street.~~
 - ~~ii. Parking lots must be oriented away from Main Street.~~
 - ~~iii. Master Plan and Overall Design Concept Requirements. The Community~~

Core 30 land use designation is a critical component of Chino's vision for The Preserve. When developed, CC30, along with Community Core 16, will be a high-activity area at the heart of The Preserve. It is likely that the Community Core will build out gradually over the long term. In order to ensure that the Core develops in a coordinated and cohesive manner over time, and is designed at a high level of quality consistent with the City's vision, the following provisions are required:

1. A Master Plan and Overall Design Concept (MPODC) for the area encompassed by Community Core 16 and Community Core 30 designations has been developed and is available as a separate document. The provisions of the MPODC shall apply to Community Core 16 and 30 designations, with the exception of up to 15 acres in the area north of Bickmore Avenue, to which the following standards apply:
- The proposed development of such area is consistent with the intended character of the Community Core as described in the introductory language of the Community Core Land Use Designation and section CC30-1.

The Community Core Design Guidelines are adhered to, including but not limited to; the use of "signature architecture" elements at key locations along Main street; recreation/landscaping features as community focal points; themed hardscape/landscape concepts are employed to define the Community Core and Main Street; structures are designed and oriented to facilitate pedestrian activity along Main Street.

Pedestrian, street and open space connections are well defined and linkages to other parts of the core are taken into account as part of the design and layout proposed. The purpose of this provision is to ensure that development opportunities for the portion of the Community Core to the south are not unduly constrained or compromised by development of the initial 15 acres.
2. None of the requirements of this section apply to existing agricultural land uses unless a change of use is proposed, nor do they restrict improvements or modifications to such uses that would otherwise be allowed by this Specific Plan.

Open Space Designations

The open space land use designations are divided into five land use designations: Agriculture, Open Space-Recreation, Agriculture/Open Space-Natural, Open Space-Natural and Open Space-Water. Each subcategory includes a description of the intended character, allowable uses, and development standards as summarized in Table 5.

The open space land use designations address a specific range of uses intended to help preserve the historic, agriculture character of Chino and to protect open space and biological resources.

Most of the land within the open space designations is also within the 566-foot elevation dam inundation area. The open space designations within this area have been designed to recognize flood hazards and support and protect the biological habitat and open space

resource values inherent in this area from incompatible land uses that could damage these resources.

The Preserve Specific Plan

RESOLUTION NO. PC2026-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO AMEND THE EXISTING LAND USE DESIGNATION FROM MU-H (MIXED USE- HIGH DENSITY 30 DWELLING UNITS PER ACRE) TO CC-16 (COMMUNITY CORE - 16 (MIXED USE)). SUBJECT PARCELS ARE LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF PINE AVENUE AND MAIN STREET (APNs: 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01). THE PROPOSED MODIFICATIONS WILL NOT RESULT IN AN INCREASE OR DECREASE TO THE NUMBER OF RESIDENTIAL UNITS WITHIN THE PRESERVE SPECIFIC PLAN.

WHEREAS, the City of Chino (the "City") adopted The Preserve Specific Plan (The "PSP") on March 25, 2003: and

WHEREAS, on October 19, 2015, the Planning Commission adopted Planning Commission Resolution No. PC2015-004 based on the Findings of Fact and Statement of Overriding Considerations certifying the Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR) for the overall 125-acre Falloncrest project area which this project is a portion of, allowing for the development of retail, commercial, office, a maximum of 1,344 residential units, mixed use and park space; and

WHEREAS, RCCD Inc. on behalf of Falloncrest Farms (the "Applicant"), has filed an application with the City of Chino (the "City") to amend the MU-H (Mixed Use- High Density 30 dwelling units per acre) to CC16 (Community Core - 16 (Mixed Use)) for the parcels of land located at the northwest and northeast corners of Pine Avenue and Main Street (APN 1057-141-02, 1057-151-01, 1057-121-02, 1057-131-01) (the "Project"); and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed General Plan Amendment and related materials; and

WHEREAS, on August 19, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to The PSP as shown in the Draft of The Preserve Specific Plan attached as Exhibit "A".

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

- A. The foregoing recitals are true and correct and incorporated herein.
- B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL26-0014 (General Plan Amendment):

1. *PL26-0014 (General Plan Amendment)*

- a. The proposed general plan amendment is internally consistent with the General Plan. The proposed amendment changes the general plan land use designation from MU-H (Mixed Use- High Density 30 dwelling units per acre) to CC16 (Community Core - 16 (mixed use)). Concurrently, the applicant proposes an amendment to The Preserve Specific Plan to redesignate the site from CC-30 (Community Core 30 dwelling units to the acre) to CC16 (Community Core 16 dwelling units to the acre), thereby maintaining consistency between the General Plan and The Preserve Specific Plan land use designations. The proposed amendment will facilitate lower-density development and a less intensive mixed-use character that is responsive to existing and anticipated market conditions while remaining consistent with the long-term vision for the Community Core while maintaining the overall number of units allowed. The amendment also maintains compatibility with the adjacent Community Core land use designations to the north and south; and
- b. The proposed general plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as the amendment modifies the land use designation, which remains consistent with the surrounding properties and providing a density range that supports a broad variety of residential product types in response to current market conditions. The amendment will also facilitate the development of a key infill site and support the timely implementation of planned public improvements, including improvements to Pine Avenue and Main Street. These improvements will enhance connectivity, circulation, and access within the Community Core, thereby promoting the orderly development of the area in a manner that serves the public interest; and
- c. The proposed general plan amendment will maintain the appropriate balance of land uses within the City, as the proposed site is 13.5 acres, which does not result in a significant amount of land changing land use designations; and
- d. In the case of an amendment to a general plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining land uses, for the requested land use designation and anticipated development. The proposed change to the land use map is for the undeveloped property located at the northwest and northeast corners of Pine Avenue and Main Street.

2. *CEQA Findings.* The environmental documentation is adequate and conforms with the provisions of CEQA, as the Project is within the scope of the previously certified Falloncrest at The Preserve Master Plan Final Environmental Impact Report (EIR), which adequately describes the proposed activity for the purposes of the California

Environmental Quality Act (CEQA), pursuant to Section 15168 of the CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL26-0014 (General Plan Amendment) as outlined in Exhibit "A" to this resolution.

APPROVED and ADOPTED THIS 19th day of August 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 19th day of August 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

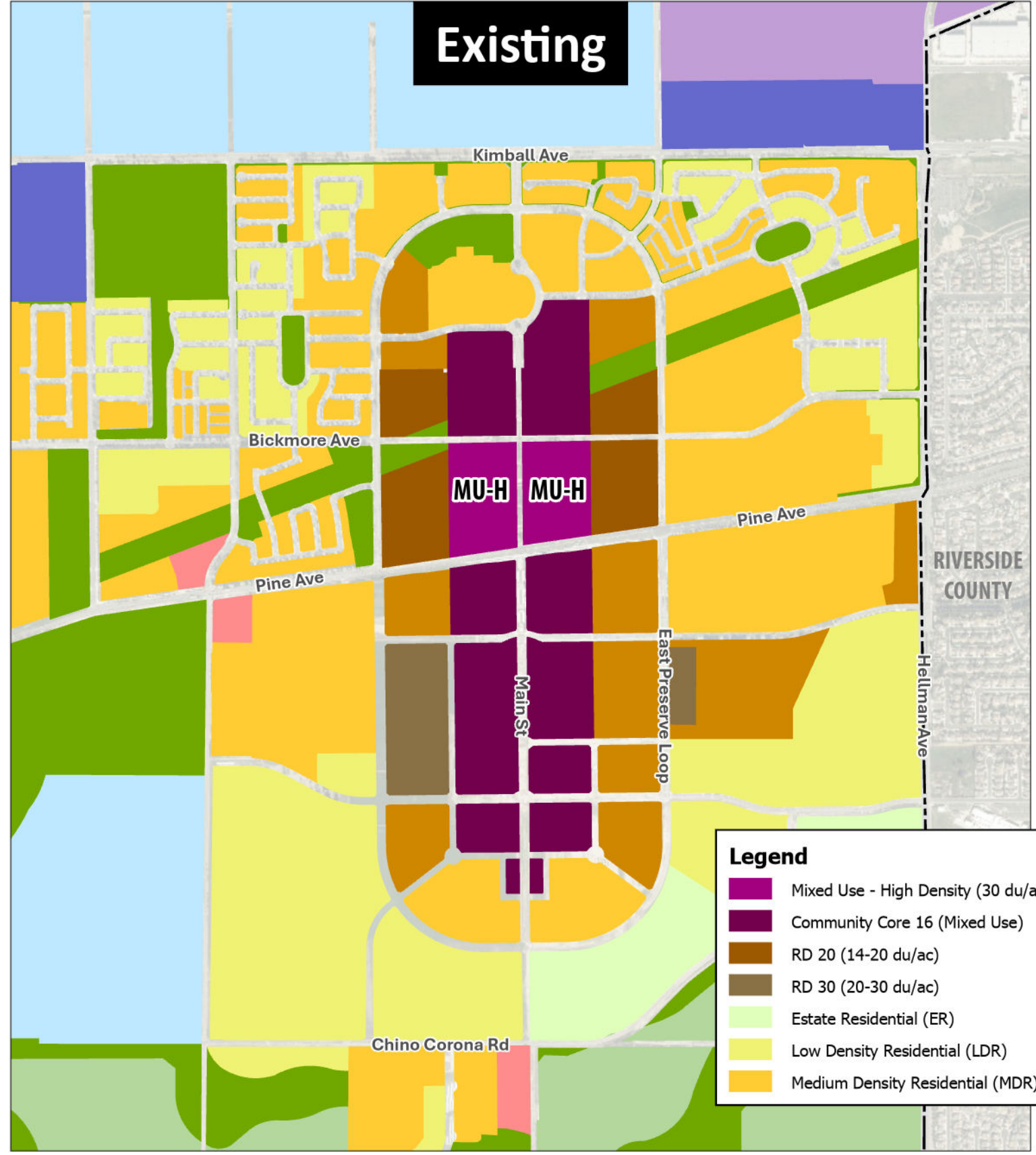
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

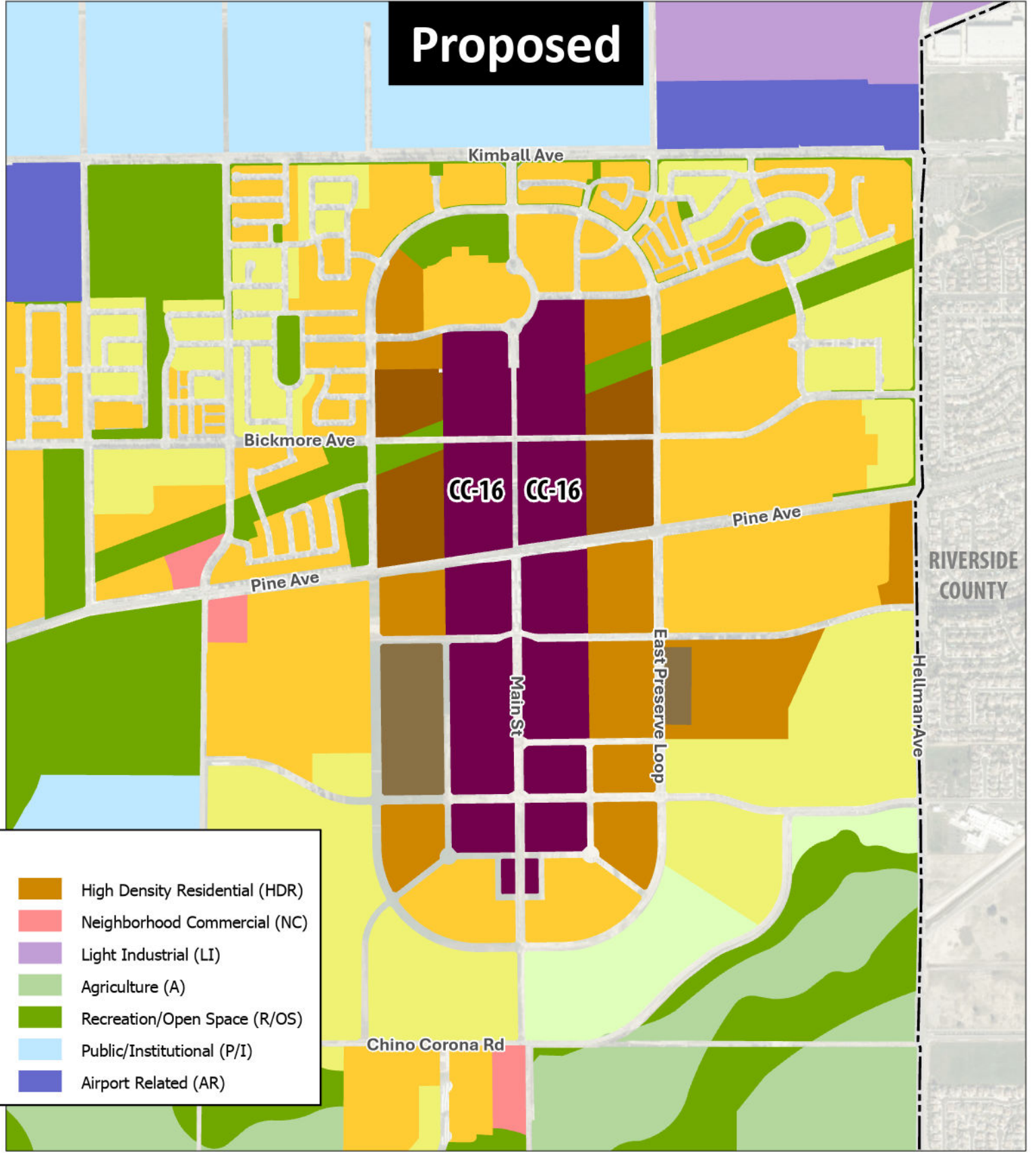
SECRETARY, PLANNING COMMISSION

Exhibit "A" – Draft of The General Plan Map

Existing



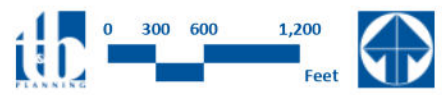
Proposed



Legend

Mixed Use - High Density (30 du/ac)	High Density Residential (HDR)
Community Core 16 (Mixed Use)	Neighborhood Commercial (NC)
RD 20 (14-20 du/ac)	Light Industrial (LI)
RD 30 (20-30 du/ac)	Agriculture (A)
Estate Residential (ER)	Recreation/Open Space (R/OS)
Low Density Residential (LDR)	Public/Institutional (P/I)
Medium Density Residential (MDR)	Airport Related (AR)

Source(s): Esri, City of Chino (March 2025)



Project Name

General Plan Amendment Exhibit

JN:1255-002
Date: 02-06-2026

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

mstaar@cityofchino.org

April 29, 2026

Maria Staar, Senior Planner
City of Chino
13220 Central Avenue
P.O. Box 667
Chino, CA 91708

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Re: SB18 Notification for the Proposed SPA PL26-0010 & GPA PL26-0014 Project

Dear Ms. Staar:

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the City of Chino's (City) letter regarding the above referenced project on March 31, 2026. The proposed Specific Plan Amendment (SPA) PL26-0010 and General Plan Amendment (GPA) PL26-0014 Chino Community Core Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with your agency to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Senate Bill (SB) 18 (Government Code §65352.3) and requests the following from your agency to ensure meaningful consultation:

- Currently proposed Project design and Mass Grading Maps
- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been completed, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports, and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have already completed this work, our office requests a copy of the current Phase I study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Project's area of effect (APE)
- Geotechnical Report

This letter does not conclude consultation. Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI On-Call Tribal Archaeologist, George Dicken Everson, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at ABrierty@morongo-nsn.gov, THPO@morongo-nsn.gov, gdeverson@morongo-nsn.gov or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the City of Chino.

Respectfully,



Bernadette Ann Brierty

Tribal Historic Preservation Officer

Morongo Band of Mission Indians

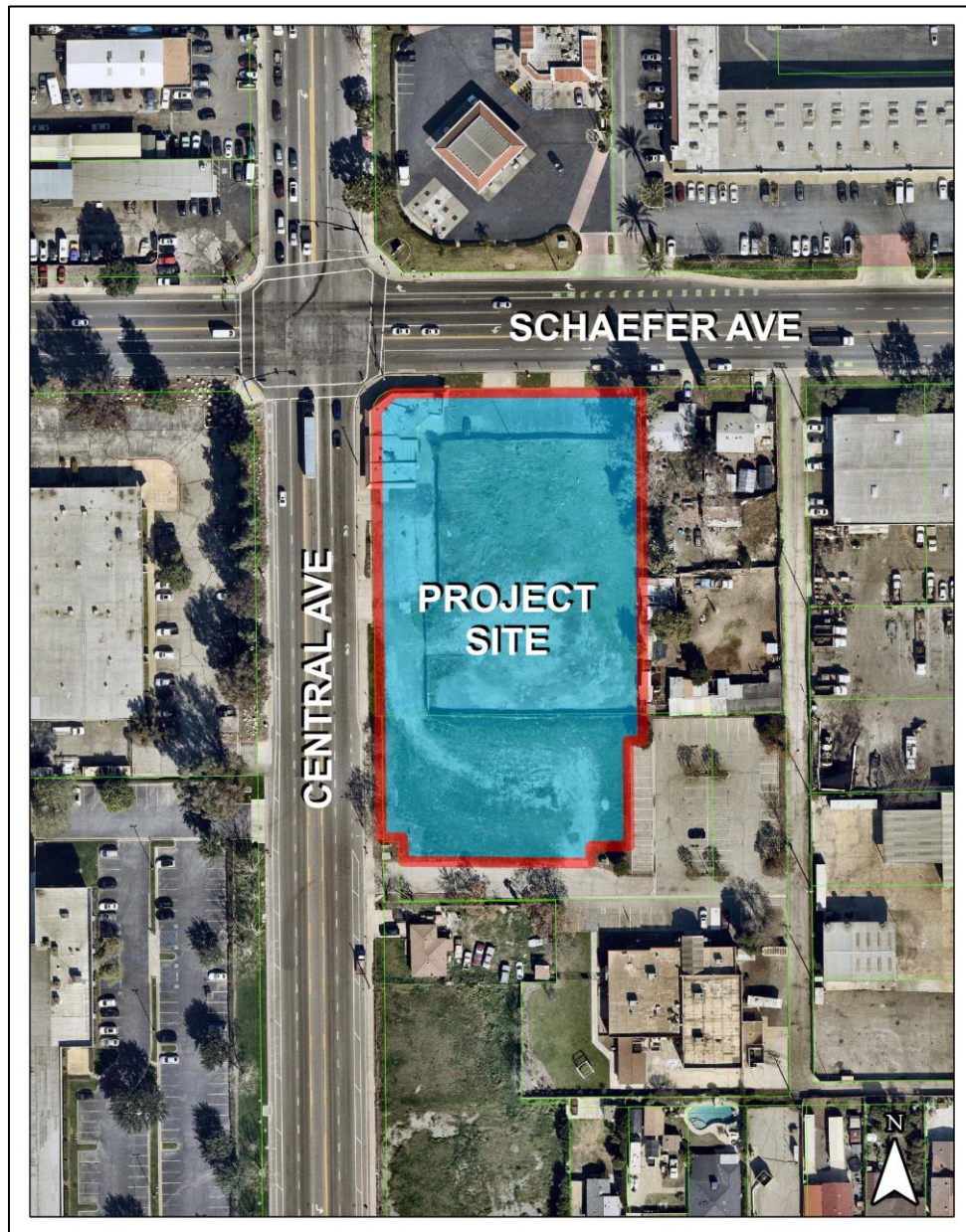
CC: Morongo THPO

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: AUGUST 19, 2026

**PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076
(Special Conditional Use Permit)**

LOCATION MAP



PLANNING COMMISSION MEETING DATE: AUGUST 19, 2026

TITLE: PL25-0103 (SITE APPROVAL), PL25-0104 (SPECIAL CONDITIONAL USE PERMIT) & PL26-0076 (SPECIAL CONDITIONAL USE PERMIT).

PAGE: 2

PROJECT NO.: PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit)

APPLICANT: Evergreen Devco

REQUEST: A request to construct a 4,761-square foot convenience store with a Type 20 Alcohol Beverage Control (ABC) license for off-premise consumption, a 3,724-square foot gas station island pump canopy, and a 3,284-square foot detached express car wash on an approximately 1.99-acre site in the CS (Commercial Service) zoning district.

LOCATION: Southeast corner of Central Avenue & Schaefer Avenue (APN: 1021-031-16 & 1021-031-12)

RECOMMENDATION

Adopt Planning Commission Resolution No. PC2026-023, approving PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

SURROUNDING ZONING AND LAND USE:

	<i>Existing Land Use</i>	<i>General Plan</i>	<i>Zoning District</i>
Project Site -	Vacant building	SC (Service Commercial)	CS (Commercial Service)
North -	Arco gas station/AMPM convenience store & the McCalla commercial center	SC (Service Commercial)	CS (Commercial Service)
East -	Vacant & parking lot for American Legion Chino Post 299 Veterans Organization	SC (Service Commercial) & NC (Neighborhood Commercial)	CS (Commercial Service) & CN (Commercial Neighborhood)
South -	Existing home & American Legion Chino Post 299 Veterans Organization	NC (Neighborhood Commercial)	CN (Commercial Neighborhood)
West -	Industrial buildings	SC (Service Commercial) & GI (General Industrial)	CS (Commercial Service) & M2 (General Industrial)

BACKGROUND

Evergreen Devco is requesting approval of a Site Approval (SA) and Special Conditional Use Permit (SCUP) to construct a commercial project consisting of a 7-11 gas station and convenience store and a detached Quick Quack express car wash. The proposed project is located on two parcels totaling 1.99 acres located in the CS (Commercial Service) zoning

district at the southeast corner of Central and Schaefer Avenues. The proposed Project includes a request for approval of a SCUP for a Type 20 Alcoholic Beverage Control (ABC) license for off-premise consumption of beer and wine for the 7-11 convenience store. A bar and a liquor store were previously located on the site and the vacant building will be demolished. The proposed convenience store and gas station are permitted in the CS zoning district pursuant to Chino Municipal Code §20.21.230 - Service Stations. The proposed express car wash and ABC license are conditionally permitted with approval by the Planning Commission.

ISSUES/ANALYSIS

Site Design:

The proposed Project consists of a 4,761-square foot convenience store with a 3,724-square foot gas station island pump canopy with 10 dispensers and a 3,284-square foot detached express car wash, located on two separate lots. The gas station is located on the northern lot, adjacent to both Central and Schaefer Avenues and the car wash is located on the southern lot, adjacent to Central Avenue. Two points of access are provided with one driveway provided on Central Avenue at the center of the site and the other on Schaefer Avenue at the north end of the site. The convenience store and gas station canopy over the gas station pumps are located at the center of the site in order to maintain visibility per the Police Department's recommendation. Additionally, the car wash and vacuum canopies are designed with the car wash building at the south end of the site and the canopies adjacent to the building to provide maximum visibility. The Project is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central Avenue and Anderson Street. The Project, as designed does not create negative light, noise, and aesthetic impacts, as the site is designed to meet all development standards of the CS zoning district and comply with all other requirements of the Chino Municipal Code.

Project statistics are as follows:

<i>Item</i>	<i>Proposed</i>
Project Area -	1.99 acres (86,500 sq. ft.)
No. Lots -	2
Lot Area -	1.99 acres (86,500 sq. ft.)
No. of Buildings -	2
Building Area -	- Convenience store – 4,761 sq. ft. - Gas station canopy – 3,724 sq. ft. - Car wash – 3,284 sq. ft. Total = 11,769 sq. ft.
Lot Coverage -	14%
Landscape Coverage -	20% required / 20.2% provided (17,959 sq.

	ft.)
Parking (proposed/required)-	- Convenience store - 19 required / 20 provided - Car Wash – 1 required / 17 provided - Total = 20 required / 37 provided

Street Improvements and Parking

The Engineering Division's conditions of approval require the necessary street dedications and infrastructure improvements for both Central and Schaefer Avenues. Central Avenue is required to be widened to include a 14-foot wide, northbound right-turn lane. Furthermore, vehicular turning movements for both drive approaches are restricted to right-in and right-out access only for safety purposes minimizing vehicular conflicts.

The convenience store and car wash have been parked independently according to the parking requirements outlined in the Zoning Code. A total of 19 parking spaces are required for the convenience store with 20 spaces being provided. The car wash requires one space for every three employees (with a maximum of three employees per shift) and three spaces have been provided. In addition, 14 parking spaces with vacuums under canopies have been provided for use by the patrons of the car wash. Overall, the project meets the minimum parking requirements of the Zoning Code.

Architecture

The commercial development is designed with a contemporary architectural style consistent with the branding of both 7-11 and Quick Quack chains. The 7-11 convenience store incorporates brown earth tone colors with ivory stucco walls with fiber cement wood-like siding and dark brown corrugated metal panel siding. The trademark 7-11 horizontal colored banding is included over the entrance to the building and on the gas station canopy to match. The Quick Quack car wash incorporates ivory stucco, light grey fiberglass siding, stone veneer around the base of the building, green trim throughout and at the tower feature, and a yellow arched entrance and exit with yellow pilasters at the tower feature. The building walls have movement by providing insets and offsets, and metal awnings are provided over store windows and entryways.

Landscaping:

A minimum 20 percent landscape coverage is required for this Project. The applicant meets this requirement by providing a total of 20.2 percent landscape coverage, which has been primarily concentrated along both street frontages. Landscaping consists of a mixture of trees, shrubs and groundcover. All landscaping will employ drought-tolerant ground cover and plant material in order to comply with the City's landscape ordinance.

Special Conditional Use Permits:

Type 20 ABC License

The gas station and convenience market for 7-11 will be located within a 4,761 square foot building. The 7-11 convenience market will include quick grab items, coolers with beverages and beer and wine sales. The business will have approximately 15 employees and staff two to three employees per shift. The store is proposed to be open 24-hours. The Zoning Code has several provisions relating to the sale and display of beer and wine for off-premise consumption that have been included as conditions of approval. These conditions address the sale, storage and advertising of alcohol, and are sufficient to regulate the proposed beer and wine sales.

The applicant is applying for a Type 20 (off-sale beer and wine) license through the Department of ABC. The license is for the sale of beer and wine only. The Business and Professions Code establishes a procedure for determining if the public convenience or necessity would warrant the issuance of an ABC license where an undue concentration of licenses exists within the census tract. A total of three off-sale licenses are allowed within the Census Tract (5.04) and currently two off-sale licenses exist. Therefore, there is not an over concentration of off-sale ABC establishments in this census tract. However, the City of Chino is a moratorium City as it relates to off-sale alcohol licenses and findings for public convenience and necessity are required. These findings are included in Planning Commission Resolution No. PC2026-023.

The Chino Police Department reviewed the application for potential crime as a result of the sale of alcohol for off-site consumption. It was determined that the granting of a SCUP will likely not cause a significant impact on public safety with the conditions that are placed on the project. The Crime Prevention Unit provided the applicant with recommendations for additional security using CPTED (Crime Prevention Through Environmental Design) guidelines. The Police Department has no concerns with the request.

Automobile, Light Truck, & Van Cleaning

The proposed Quick Quack Car Wash will be located within a 3,284 square foot building. The carwash operation is proposed as an automated operation where the owner of the vehicle remains inside the vehicle while the vehicle goes through an automated carwash tunnel. Adequate queuing for 19 vehicles is provided from the point of payment, and the carwash has the capacity to wash up to 155 cars per hour, loading one car every 24 seconds onto the conveyor system. The average wash time is two to three minutes. Fourteen complimentary vacuum stations are provided adjacent to the carwash building. The business will operate between the hours of 7 a.m. to 9 p.m. with two to three employees per shift. The carwash anticipates to employ a total of 18 employees. Based upon the site design, location relative to adjacent uses, and operational measures incorporated into the project, it is not anticipated that the car wash will negatively impact the surrounding properties. If at any time the exterior noise standards exceed allowable noise levels, or if the uses create a noise nuisance to adjacent uses, the applicant is required to work with staff to reduce noise impacts to an adequate level (Condition of Approval No. 7.9.6).

Public Noticing

A 10-day notice was mailed to all property owners within a 300-foot radius of the project site. In addition, a notice was published in the Chino Champion on August 8, 2026. In response to the public notice, no comments have been received. The notice meets legal noticing requirements.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15332, In-Fill Development projects. The exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than 5 acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. The proposed Project is located on a 1.99-acre undeveloped site and fully surrounded by existing development. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.

Attachments – Resolution PC2026-023
Conditions of Approval

RESOLUTION NO. PC2026-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0096 (SITE APPROVAL), PL25-0104 (SPECIAL CONDITIONAL USE PERMIT) & PL26-0076 (SPECIAL CONDITIONAL USE PERMIT) FOR APPROVAL TO CONSTRUCT A 4,761-SQUARE FOOT CONVENIENCE STORE WITH A TYPE 20 ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FOR OFF-PREMISE CONSUMPTION, A 3,724-SQUARE FOOT GAS STATION ISLAND PUMP CANOPY, AND A 3,284-SQUARE FOOT DETACHED EXPRESS CAR WASH ON AN APPROXIMATELY 1.99-ACRE SITE IN THE CS (COMMERCIAL SERVICE) ZONING DISTRICT, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CENTRAL AVENUE & SCHAEFER AVENUE (APN: 1021-031-16 & 1021-031-12).

WHEREAS, Chino Preserve Development Corporation (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit) (the “Project”) to construct a 4,761-square foot convenience store with a Type 20 Alcohol Beverage Control (ABC) license for off-premise consumption, a 3,724-square foot gas station island pump canopy, and a 3,284-square foot detached express car wash on an approximately 1.99-acre site in the CS (Commercial Service) zoning district, located at the southeast corner of Central Avenue & Schaefer Avenue (APN: 1021-031-16 & 1021-031-12); and

WHEREAS, staff has recommended that that Commission find this Project to be exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15332 of the CEQA Guidelines, Infill Development; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS, on August 19, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project; and

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

A. The foregoing recitals are true and correct and incorporated herein.

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit):

1. *PL25-0103 (Site Approval)*

- a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The project site is designated as SC (Service Commercial). The proposed convenience store and gas station are permitted in the CS zoning district pursuant to Chino Municipal Code §20.21.230 - Service Stations and the proposed express car wash is conditionally permitted pursuant to Chino Municipal Code §20.06 – Commercial Zoning Districts. Furthermore, the Project serves General Plan Objective LCC-1 which encourages development that will foster a clear development pattern defined by lively activity centers, thriving employment districts, and safe, livable neighborhoods. The proposed Project meets all applicable development standards set forth;
- b. The proposed Project is permitted within the zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Code. The proposed gas station and convenience store are permitted in the CS (Commercial Service) zoning district in which it is located and the proposed car wash is conditionally permitted. Both comply with all applicable provisions of the Zoning Code.;
- c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed commercial development is consistent with the development guidelines and standards of the City of Chino Zoning Code and there is adequate access from both Central and Schaefer Avenues;
- d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Central and Schaefer Avenues are required to be improved as part of the development. Furthermore, vehicular turning movements for both drive approaches are restricted to a right-in and right-out access only for safety purposes minimizing vehicular conflicts;
- e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood. The Project is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central and Schaefer Avenues. The Project will have no significant negative light, noise, and aesthetic impacts, as the site is designed to meet all development guidelines of the CS zoning district in which it is located. The operations will remain compatible with the abutting properties and

surrounding businesses and offer needed goods and services to the employees of those businesses;

- f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare, as the Project is consistent with the CS zoning district and surrounding uses. The Chino Police Department has reviewed the Project and has recommended approval of the Project as conditioned. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";
- g. The proposed Project will not have a significant adverse impact on the environment as the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15332, In-Fill Development projects. The exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than five acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. The proposed Project is located on a 1.99-acre undeveloped site and fully surrounded by existing development. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project; and
- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A". Further, the Project meets all required development standards and policies pertaining to residential development in the City and The Preserve Specific Plan.

2. *PL25-0104 (Special Conditional Use Permit)*

- a. The proposed use is consistent with the goals and policies of the City's adopted General Plan, as the project site is designated as SC (Service Commercial). The proposed express car wash is conditionally permitted pursuant to Chino Municipal Code §20.06 – Commercial Zoning Districts. Furthermore, the Project serves General Plan Objective LCC-1 which encourages development that will foster a clear development pattern defined by lively activity centers, thriving employment districts, and safe,

livable neighborhoods. The proposed Project meets all applicable development standards set forth;

- b. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of uses proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed car wash is consistent with the development guidelines and standards of the City of Chino Zoning Code and there is adequate access from both Central and Schaefer Avenues;
- c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed uses, as necessary street and roadway improvements for Central and Schaefer Avenues are required to be improved as part of the development. Furthermore, vehicular turning movements for both drive approaches are restricted to a right-in and right-out access only for safety purposes minimizing vehicular conflicts;
- d. The proposed use is compatible with the uses abutting the subject property and the surrounding areas. The proposed use is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central and Schaefer Avenues. The proposed use will have no significant negative light, noise, and aesthetic impacts, as the site is designed to meet all development guidelines of the CS zoning district in which it is located. The operations will remain compatible with the abutting properties and surrounding businesses and offer needed goods and services to the employees of those businesses;
- e. The proposed location, size, and operating characteristics of the proposed uses will not be detrimental to the public interest, health, safety or general welfare, as the proposed use is consistent with the CS zoning district and surrounding uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";
- f. The proposed use will not have a significant adverse impact on the environment as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development;
- g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed uses and have been

imposed as conditions of project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed uses, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to the Planning Commission staff report, and are described herein.

3. *PL26-0076 (Special Conditional Use Permit)*

- a. The proposed use is consistent with the goals and policies of the City's adopted General Plan, as the project site is designated as SC (Service Commercial). The proposed Type 20 ABC license is conditionally permitted pursuant to Chino Municipal Code §20.21.270.B – Alcoholic Beverage Sales §20.21.270.B. The proposed use meets all applicable development standards set forth which encourages commercial development, including alcohol sales that will support and enhance vibrant commercial areas and serve existing neighborhoods;
- b. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of uses proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed commercial development is consistent with the development guidelines and standards of the City of Chino Zoning Code and there is adequate access from both Central and Schaefer Avenues;
- c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed uses, as necessary street and roadway improvements for Central and Schaefer Avenues are required to be improved as part of the development. Furthermore, vehicular turning movements for both drive approaches are restricted to a right-in and right-out access only for safety purposes minimizing vehicular conflicts;
- d. The proposed use is compatible with the uses abutting the subject property and the surrounding areas. The proposed use is surrounded by a commercial center to the north, including an AM/PM convenient store and Arco gas station, and industrial uses to the east and west. American Legion Chino Post 299 Veterans Organization is located to the south and a future adjacent residential project is proposed at the northeast corner of Central and Schaefer Avenues. The operations will remain compatible with the abutting properties and surrounding businesses and offer needed goods and services to the employees of those businesses;
- e. The proposed location, size, and operating characteristics of the proposed uses will not be detrimental to the public interest, health, safety or general

welfare, as the proposed use is consistent with the CS zoning district and surrounding uses. The Chino Police Department has reviewed the Project and has recommended approval of the Project as conditioned. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached hereto as Exhibit "A";

- f. The proposed use will not have a significant adverse impact on the environment as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development;
- g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed uses and have been imposed as conditions of project approval by the Chino Planning Commission. In addition, certain safeguards have been required of the proposed uses, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to the Planning Commission staff report, and are described herein.

4. *Public Convenience or Necessity*

- a. The convenience store associated with the gas station will offer a wide selection of name-brand consumable general merchandise and groceries. By including beer and wine with the merchandise already offered, the convenience store can better serve the surrounding community by providing customers with a convenience not offered in the general vicinity. The proposed sale of alcoholic beverages is incidental to a larger gas station and convenience store retail use, and is consistent with what would be expected for these types of uses. The sale of alcoholic beverages for off-site consumption are subject to compliance with specific performance standards, that address the display and storage of beer and wine, as outlined in Section 20.21.270, of the City's Zoning Code.
- b. Census Tract 5.04, in which the Project is located, currently allows three Type 20 ABC licenses and two currently exist. Therefore, there is not an over concentration of off-sale ABC establishments in this census tract. However, the City of Chino is a moratorium City as it relates to off-sale alcohol licenses and findings for public convenience and necessity are required;
- c. The Police Department has reviewed the request and determined beer and wine sales at this location should not have a negative impact on crime in the area. Conditions of approval require that measures be put in place for crime prevention such as a video surveillance system, extensive training for

employees to help deter crime, and implementation of measures to ensure the responsible sale of beer and wine.

- d. The proposed sale of alcoholic beverages will not be harmful to the health, safety, and general welfare of the public or otherwise detrimental to the environment or character of development in the immediate area, including sensitive land uses, because detailed procedures will be established by the convenience store to ensure the sale of alcohol will take place in a highly responsible and conscientious manner. The policies and procedures include:
 - Employees will undergo training approved by the Alcoholic Beverage Control Board for the responsible sale of alcohol.
 - Each cash register clerk must submit an internal policy acknowledgement as part of the daily log-in and log-out process.
 - Each cash register clerk must request identification and proof of age for any customer attempting to purchase beer or wine who appears to be under the age of 30. A point of sale system will prompt cashiers for date of birth entry for all beer and/or wine transactions to ensure proper identification.
 - All new store employees will receive training before they begin working at the store, including how to recognize fake IDs and how to refuse a sale.
 - Store managers and staff will also receive training in maintaining store security and deterring potential crimes and violence. Training includes security procedures, proper store maintenance, violence avoidance, and what to do in case of a robbery.
5. *CEQA Findings.* In compliance with CEQA, Pursuant to Guideline § 15332, Infill Development, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. The exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than 5 acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. The proposed Project is located on a 1.99-acre undeveloped site and fully surrounded by existing development. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.
6. *Approval of PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit).* The Planning Commission hereby approves PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit) subject to the Conditions of Approval attached hereto as Exhibit "A". Applicant, including its successors and

assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".

7. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 19th day of August 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval

EXHIBIT A

DEPARTMENTAL CONDITIONS OF APPROVAL

DATE: August 19, 2026

PROJECT FILE NO.: PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit)

LOCATION: Southeast corner of Central Avenue & Schaefer Avenue (APN: 1021-031-16 & 1021-031-12)

APPLICANT: Evergreen Devco

The departments listed below have reviewed the above referenced applications. Those departments marked with an “X” have required conditions of approval to be imposed on the project.

Development Services Department –

- ☒ Planning Division
- ☐ ADA Accessibility Division

Public Works Department –

- ☒ Engineering Division
- ☐ Traffic Division

☒ Chino Valley Independent Fire District

☒ Police Department

☐ Finance Department

☐ Community Services, Parks & Recreation Department

**DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL**

DATE: August 19, 2026

PROJECT FILE NO.: PL25-0103 (Site Approval), PL25-0104 (Special Conditional Use Permit) & PL26-0076 (Special Conditional Use Permit)

LOCATION: Southeast corner of Central Avenue & Schaefer Avenue (APN: 1021-031-16 & 1021-031-12)

APPLICANT: Evergreen Devco

1.0 TIME LIMITS:

- 1.1. The above referenced Site Approval & Special Conditional Use Permits shall expire on August 19, 2027, if building permits are not obtained and/or the approved use has not commenced. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.

2.0 GENERAL REQUIREMENTS:

- 2.1. Failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the Planning Commission.
- 2.2. The project shall proceed only in accordance with the approved plans on file with the Development Services Department, and with the conditions contained herein and the Chino Municipal Code.
- 2.3. Approval of this request shall not waive compliance with all sections of the Chino Municipal Code, all other applicable City ordinances, and applicable specific plans.
- 2.4. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- 2.5. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.
- 2.6. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project's sponsors and/or

DEVELOPMENT SERVICES DEPARTMENT

CONDITIONS OF APPROVAL

FILE NO.: PL25-0103 (SA), PL25-0104 (SCUP) & PL26-0076 (SCUP)

DATE: August 19, 2026

other parties in an action filed in a court of law, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.

- 2.7. As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.
- 2.8. The City of Chino has an exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The applicant shall be responsible for making arrangements with Waste Management for disposal of any/all construction debris or trash generated as a result of this permit. Waste Management can be reached at 1-800 423-9986.
- 2.9. All proposed signs shall be designed to conform with Chino Municipal Code Title 16 (Signs) and shall require separate application and approval by the Director of Development Services prior to installation. The applicant shall submit a Sign Program to the Development Services Department for review and approval prior to the first occupancy.
- 2.10. Any change of use in the project shall be reviewed by the Development Services Department for compliance with CEQA.
- 2.11. Pursuant to Public Resources Code Section 21089 and Fish and Wildlife Code Section 711.4, the developer shall provide those fees marked [X] below in the form of a check made payable to the **San Bernardino County Clerk of the Board of Supervisors** within 5 days of Planning Commission approval. **Project approval shall not be complete until the required fee(s) is (are) paid:**

[] \$50 for the Notice of Determination filing fee.

DEVELOPMENT SERVICES DEPARTMENT

CONDITIONS OF APPROVAL

FILE NO.: PL25-0103 (SA), PL25-0104 (SCUP) & PL26-0076 (SCUP)

DATE: August 19, 2026

☒ \$50 for the Notice of Exemption filing fee.

☐ \$2,548.00 for the California Department of Fish and Wildlife Mitigated Negative Declaration fee.

☐ \$3,539.25 for the California Department of Fish and Wildlife Environmental Impact Report fee.

2.12. The Director of Development Services shall have the authority to approve minor deviations in the site plan, architecture and/or landscape providing the total approved building area is not exceeded.

3.0 PRIOR TO THE ISSUANCE OF A BUILDING AND/OR GRADING PERMIT:

3.1. The developer shall pay development impact fees at the established rate. Such fees may include, but not be limited to, new construction fee, park or open space fees, school fees, drainage fees, sewer fees, building permit and plan check fees.

3.2. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Director of Development Services. Plans shall be designed pursuant to Chino Municipal Code Section 20.10.090 (Outdoor Lighting) and shall indicate fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.

3.3. Revised plans, incorporating all conditions of approval, shall be submitted for review and approval by the Director of Development Services.

3.4. All plans shall be coordinated for consistency.

3.5. The developer shall submit two sets of structural plans/construction documents. Said plans shall include one set of structural calculations, one set of Title 24 energy calculations, and one soils report. The developer shall also submit the above documents in digital format to the Building Division once approved.

3.6. A precise wall plan indicating the design, location and construction details of all walls and fences shall be submitted for review and approval by the Planning and Building Divisions. All perimeter and street-facing walls, including retaining walls, shall be decorative in nature. A wrought iron fence with 24" brick pilasters, equally-spaced, shall be constructed along the northern/eastern property line adjacent to the CIM prison site, to the satisfaction of the Director of Development Services.

DEVELOPMENT SERVICES DEPARTMENT

CONDITIONS OF APPROVAL

FILE NO.: PL25-0103 (SA), PL25-0104 (SCUP) & PL26-0076 (SCUP)

DATE: August 19, 2026

- 3.7. A construction management plan shall be submitted for review and approval by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents and/or surrounding businesses in adjacent areas. Elements of the plan would contain, but not be limited to, the following:
- a. Routing of construction equipment
 - b. Hours of operation
 - c. Dust control
 - d. Vector control
 - e. Vehicle, equipment, and personnel staging
 - f. Pre-construction meetings
 - g. Contractor/subcontractor acknowledgement, obligations, and penalties
 - h. Traffic control and coordination
 - i. Security and interim fencing
 - j. Signs posted on the site with a contact number for the job site construction manager and the City's Code Enforcement Division. Signs shall measure at least four feet by eight feet, and shall be posted along every street frontage. The developer shall contact the City immediately upon any change in contact numbers.
 - k. Building and landscape phasing.
- 3.8. Prior to the issuance of any grading permit, four (4) sets of detailed on-site landscaping and irrigation construction drawings along with a copy of the Planning Commission approved conceptual landscape plans and a copy of the conditions of approval shall be submitted for review and approval by the Director of Development Services. A grading permit will not be issued until the City's outside plan checker has completed one review of detailed landscape and irrigation plans for the development. Payment of the Landscape & Irrigation Plan Review Fee shall be due at the time of submittal. Plans shall be prepared to comply with the City's Water Efficient Landscape Ordinance, adopted on October 6, 2015, Ordinance No. 2015 008, meet the requirements for a Landscape Documentation Package in accordance with Section 20.19.030 of the Landscape Ordinance, and shall bear the seal of a landscape architect registered with the state of California. If the site includes areas proposed to be placed within a City-maintained Landscape Maintenance District, then five (5) sets of plans shall be submitted, and the plans shall be prepared on City of Chino, Engineering Division base sheets, and shall bear the seal of a landscape architect registered with the state of California. Original mylars shall be submitted to the City upon approval of plans by the City Engineer.
- 3.9. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that is not placed underground such as SCE transformers,

DEVELOPMENT SERVICES DEPARTMENT

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backflow prevention devices, irrigation valves and controllers used for common landscape areas shall be placed in areas out of public view and sufficiently screened. The location and method of screening of said utilities shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.

- 3.10. All electrical panels and cabinets shall be completely screened. All electrical panels and cabinets shall be fully enclosed, and integrated into and architecturally compatible with the building to the satisfaction of the Director of Development Services. The locations of the electrical panels and cabinets shall be reflected on a site plan and elevation(s) to be reviewed and approved by the Director of Development Services.
- 3.11. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.
- 3.12. Prior to the issuance of a building permit, the approved grading plans shall be attached to the construction plan set. The project shall be built according to the plans approved by the Planning Commission on August 19, 2026, as prepared by Evergreen Devco. Any substantial modification to the project shall require Planning Commission review and approval. If minor in nature, the modification may be reviewed and approved by the Development Services Director.
- 3.13. Upon submittal of construction drawings to the Building Division for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.
- 3.14. Special Conditions:
 - 3.14.1. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements, and submitted for review and approval by the City.
 - 3.14.2. A construction-phasing plan shall be submitted to and approved by the Deputy Director of Development Services prior to building permit issuance. This plan shall show which buildings will be completed in which phases, and how each completed phase will be closed off from phases under construction so as to minimize conflict between construction vehicles, construction equipment, employees and residents, as applicable.

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- 3.14.3. Approval of the conceptual landscape plan by the Planning Commission does not constitute final approval. The final landscape approval (during the plan check process and/or following installation) shall be subject to the review and approval of the City's Landscape Architect Consultant and the Director of Development Services. The City Landscape Architect or Director of Development Services may require additional/fewer trees, shrubs, vines, and ground cover as necessary, based on final site conditions during the landscape plan check process or field review process in order to mitigate any site conditions that were not apparent during either the Planning Commission review or plan check review process.
- 3.14.4. To minimize damage to paved areas due to tree root growth, trees located within five (5) feet of any paved surface area shall be provided with root barriers unless it can be demonstrated, to the satisfaction of the Planning Division, that the root growth characteristics of the type of tree proposed does not warrant their installation.
- 3.14.5. Incorporate into a reciprocal agreement for the two project parcels to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels. The intent of the CC&R's is to assure that the entire site is maintained in a uniform and comprehensive manner.
- 3.14.6. Execute an agreement with the owner's of the adjacent American Legion site to transfer real property and terminate easements between the project site and the American Legion site.
- 3.14.7. The proposed development is subject to the Art in Public Places Program, which shall be provided on site, or an in-lieu fee paid to be located elsewhere in the City. Required fees are 0.1% of building valuation. Building valuation shall be based on the total building(s) valuation as computed using the latest Building Valuation Data as set forth by the International Conference of Building Officials (ICBO). The fee is paid prior to building permit issuance.

4.0 PRIOR TO START OF CONSTRUCTION:

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- 4.1. A pre-construction meeting, scheduled with the Building Division, shall be held with all applicable City staff members, developer, contractor, superintendent, and all subcontractors prior to start of construction.
- 4.2. The approved construction management plan shall be distributed to all contractors and subcontractors, and shall be maintained on-site through the duration of construction.
- 4.3. The applicant is required to contact the West Valley Mosquito and Vector Control District to determine if an inspection or field survey of potential vectors and their ectoparasites is necessary. If the District so determines, an inspection or field survey shall be conducted by the District, at the applicant's expense, prior to demolition or grading in order to protect the health of and reduce the risk of neighboring residents to vector-borne diseases. Based on the inspection or survey results, the applicant shall take appropriate vector control methods as recommended by the District.
- 4.4. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services.

5.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- 5.1. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.
- 5.2. The fee for review of the landscaping and irrigation plans by the City's outside plan checker shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.
- 5.3. All landscaping and irrigation shall be installed in accordance with plans on file with the Development Services Department, and irrigation systems fully operational. Furthermore, all landscaped areas shall be free of trash and debris.
- 5.4. All exterior lighting fixtures shall be installed in accordance with plans on file with the Development Services Department, and shall be fully operational.
- 5.5. A licensed landscape architect or contractor, or other licensed certified professional in a related field shall conduct a final field inspection and shall prepare a certificate of completion, which shall be filed with the Director of Development Services. The certificate of completion shall be prepared in accordance with Section 20.19.030.J of the Landscape Ordinance, and shall specifically indicate that plants were installed as specified by the landscape design plan, that the irrigation system was installed as specified

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by the irrigation design plan, and that an irrigation audit has been performed. All landscape and irrigation audits shall be conducted by a landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

- 5.6. A landscape maintenance program for the entire project site shall be reviewed and approved by the Director of Development Services. The maintenance program shall include general landscape maintenance provisions for pruning, trimming, the replacement of any dead, decayed, or diseased vegetation, ongoing weed abatement, and replacement/repair of the irrigation system, when necessary. The landscape maintenance program shall be included with the contract with the landscape maintenance company to ensure they implement the maintenance program. In addition, the maintenance program should include provisions for periodic inspections to ensure the irrigation system is working properly, and all landscaping is being properly maintained.
- 5.7. Prior to issuance of a certificate of occupancy, any temporary construction office buildings/trailers shall be removed from the site.
- 5.8. The project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site.

6.0 OTHER REQUIREMENTS:

- 6.1. The applicant shall disclose to all potential tenants or owners of units or buildings that the businesses/uses must be consistent with the standards of the land use designation/zoning district in which the project site is located.
- 6.2. The project site shall be cleared of all trash, debris, weeds, and other discarded items within 2 weeks of Planning Commission approval. Approval of this application shall be deemed null and void upon failure of the applicant to comply with this condition within the aforementioned time period.
- 6.3. A coating that will facilitate the removal of graffiti shall be applied over the complete height of one side/both sides of walls and/or fences, and to a height of eight feet on building walls. If a coating is not provided, the owner of the property shall paint the buildings and/or walls to remove graffiti within 72 hours of notice.
- 6.4. A preconstruction survey (four surveys in four days) shall be conducted no more than 30 days prior to ground disturbance including clearing, grubbing

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or grading of the site to ensure that no burrowing owls are occupying the project area.

6.5. Building and Site Design:

6.5.1. Exterior building color shall be reviewed and approved by the Director of Development Services. Colors shall be coordinated between structures, utilizing compatible hues and intensities. Final review and approval of paint colors utilizing a color test may be required prior to painting any structure, if determined necessary in the field by the Director of Development Services.

6.5.2. All building drainage gutters, downspouts, vents, etc., located on the exterior walls shall be architecturally compatible with the exterior building design and color, to the satisfaction of the Director of Development Services, or shall be completely concealed from view. They shall not be located on the exterior of building walls near office areas or other prominent locations on the buildings.

6.5.3. All new mechanical equipment and appurtenances of any type (including, but not limited to, electrical cabinets, HVAC equipment, skylights, stack vents or fans) whether located on rooftops, ground level or anywhere on the building structures, shall be completely screened so as not to be visible from any public street and/or adjacent property, subject to review and approval by the Director of Development Services. The parapet wall should serve as the primary method of screening, or the facilities shall be enclosed within the structure of the building. Such enclosure of facilities shall be of compatible design related to building structure for which such facilities are intended to serve.

6.5.4. Returns for parapet walls shall not be visible from public view and shall be evaluated in the field during construction, and modified if necessary so as not to be visible. All parapet returns shall be a minimum of 4 feet deep.

6.5.5. New ladders for roof access shall be mounted on the inside of the building within the commercial and industrial projects.

6.5.6. All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.

6.5.7. All landscaping shall be designed and installed in accordance with Chapter 20.19 of the Chino Municipal Code.

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6.6. Parking and Lighting:

- 6.6.1. All exterior lighting fixtures shall be installed in accordance with plans on file with the Development Services Department, and shall be fully operational prior to occupancy.
- 6.6.2. All building-mounted light fixtures within public areas shall be decorative in nature and architecturally compatible with the building. Building-mounted light fixtures shall be reviewed and approved by the Director of Development Services prior to installation. "Wall-paks" or other standardized exterior lighting shall not be permitted within public areas.
- 6.6.3. All parking and loading areas shall be paved and double-striped in accordance with plans on file with the Development Services Department, Chino Municipal Code Chapter 20.18 (*Parking*) and the disabled parking and accessibility requirements of state law (see the CalDAG—California Disabled Accessibility Guidebook).
- 6.6.4. Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation.
- 6.6.5. All parking spaces, aisles, entrances and exits shall be double-striped per City standards.
- 6.6.6. All parking spaces for compact cars shall be clearly identified as "Compact Car Only" on the pavement, at the opening of the space. Compact parking spaces shall be reasonably distributed throughout the parking area, subject to review and approval by the Director of Development Services.

6.7. Refuse and Recycling:

- 6.7.1. Separate receptacles (bins) for the collection of refuse and recyclable materials shall be provided. An adequate number of bins to allow for the collection of both refuse and recyclable materials generated by the development shall be provided. At a minimum, refuse disposal and recyclable materials collection needs shall be provided for as follows:

Commercial Retail Uses – Two 3-cubic yard collection bins (one for refuse and one for recyclables) for the first 8,000 square feet of gross floor area, and one 3-cubic yard bin for each additional 8,000 square feet of gross floor area, or fraction thereof.

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- 6.7.2. Refuse and recyclable materials bins shall be enclosed by a 6-foot-high (1.83 m) wall that is designed to be architecturally compatible with the building(s), with solid view obstructing gates fitted with self-closing door devices, and be designed with cane bolts in front of the block walls to secure the gates when in the open position. The gates should also be equipped with rod locks and corresponding rod holes in both the open and closed gate positions. Bins containing recyclable materials shall be provided protection from adverse environmental conditions that might render the collection materials unmarketable.
- 6.7.3. No refuse/recycling enclosure shall be located within any required setback area.
- 6.7.4. All refuse and recyclable material bin enclosures not located in private yard areas shall be screened with landscaping on all sides, with the exception of the gate area. All sides of the enclosure, with the exception of the gate area, shall be surrounded by a minimum 18" wide planter area for the purpose of providing landscape material. A Solid roof is required over the bin/enclosure per WQMP requirements.
- 6.7.5. Refuse storage and recycling areas shall not be used for the storage of materials other than that for which it is designed (refuse and recyclable materials). The premises shall be kept in a neat and orderly condition, and in good repair and appearance at all times.
- 6.7.6. No outdoor storage of vehicles, materials, and equipment shall be permitted.
- 6.8. Per Section 15.45.070 of the Chino Municipal Code, demonstrate consistency with the Chino Climate Action Plan by implementing one of the following three options:
 - a) Exceed the mandatory California Energy Code Title 24, Part 6 standards in effect at the time of application submittal by 5%; or
 - b) Achieve an equivalent reduction through voluntary measures in the California Green Building Standards Code, Title 24, Part 11 (CALGreen) in effect at the time of application submittal; or
 - c) Provide other equivalent greenhouse gas (GHG) reductions through measures including but not limited to, non-vehicle transportation infrastructure, transit, ZEV (zero emission vehicle) infrastructure or other incentives, waste diversion, water conservation, tree planting, renewable energy option packages, or any combination of these or other measures such that GHG emissions are reduced by 0.74 MT CO₂e per residential

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dwelling unit per year and/or per TSF of commercial/industrial use per year.

Applicants that choose Option a described above will be required to verify that their project meets the 5% improvement above the mandatory standards through the appropriate certificate of compliance form for residential construction (CF-1R) or for commercial/industrial construction (PERF-1C). Applicants that choose Options b or c described above will be required to utilize the GHG Performance Standard Checklist developed by the City, or provide other valid documentation, such as CalEEMod or other methodologies, as verified by the Director of Development Services to demonstrate the required GHG reductions consistent with the City's CAP.

7.0 THE APPROVED USES SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

- 7.1. All operations shall not create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration or other similar causes.
- 7.2. The operation or activity shall not cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or the requirements of any Air Quality Plan adopted by the City of Chino.
- 7.3. The operation or activity shall not emit odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the project site boundary.
- 7.4. The operation shall not discharge, at any point, into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material which can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with the standards approved by the California Department of Public Health, or any other federal, state or local government agency.
- 7.5. No operation or activity shall emit heat or cold that would cause a temperature increase or decrease on any adjacent parcel in excess of 10°F (5.56°C).

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- 7.6. No operation or activity shall cause any impermissible source of electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel that is not in conformance with the regulations of the Federal Communications Commission (FCC). Impermissible interference for the purposes of this document shall mean any interference that violates the rules and regulations of the FCC and/or the Communications Act of 1934, as amended.
- 7.7. No operation or activity shall be permitted to cause a steady state, earth-borne oscillation which is continuous and occurring more frequently than 100 times per minute beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement.
- 7.8. Noise emanating from the project site, and which is received by adjacent land uses, shall not exceed the levels specified below, except that loudspeakers, bells, gongs, buzzers or other noise attention or attracting devices shall not exceed a maximum daytime dBA level of 60 and nighttime dBA of 40, measured anywhere beyond the boundaries of the property within which the noise is created.

Maximum Time of Exposure	Noise Metric	Noise Level Not To Be Exceeded	
		7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
30 Minutes/Hour	L50	55 dBA	50 dBA
15 Minutes/Hour	L25	60 dBA	55 dBA
5 Minutes/Hour	L8.3	65 dBA	60 dBA
One Minute/Hour	L1.7	70 dBA	65 dBA
Any Period of Time	Lmax	75 Dba	70 dBA

- 7.9. Self-Service Gas Station, Convenience Store, and Express Car Wash:
- 7.9.1. The applicant shall make no modifications to the operating procedures set forth in the special conditional use permit approval without written consent of the Director of Development Services. All future property owners and operators shall comply with all the conditions of approval for the use upon transfer.
- 7.9.2. Storage of recreational vehicles and parking of big rig trucks (tractor or trailer rigs) on-site shall be prohibited.

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- 7.9.3. At a minimum, the applicant shall comply with the Chino Municipal Code Chapter 8.24, Self-Service Gas Stations.
- 7.9.4. The automobile, light truck, and van cleaning operation shall be an automated operation only.
- 7.9.5. Vehicles are prohibited from remaining on the premises overnight.
- 7.9.6. The applicant or its successor(s) shall be required to provide necessary soundproofing of the lease space and/or car wash operation or other measures to mitigate the noise and/or vibration created on-site, if noise and/or vibrations exceed what is permitted under the Chino Municipal Code or create a nuisance to the adjacent uses. Said soundproofing or other measures shall be installed to the satisfaction of the Director of Development Services.
- 7.9.7. The applicant shall coordinate with the Chino Police Department and their representatives for consistency with public safety requirements.
- 7.10. Sale of Alcoholic Beverages for Off-Premise Consumption within convenience store use:
 - 7.10.1. This approval is for a Type 20 off-sale license for the sale of beer and wine only, with an estimate of approximately __ percent of the total sales of the store. Any minor modifications to the project shall require review and approval by the Director of Development Services. Any significant modifications to the project and/or change in use at the project site shall require review and approval by the Planning Commission.
 - 7.10.2. The applicant shall obtain all appropriate permits from the state of California Department of Alcoholic Beverage Control (ABC). Any violation of ABC conditions may also be just cause for modification or revocation of the SCUP by the City. If the applicant does not obtain permits from ABC, then the SCUP No. PL26-0076 shall become null and void.
 - 7.10.3. The consumption of any alcoholic beverage on the premises shall be prohibited.
 - 7.10.4. No alcoholic beverages shall be displayed within 10 feet of the cash register or the front door.

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- 7.10.5. No advertisement of alcoholic beverages shall be displayed at fuel pumps or fuel islands.
- 7.10.6. The management involved in the concurrent sales of alcoholic beverages and gasoline is encouraged to educate the public regarding drunk driving laws and the related penalties for breaking those laws, including minimum age law, open container law and the laws pertaining to driving while intoxicated. This may be accomplished by posting prominent signs, decals or brochures at the point of purchase, and providing adequate training for employees.
- 7.10.7. The promotional display of alcoholic beverages shall be made at room temperature.
- 7.10.8. No illuminated advertising for alcoholic beverages shall be permitted to be located on the exterior of the building or on the interior of the building where visible through a window.
- 7.10.9. Beer and wine shall be sold in accordance with all requirements set forth by state of California Department of Alcoholic Beverage Control.

8.0 CONSTRUCTION SITE SECURITY:

- 8.1. Each site shall be completely encircled by a minimum 6' tall security-quality chain link fence once precise grading has been completed or as determined by the Building Official.
- 8.2. Tennis court or similar screening material shall be securely attached for the length of the fence, excluding gates and 10' on either side of gates.
- 8.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.
- 8.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.
- 8.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.
- 8.6. "No Trespassing" signs shall be attached to the exterior of the fence at a minimum distance of a third of a mile and at all entrances.

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- 8.7. On or near the exterior of each gate will be a sign with the address of the site in no less than 6" letters. Both the number and street name will be listed on the sign. The address posted will be used for the entire site until the fence is removed and individual addresses assigned.
- 8.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.
- 8.9. Lighting on trailers and bins is desirable but shall be directed into the property so as not to impede outside observation or endanger nearby traffic with glare.
- 8.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.
- 8.11. A sign stating that theft is not acceptable on the site and will be reported to the police, or wording to that effect, will be displayed prominently near each entrance.
- 8.12. Each site will have an assigned Crime Prevention Manager who is responsible for the following:
 - a. Providing his/her name and 24-hour telephone access number to the Chino Police Department.
 - b. Have available at all times the names and 24-hour contact numbers for all subcontractors.
 - c. Have the authority to speak for the development/owners on matters concerning trespassing and other criminal matters.
 - d. Complete routine fence inspections and arrange for prompt repairs or removal of any damage, graffiti, or loose screening.
 - e. Ensure that no work or maintenance of construction equipment is being performed on the site between 8 PM and 7 AM.
 - f. Ensure that all above security requirements are complied with, and that all security hardware, fencing, and lighting are maintained in working order.
 - g. Ensure that thefts are immediately reported to the police department and that reasonable steps are taken, if evident, to prevent future similar incidents.

PUBLIC WORKS CONDITIONS OF APPROVAL
PROJECT NO. PL25-0103 (SA) and PL25-0104 (SCUP)

DATE: August 3, 2026 PC MEETING DATE: Click or tap to enter a date.

PROJECT DESCRIPTION: A request to build a Car Wash and a 7-Eleven with gas station

PROJECT LOCATION: SEC of Central and Schaefer

APPLICANT: Luke Capen PROJECT ENGINEER: Felicia Marshall

PRIOR TO THE THREE MAJOR DEVELOPMENT EVENTS, THE APPLICANT SHALL SATISFY AND FULFILL ALL CONDITIONS OUTLINED BELOW. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE DEEMED JUST CAUSE FOR REVOCATION OF PROJECT APPROVAL BY THE PLANNING COMMISSION. HOWEVER, THE PUBLIC WORKS DIRECTOR SHALL HAVE THE AUTHORITY TO APPROVE MINOR DEVIATIONS IN THE CONDITIONS OF APPROVAL, AND ALL PLANS INCLUDING THE CONSTRUCTION DRAWINGS.

1.0 PRIOR TO ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS:

1.1. All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the Project Engineer for review and approval. All project plans must be approved by the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch by 8½-inch standard format.

1.2. Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>Central Avenue</u>	<u>5 feet (55' total from CL to ROW)</u>	<u>East</u>
<u>Central Avenue</u>	<u>12 feet (62' total from CL to ROW)</u>	<u>East</u>

1.3. Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impact resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.

1.4. Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.

1.5. Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.

1.6. Submit a soils/geology report in accordance with Appendix J of the California Building Code, latest edition to the project engineer for review and approval.

1.7. Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public

Reviewed/Approved By: _____ Date: Click or tap to enter a date.

improvements shall include, but not be limited to, the following: (Please coordinate and verify all requirements with the project engineer.)

	<u>Street Names</u>	
	<u>Central Ave^{(1) (12)}</u>	<u>Schaefer Ave^{(1) (12)}</u>
Curb & Gutter (Offset from Centerline) ⁽²⁾	42' & 50'	36'
Sidewalk (Width)	5'	5'
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)	40' & 48'	34'
Asphalt Concrete Overlay ⁽³⁾	X	X
Street Lights		
Median Island and Landscaping		
Parkway Landscaping ⁽⁴⁾	X	X
Striping and Traffic Controls ⁽⁵⁾	X	X
Traffic Signal Modification ⁽⁶⁾	X	X
Conduit System for CATV		
Sewer ⁽⁷⁾	X	
Storm Drain ⁽⁸⁾		X
Domestic Water ⁽⁹⁾	X	X
Recycled Water		
Fire Hydrants as required by CVIFD		
Driveways ⁽¹⁰⁾	X	X
Utility Poles ⁽¹¹⁾	X	X

- (1) All required public utility improvements shall follow the City standard for street trenching backfill and repair. A northbound right-turn pocket shall be constructed on Central Avenue along the project frontage. On Central Avenue the existing offset from the centerline to the curb face is 42'. This will transition to 50' at the northbound right turn pocket. Street widening at the southeast corner of Central Avenue and Schaefer Avenue will require all pavement within the south crosswalk to comply with accessibility requirements for the entire length of the crosswalk.
- (2) Construct curb and gutter along the project frontage on Central Avenue in accordance with current City standards and specifications. Additionally, repair and replace any existing damaged, or deficient curb and gutter along the project's frontage on both Central Avenue and Schaefer Avenue.
- (3) Grind and overlay a minimum of two (2) inches of the existing asphalt pavement and extend to the full width of the existing lane closest to the project along the entire project frontage in accordance with City of Chino standards. Based on the existing road conditions, additional pavement rehabilitation may be required as directed by City staff.
- (4) The parkway maintenance shall be the responsibility of the property owner.
- (5) The limits of the signing & striping plan shall be Central from Schaefer to Anderson and Schaefer from Central to Redwood, including the full intersection at Central and Schaefer.
- (6) A traffic signal modification plan for Central and Schaefer is required. Also, see COA 1.23.
- (7) Sewer connection shall be made to the existing sewer mainline in Central Avenue. Abandon unused sewer service(s) where applicable, per City standards.
- (8) Relocate and reconstruct the catch basin on Schaefer Avenue. Include trash capture devices on all catch basins per City Standard 350.
- (9) Water connections shall be made to the existing water mainline in Central Avenue and Schaefer Avenue. Provide new water meters and services and abandon unused water meters and services where applicable, per City standards.

- (10) All proposed driveway approaches shall be constructed per City Std. No. 240 with minimum 5-ft sidewalks. Minimum radii per City and Chino Valley Independent Fire District (CVIFD) requirements.
- (11) Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32. Also see COA 2.2.
- (12) The developer shall be responsible for the repair or replacement of any existing improvements damaged during construction and shall also be responsible for the relocation of any existing appurtenances that conflict with the required public improvements.

1.8. All improvements shall comply with federal, state, and local accessibility regulations and standards.

- a. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance.
- b. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply.
- c. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by City's Accessibility Coordinator and City Engineer.

Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with the City's Policy on Accessible Pedestrian Facilities, accessibility standards in the CBC, and ADA regulations at Part 36 of Title 28, which include the 2010 (ADA) Standards.

Accessibility of existing and proposed building improvements will be evaluated by the City's building department. Those comments and requests are in addition to those provided herein.

- 1.9. Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection into the City's main sewer.
- 1.10. Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 1.7. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.11. Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32. The applicant shall provide documentation, in the form of e-mail correspondence or formal letters, demonstrating coordination with all applicable utility providers.
- 1.12. Comply with all applicable requirements of the City Code.
- 1.13. The project must ensure that all pedestrian facilities (private or publicly owned) that are open to the public shall comply with accessibility standards in the City's Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards. This includes the following structures and facilities:
 - a. Sidewalks and walks (public right of way sidewalk, walks within the development);
 - b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City's Policy on Accessible Pedestrian Facilities);
 - c. Pedestrian crossings at driveways;
 - d. Crosswalks (marked, unmarked, signalized); and
 - e. Path of travel from right-of-way to building pad

- 1.14. Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities (on-street parking space, etc.).
- a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
 - i. sidewalks/walks
 - ii. curb ramps
 - iii. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
 - iv. driveway approaches crossings
 - b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.
 - c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.
- 1.15. Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.
- Developer is solely responsible for remaining informed about changes in the fee amounts. City shall have no obligation to inform Developer of changes in the fee amounts unless Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Section 3.40.080(B) or 3.45.080(B).
- 1.16. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.
- 1.17. Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to

the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g., infiltration, harvesting, and bio-treatment) and non-structural measures (e.g., preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document and include the Trash Order Implementation Plan requirements.

- 1.18. Any future maintenance and repair of sewer laterals, except for the portion of lateral located within the public right-of-way or public easement, and domestic water or fire service laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.
- 1.19. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.20. Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.21. Process and record a Lot Line Adjustment in accordance with the requirements of the City of Chino and all applicable provisions of the California Subdivision Map Act. Record a Conforming Deed with the County of San Bernardino to conform the new LLA legal description and submit a copy of the recorded document to the Public Works Department.
- 1.22. Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans and City redlines of previous submittals. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.
- 1.23. Comply with all requirements of the approved Traffic Impact Analysis (TIA) including the right-of-way dedication and construction of a dedicated northbound right pocket on Central Avenue at Schaefer Avenue to the satisfaction of the City Engineer. This shall include the necessary modifications to the traffic signal at Central Avenue and Schaefer Avenue.
- 1.24. The developer shall be responsible for the modification of traffic signal on Central Avenue and Schaefer Avenue. During construction, the developer shall be responsible for any damages attributed to the construction of related public improvements and shall coordinate with the Transportation Division and the City's designated traffic signal maintenance company for technical support of the traffic signal during construction until such time as the improvements are accepted by the City to the satisfaction of the City Engineer.
- 1.25. (I) Annex into the current services special tax community facilities district of the City (the "City Services CFD") through the submission of an application to the City's Finance Department along with the payment of \$11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process, or (II) form a new City community facilities district with a services special tax component commensurate with the City Services CFD, or (III) provide a lump sum payment to the City which, based on current interest rate conditions, is projected to finance in perpetuity the same services projected to be provided through annexation into the City Services CFD. Upon completion of the annexation, an annual special tax will be assessed on the property tax bill to each Assessor Parcel at an established rate set by the City Services CFD document entitled "Rate and Method of Apportionment" available for review in the CFD Annual Report located at:

<https://www.cityofchino.org/222/Community-Facilities-District-Mello-Roos>

This annual tax is used to fund Police, Fire and other municipal services provided to residents and businesses in the general City.

2.0 PRIOR TO REQUEST FOR AND RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

- 2.1. Construct and secure Public Works Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).
- 2.2. Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32
- 2.3. The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 2.4. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
- 2.5. Pay all remaining applicable fees pursuant to City Code.
- 2.6. Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.
- 2.7. Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

- 3.1 Complete all Conditions of Approval listed under Sections 1-2 above.
- 3.2 Submit to the City, electronic files of "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

Attachment

**CITY OF CHINO
PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION**

PROJECT NO. PL25-0103

PROJECT ENGINEER: Felicia Marshall

DATE: 8/3/2026

A COPY OF THIS CHECK LIST MUST BE PROVIDED ALONG WITH A COMPLETED PLAN CHECK REVIEW APPLICATION TO THE ENGINEERING TECHNICIAN WHEN MAKING AN APPOINTMENT FOR FIRST PLAN CHECK SUBMITTAL

- ☒ Copy of Development Engineering Division Conditions of Approval
- ☒ Plan Check Fee Calculation Form
- ☐ Maps (Subdivision Only)
- ☐ Preliminary Title Report (no older than six months) (Subdivision Only)
- ☐ Closure Calculations (Subdivision Only)
- ☐ Referenced Maps (Subdivision Only)
- ☒ Preliminary Soils Report (no older than sixty days)
- ☒ Lot line adjustment certificate
- ☐ Lot merger
- ☒ Right-of-way dedication
- ☐ Rough Grading Plans
- ☒ Precise Grading Plans
- ☒ Storm Drain Plans
- ☒ Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- ☒ Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- ☒ Street Improvements Plans
- ☒ Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☒ Sewer Plans
- ☒ Domestic Water Plans
- ☐ Recycled Water Plans
- ☐ Street Light Plans
- ☐ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☒ Signing and Striping Plans
- ☐ Traffic Signal Interconnect Plans
- ☒ Traffic Signal Plans
- ☒ Water Quality Management Plan
- ☐ Construction Management Plan



Chino Valley Fire District

14011 City Center Drive
Chino Hills, CA 91709
(909) 902-5260 Administration
(909) 902-5250 Fax
Chinovalleyfire.org

Board of Directors

Mike Kreeger
President
Tom Haughey
Vice President
Harvey Luth
Sarah Ramos-
Evinger
Andrew Romaine

Fire Chief
Dave Williams

August 5, 2026

2025-00002295

LUKE CAPEN
2390 E CAMELBACK RD STE 410
PHOENIX, AZ - Arizona 85016

Project Name: PL25-0103, PL25-0104 QUICK
QUACK CAR WASH, GAS ST & 7-11
Project Address: SEC CENTRAL AVE &
SCHAEFER, Chino, CA. 91710

It is a recommendation of the Fire District that the developer of every new construction project facilitate a preconstruction meeting. The meeting is to be scheduled with the Fire District Inspector for said project.

The following are the conditions of the above referenced permit/project. All conditions shall be adhered to, failure to comply with said conditions may result in the revocation of said permit and/or punitive fines as outlined in the Fire District fee schedule.

We look forward to a cooperative working relationship throughout the project. Should you have any questions regarding the project, including the conditions as set forth herein, please feel free to contact our office at (909) 902-5280.

Fire Protection Requirements

- 1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:
- 1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length.

Aerial access shall be provided for any buildings 30' ft. and higher per 2025 CFC. Appendix D. A 26' ft. wide access road shall be a minimum of 15' ft. to the building and a maximum of 30' ft. from the building. Access roads shall comply with Fire District Standard No. 111.

- 1.2 The development and each phase shall have two (2) points of vehicular access during construction. Fire District Standard No. 111 shall be complied with.
- 1.3 Water systems shall be designed to meet the required fire flow of this development and be approved by the Community Risk Reduction Division. Buildings in excess of 100,000 square feet shall have a minimum of two (2) connections to a public main. The developer shall furnish the Community Risk Reduction Division with three (3) copies of the water system working plans done by the installing contractor for approval, along with the Fire Flow Availability Form completed by the water purveyor prior to recordation. The required fire flow shall be determined by using the California Fire Code, current adopted edition. For all private systems, the water systems shall comply with Fire District Standard Nos. 101, 102, and 103. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.4 Fire hydrants shall be six-inch (6") diameter with a minimum one four-inch (4") and one two and one-half inch (2-1/2") connections. All fire hydrants shall be spaced a maximum of three hundred feet (300') apart. Private water systems shall comply with Fire District Standard Nos. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their locations.
- 1.5 Access drives which cross property lines shall be provided with CC & R's, access easements or reciprocating agreements and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 Underground fire mains which cross property lines shall be provided with CC & R's, easements, or reciprocating agreements addressing the use and maintenance of the mains and hydrants and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 2.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT:
- 2.1 Fire access roads shall be constructed and approved by the Community Risk Reduction Division prior to combustibles being brought onto the site.
- 2.2 Approved street signs shall be installed prior to issuance of building permits, as well as a job site address.
- 2.3 Fire Protection water systems shall be tested, operational, and approved by the Community Risk Reduction Division prior to combustible materials being brought to the site.

- 2.4 All flammable vegetation shall be removed from each building site for a minimum distance of thirty feet (30') from any flammable building material including all structures.
- 2.5 A detailed site plan of the development is required to be submitted in electronic (pdf.) format. The plan must show and be limited to: locations of property lines, buildings, and equipment and hazards for emergency response purposes. Please refer to Fire District Standard No. 143. Additional or revised files may be required during construction and/or prior to final signoff.
- 2.6 The Developer shall submit, as an electronic file, a drawing of the new streets in pdf format to the Fire District with the building construction plans. Format must contain and be restricted to the following layers: A. Right of way; B. Parcel Lines; C. Street Names; D. Address numbers; E. Fire Hydrants. Additional or revised files may be required during construction and/or prior to final signoff.
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.1 An automatic protection fire sprinkler system is required for all buildings 5,000 sq. ft or greater. and/or when used for allowable area increase, if applicable. This system shall comply with NFPA Standard No. 13 and Fire District Standard No. 110. An electronic/PDF set of detailed plans along with hydraulic calculations and material specifications shall be submitted to the Community Risk Reduction Division. The system shall be installed, tested and approved prior to system final. Fire sprinkler systems shall be installed by a licensed C-16 contractor and the contractor is required to submit a report to The Compliance Engine (TCE).
- 3.2 A manual/automatic fire alarm system or fire sprinkler monitoring system is required. An electronic/PDF set of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standard 72. The contractor is required to submit a report to The Compliance Engine (TCE).
- 3.3 Hand-held portable fire extinguishers are required to be installed. The location, type and cabinet design shall be approved by the Community Risk Reduction Division.
- 3.4 Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007
- 3.5 "No Parking - Fire Lane" signs shall be installed in interior access drives at locations designated by the Community Risk Reduction Division. Curbs shall be painted red at locations designated by the Community Risk Reduction Division. Please refer to Fire District Standard No. 121.
- 3.6 An approved recessed Fire Department "KNOX" brand key box is required. The key box shall be located at or near the main entrance(s), and shall be provided with a tamper switch and shall be monitored by an approved central station monitoring service. Please refer to Fire District Standard No. 117.

- 3.7 Commercial, industrial, and multi-family building addresses shall be posted with a minimum eight inch (8") numbers, visible from the street and during the hours of darkness they shall be internally or externally electrically illuminated. Posted numbers shall contrast with the background used and be legible from the street.

Where building set back exceeds 100 feet from the roadway, additional non-illuminated six inch (6") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Fire District Standard No. 122 must be complied with.

- 3.8 An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of submittal.

- a) Building Construction, includes tenant improvement work
- b) Private (onsite) Underground Fire Protection Water Systems, if applicable
- c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer
- d) Fire Alarm Systems or Sprinkler Monitoring Systems designed by a C7, C10 contractor or registered engineer.
- e) Knox box and/or security gate locations.

Applicable Standards:

101, 102, 103, 110, 111, 114, 117, 121, 122, 133, 141, 143

CVFD Standards available online at <http://www.chinovalleyfire.org>



CHINO POLICE DEPARTMENT

5450 Guardian Way
Chino, CA 91710
(909) 334-3000
www.chinopd.org

DATE: 8/4/2026

PROJECT NO.: DRC 25-0007, PL25-0103 (SA) & PL25-0104 (SCUP)
& PL26-0076 (SCUP)

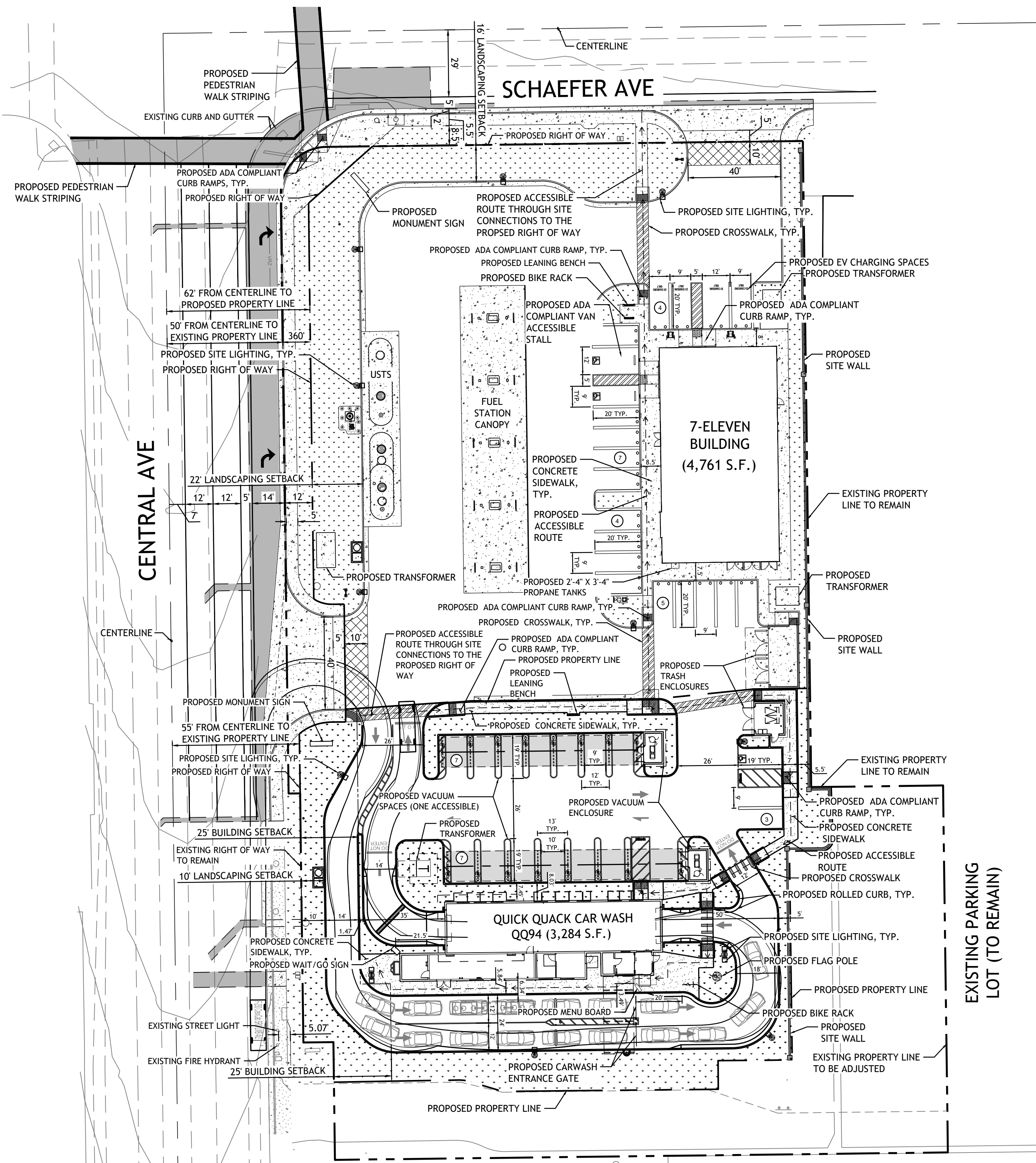
PROJECT LOCATION: SEC Central and Schaefer

Review Comments:

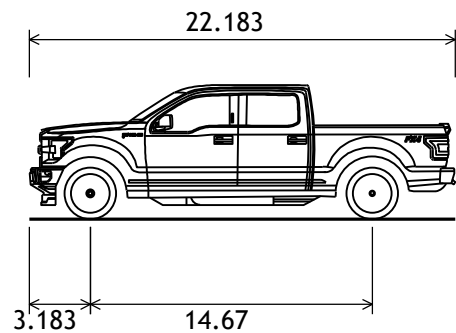
- Locate check-out counters to the front of the store, clearly visible from the outside. Positioned near the main entrance, employees can better watch any activities.
- All entrances to the parking area shall be posted with appropriate signs per CVC 22658(a), to assist in removing vehicles at the property owner's/manager's request. Sign shall be no less than 17 by 22 inches with lettering not less than one inch in height and shall contain the phone number of (909) 628-1234 for the Chino Police Department.
- Allow window signs to cover no more than 25% of windows.
- A peephole or vision panel shall be installed on all office, administration, cash count or cash room doors to allow for visibility.
- Consider using convex mirrors to allow employees to monitor blind spots and unmonitored areas located inside the building
- Fully illuminate the exterior of the buildings and grounds at night.
- Install panic button in register area that is easily accessible.
- Safe needs to be in a secured location away from register. This room needs to have security locks, an alarm sensor, and a camera.
- All entrances to the parking area shall be posted with appropriate signs. Signs should include no trespassing signs - PC 602. A sign authorizing the property manager to have vehicles removed from their property – CVC 22568(a). A sign prohibiting skateboarding and rollerblading – CMC 10.24.120. Signs shall be no less than 17 by 22 inches with lettering not less than one inch in height and shall contain the phone number of (909) 628-1234 for the Chino Police Department.
- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry/exits, including the rear access/emergency, and each driveway aisle. Cameras shall be positioned to maximize the coverage of patrons and vehicles in these areas. Cameras shall record at least 15 frames per second and at a minimum of 1080 resolution. Recordings shall be stored for a minimum of 30 days and made available, upon request, to any member of the Chino Police Department. Surveillance systems shall have a Flock Safety Gateway and be registered with Flock. Applicant shall link surveillance cameras to Chino PD

FlockOS by integrating at refer.flocksafety.com/chino – Integrate Your Camera. (CPD contact Leah Green- lgreen@chinopd.org)

- The applicant shall install a Flock Safety LPR camera at the entrance of a parking lot. Access shall be given to Chino PD by registering at <https://www.flocksafety.com/pricing>.



LEGEND	
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	



2021 F-250 Crew Cab

Overall Length	22.183ft
Overall Width	6.667ft
Overall Body Height	6.998ft
Min Body Ground Clearance	0.734ft
Max Track Width	5.683ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.90°

ARCHITECT:
CORE STATES GROUP
3300 DOUGLAS BOULEVARD, SUITE 100
ROSEVILLE, CA 95661
TEL: (425) 251-6222
EMAIL: MUEHLING@CORE-STATES.COM
CONTACT: MONIKA UEHLIN



PROJECT DATA

ADDRESS:	5319 SCHAEFER AVENUE, CHINO, CALIFORNIA 91710
PARCEL NUMBER:	1021031160000
MUNICIPALITY:	CITY OF CHINO
COUNTY :	SAN BERNARDINO COUNTY
SITE AREA A (7-ELEVEN):	PRIOR TO DEDICATION: 1.45 ACRES (63,222 ± S.F.) AFTER DEDICATION: 1.16 ACRES (50,580 ± S.F.) DISTURBED AREA: 1.16 ACRES (50,580 ± S.F.)
SITE AREA B (QUICK QUACK CARWASH):	PRIOR TO LOT LINE ADJUSTMENT: 1 ACRE (43,560 ± S.F.) AFTER LOT LINE ADJUSTMENT: 0.82 ACRE (35,570 ± S.F.) DISTURBED AREA: 0.82 ACRE (35,570 ± S.F.)
EXISTING ZONING:	COMMERCIAL SERVICE (CS)
PROPOSED ZONING:	COMMERCIAL SERVICE (CS)
SURROUNDING USES:	NORTH: COMMERCIAL SERVICES, 7-ELEVEN SOUTH: COMMERCIAL SERVICES, VETERAN ORGANIZATION EAST: COMMERCIAL SERVICES, VACANT LOT WEST: COMMERCIAL SERVICES, COMMERCIAL HARDWARE DISTRIBUTORS
BUILDING SETBACKS:	FRONT: 25 FT SIDE: 25 FT REAR: 0 FT MAXIMUM BUILDING HEIGHT: 35 FT
PARKING:	STANDARD STALL SIZE: 9 FT X 19 FT
PARKING REQUIRED:	GAS AND SERVICE STATIONS: 19 SPACES (1 FOR EACH 250 SQ. FT. OF FLOOR AREA OR 5 SPACES, WHICHEVER IS GREATER), PER CITY OF CHINO MUNICODE 20.18.030 AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 17 SPACES (1 SPACE FOR EVERY 3 EMPLOYEES DURING THE LARGEST SHIFT, PLUS VEHICLE QUEUING CAPACITY EQUAL TO 2 TIMES THE CAPACITY OF THE WASHING OPERATION OR 15 SPACES, WHICHEVER IS GREATER), PER CITY OF CHINO MUNICODE 20.18.030
PARKING PROVIDED:	GAS AND SERVICE STATIONS: 20 SPACES (INCLUDES 1 VAN ACCESSIBLE STALL) AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 3 STANDARD PARKING STALLS (INCLUDES 1 VAN ACCESSIBLE STALL) 14 VACUUM STALLS (INCLUDES 1 ADA VACUUM STALL)
BICYCLE PARKING REQUIRED:	GAS AND SERVICE STATIONS: 1 SPACE (5% OF TOTAL REQUIRED PARKING SPACES, RACKS OR LOCKERS), PER CITY OF CHINO MUNICODE 20.18.030 AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 1 SPACE (5% OF TOTAL REQUIRED PARKING SPACES, RACKS OR LOCKERS), PER CITY OF CHINO MUNICODE 20.18.030
BICYCLE PARKING PROVIDED:	GAS AND SERVICE STATIONS: 3 SPACES AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 1 SPACE
# NUMBER OF PARKING SPACES AVAILABLE	
COVERAGE REQUIREMENTS:	LOT COVERAGE MAXIMUM: 45%, PER CITY OF CHINO MUNICODE 20.06.040 F.A.R MAXIMUM: 0.6, PER CITY OF CHINO MUNICODE 20.06.040
COVERAGE PROVIDED:	QUICK QUACK CARWASH: 17% LOT COVERAGE, 0.09 F.A.R 7-ELEVEN: 17% LOT COVERAGE, 0.09 F.A.R
LANDSCAPING:	PERIMETER LANDSCAPING REQUIRED (WEST): 10 FT LANDSCAPING PROVIDED (WEST): 10 FT LANDSCAPING REQUIRED: 17,230 SF (20%) OVERALL LANDSCAPING PROVIDED: 17,364 SF (20.2%) OFF-SITE LANDSCAPING PROVIDED: 3,323 SF
ON-SITE GROUND COVER SUMMARY:	PROPOSED QUICK QUACK BUILDING: 3,284 SF (3.8%) PROPOSED 7-ELEVEN BUILDING: 4,761 SF (5.5%) PROPOSED PAVEMENT: 60,741 SF (70.5%) PROPOSED LANDSCAPE: 17,364 SF (20.2%) 86,150 SF

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

COACOMPANYNAME

COASTATE COADIPLINE
CERTIFICATE OF AUTHORIZATION
NO. COANUM

PROGRESS PRINT
NOT FOR
CONSTRUCTION

8/5/2026 9:47 AM



Know what's below.

Call before you dig.
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:

5319 SCHAEFER AVENUE CHINO,
CALIFORNIA 91710

Client:

EVERGREEN
200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206

CONTACT: CHRIS BERGREN
TEL.: (818) 240-8727

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: NC
Reviewed: JR
Sheet Date: 04/14/2026
Proj. Number: 23697

Sheet Title:

CONCEPTUAL SITE PLAN

Sheet Number:

C1.0



7-ELEVEN

NEW STORE

STORE NO. TBD

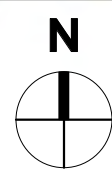
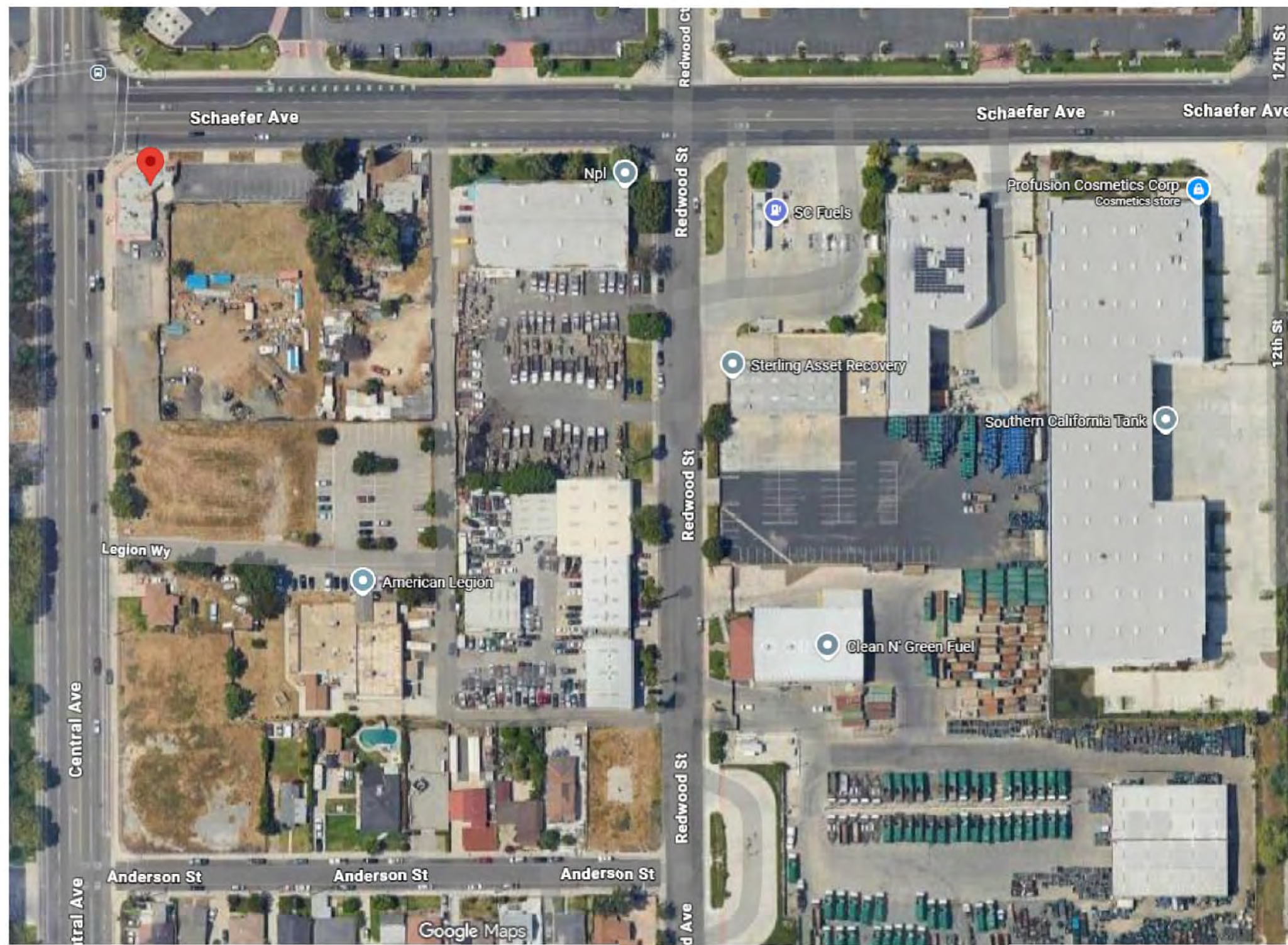
13711 CENTRAL AVE,

CHINO CA 91710

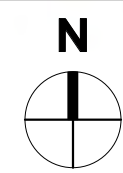
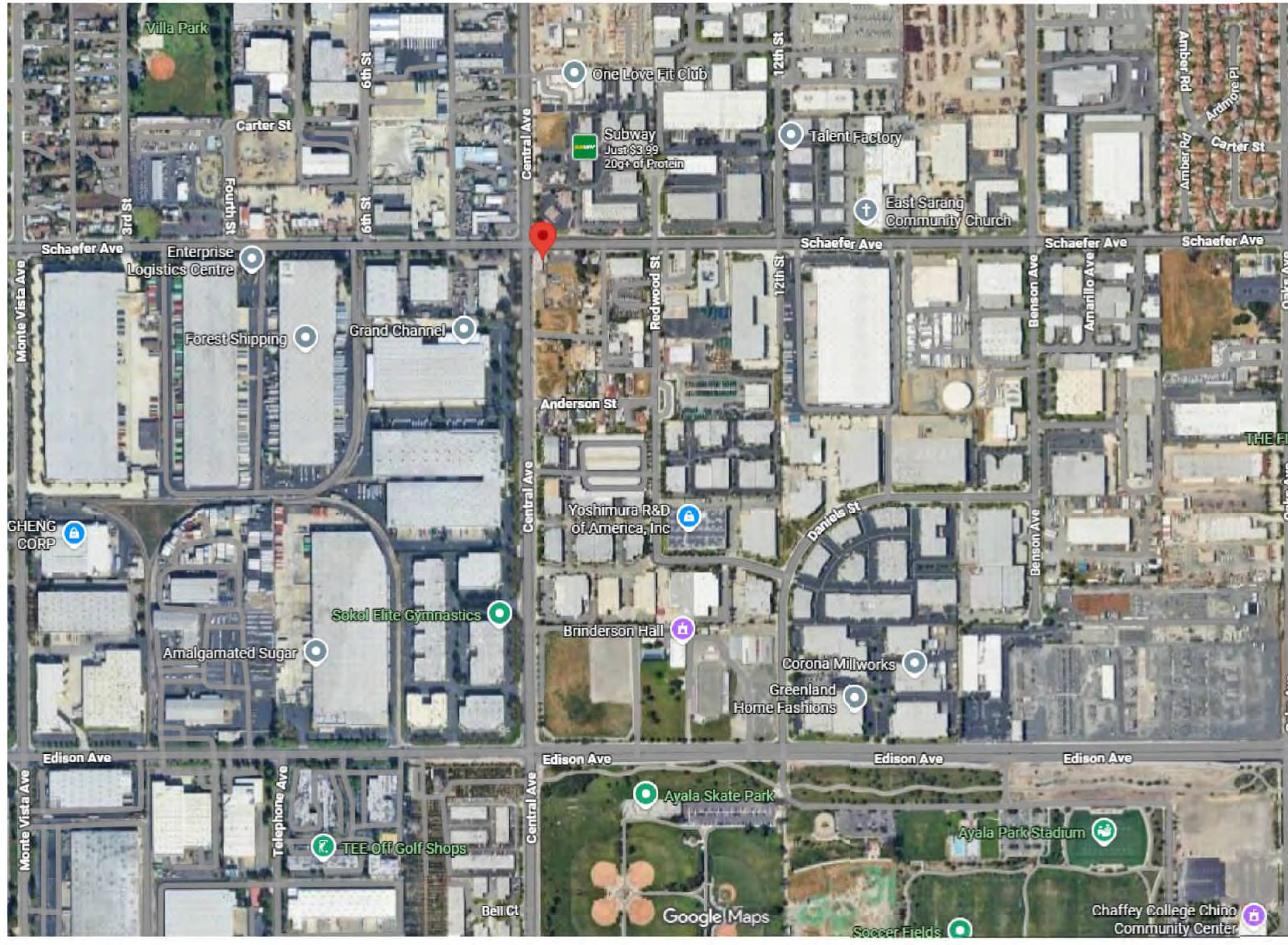
7-ELEVEN C-STORE:

9350-CST 2026-01

VICINITY MAP



SITE LOCATION MAP



PROJECT DATA

PROJECT SIZE & TYPE

93'-2" WIDE X 50'-9" DEEP FREE STANDING, 1 STORY MERCANTILE SPACE	
GROSS AREA	4,761 SF
ALLOWABLE AREA	9,000 SF

DESCRIPTION

MERCANTILE, NEW CONSTRUCTION (CFS)

OCCUPANCY USE GROUP

MERCANTILE, GROUP M
TYPE: VB - NOT SPRINKLERED
TOTAL OCCUPANCY: REFERENCE SHEET A1.4 FOR MORE INFORMATION

RESTROOM PLUMBING FIXTURES

REQUIRED	PROVIDED
W.C. (1:500)	W.C. (1:500)
URINAL	URINAL
LAVATORY (1:750)	LAVATORY (1:750)
• URINAL SUBSTITUTION PER IPC 424.2 - UP TO 50% OF REQUIRED FIXTURES	

BUILDING HEIGHT AND AREA MODIFICATIONS

1 STORY BUILDING
HEIGHT = 24'-8"
AREA = (GROSS) 4,761 SF

BUILDING CODES

BUILDING CODE	2022 CALIFORNIA BUILDING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE	2017 ANSI A117.1 ACCESSIBILITY CODE
ENERGY CODE	2022 BUILDING ENERGY EFFICIENCY STANDARDS
HEALTH DEPARTMENT	CALIFORNIA DEPARTMENT OF PUBLIC HEALTH

SUMMARY OF WORK

- GRADING & SITEWORK (SHALL BE SUBMITTED SEPARATELY)
- CONSTRUCTION OF A ONE STORY, CONVENIENCE STORE BUILDING.
- EXTERIOR SIGNAGE (SHALL BE SUBMITTED SEPARATELY FOR PERMIT BY SIGN VENDOR).
- SEE DRAWINGS FOR FULL SCOPE OF WORK FOR ENTIRE PROJECT. THIS SUMMARY DOES NOT CHANGE OR SUPERSEDE WHAT IS SHOWN IN DRAWINGS.

PROJECT DIRECTORY

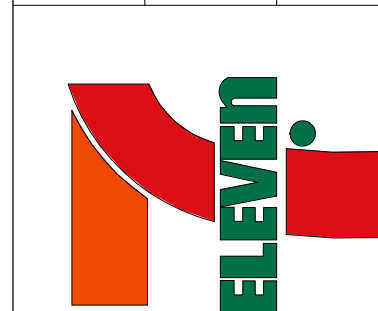
OWNER: LUKE CAPEN 219 CALIFORNIA ST ELSEGUNDO, CA 90245 PHONE (602) 567-7110 EMAIL lcapen@evgre.com	MEP ENGINEER: CORE STATES GROUP 212 SOUTHEAST 34TH STREET SUITE 2, BENTONVILLE, AR 72712 EMAIL jeaton@core-states.com bmeyers@core-states.com
ARCHITECT: CORE STATES GROUP 18215 72ND AVENUE SOUTH KENT, WA 98032 PHONE (425) 251-6222 EMAIL lpburn@core-states.com	STRUCTURAL ENGINEER: CORE STATES GROUP 4240 JURUPA STREET, SUITE 402 ONTARIO, CA 91761 EMAIL cstevenson@core-states.com

SHEET INDEX

SHEET	DESCRIPTION	COMMENTS
COVER SHEET	COVER SHEET	
ARCHITECTURAL		
A1.3	TRASH ENCLOSURE & DETAILS	
A2.0	DIMENSION PLAN	
A2.1	REFERENCE PLAN	
A2.8	ROOF PLAN	
A3.0	EXTERIOR ELEVATIONS	
A3.1	EXTERIOR ELEVATIONS	
A3.4	EXTERIOR ELEVATIONS - FUEL CANOPY	
A4.0	BUILDING SECTIONS	
A9.0	MATERIALS BOARD	
A9.1	SITE VIEW SECTIONS	
ELECTRICAL		
E1.4	LOW VOLTAGE FLOOR PLAN	

Date	Description	No.
06/15/2026	Entitlements: Residential	0
06/25/26	Entitlements: 2nd Residential	1
07/15/26	Entitlements: 3rd Residential	2

7-ELEVEN, INC.	7-ELEVEN 9350 CST
3200 HACKBERRY ROAD, IRVING, TEXAS 75063	13711 CENTRAL AVE, CHINO CA 91710
COVER SHEET	



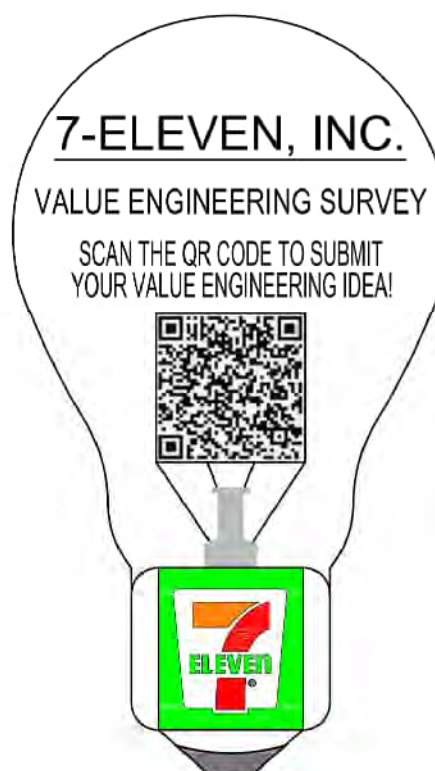
JOB #:	Project Number
SCALE:	
DATE:	Issue Date
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CHECKED BY:	Checker

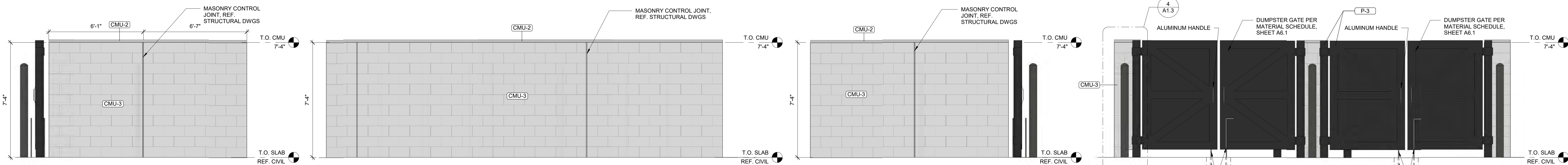
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SHEET:

CS



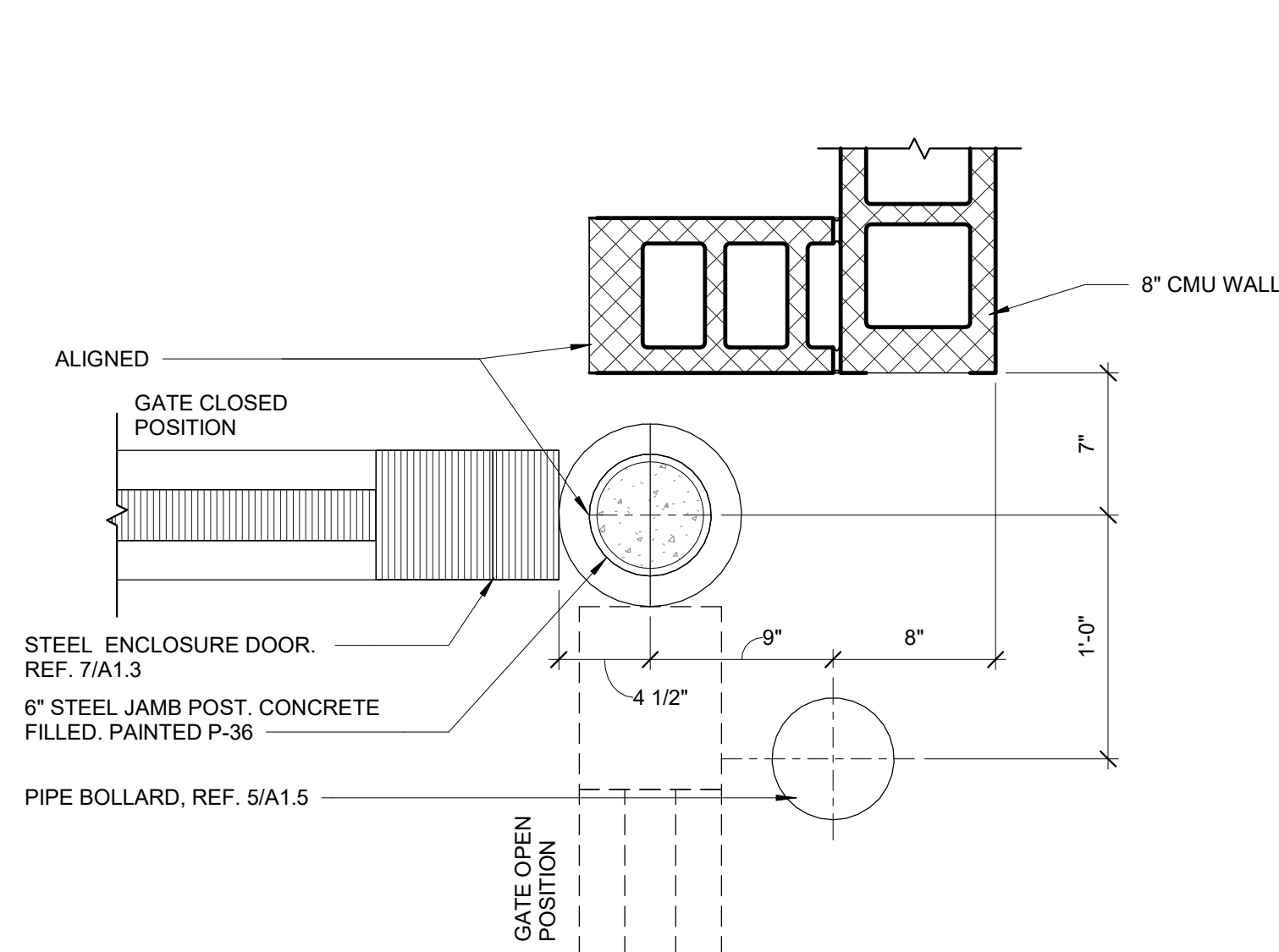


10 SIDE DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE

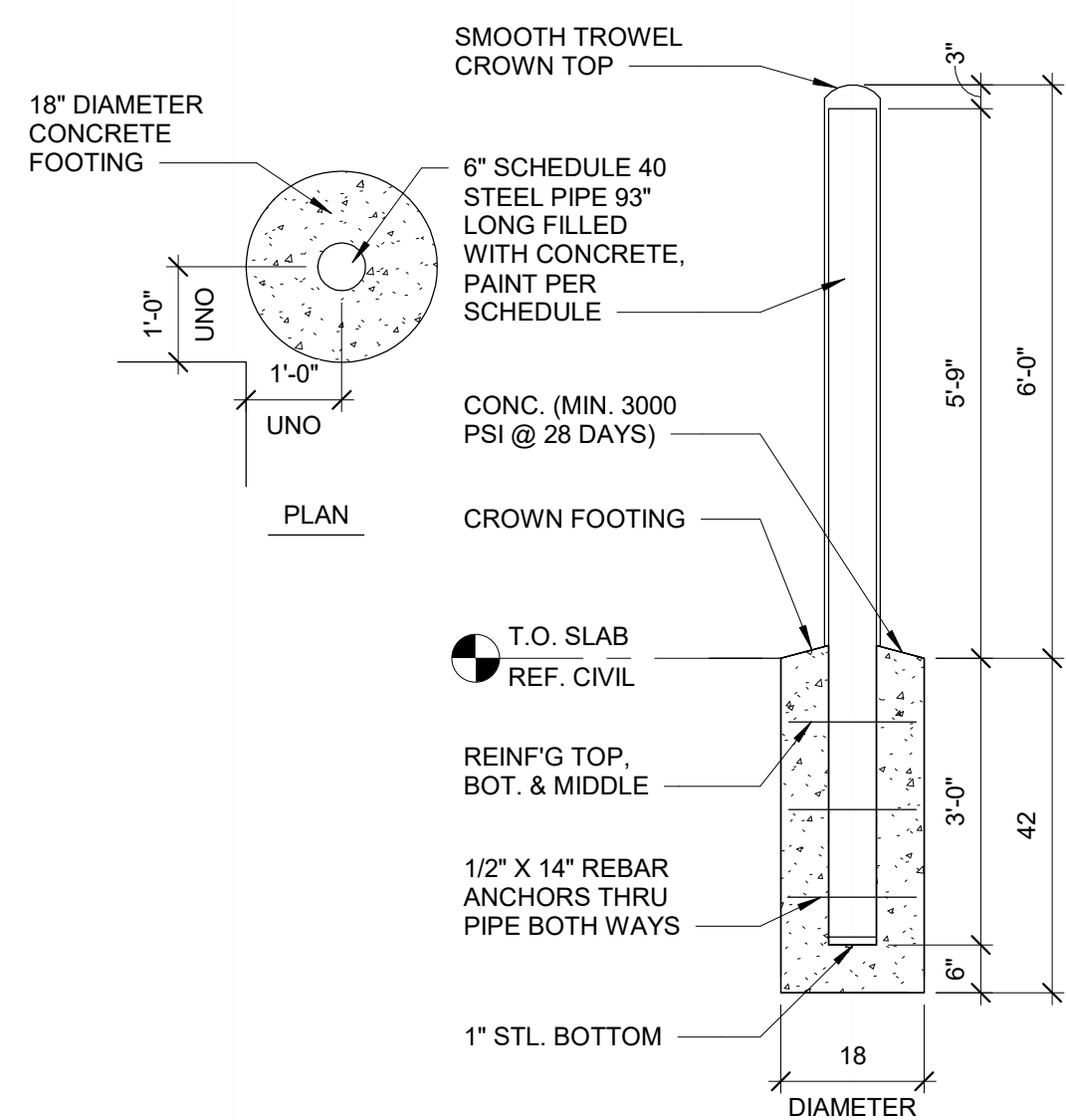
9 REAR DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE

8 SIDE DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE

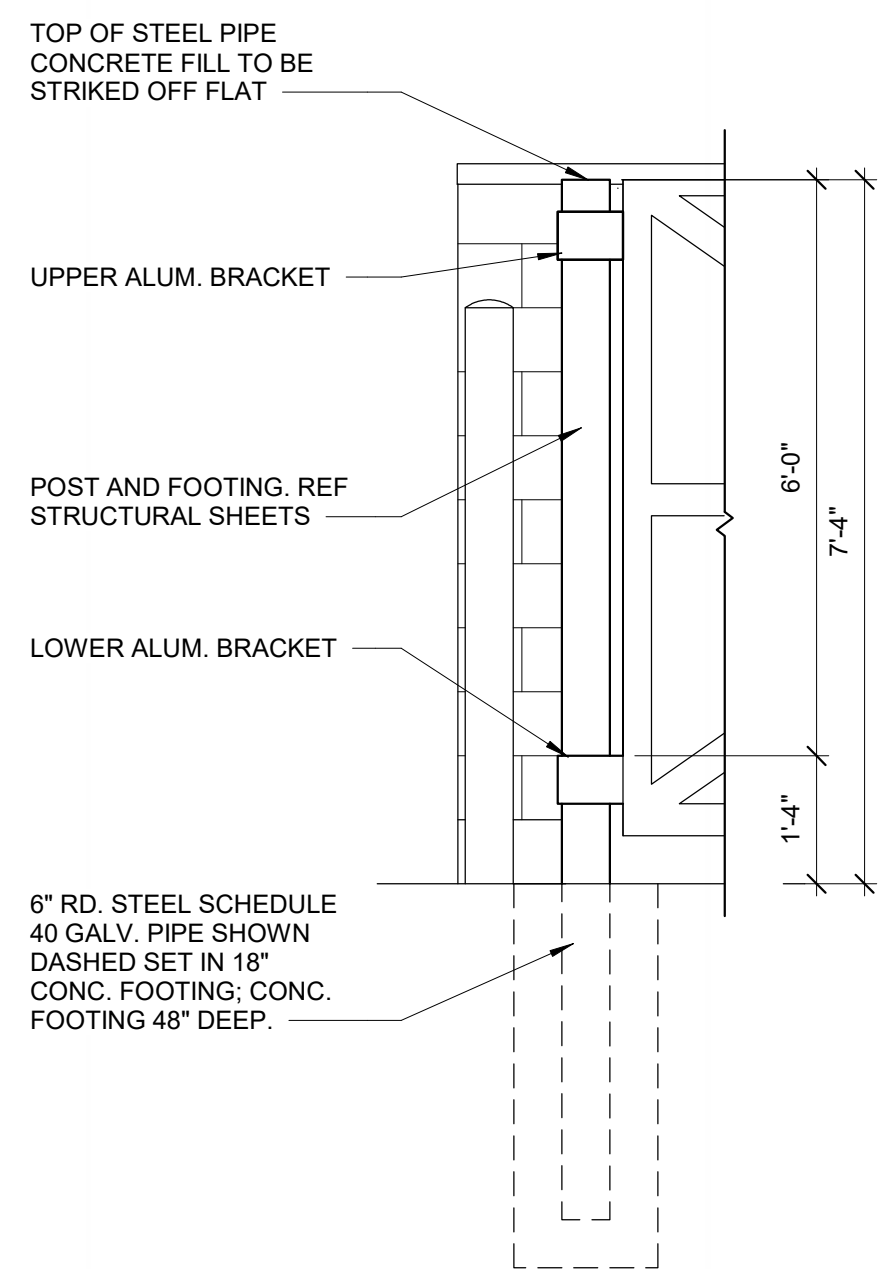
7 FRONT DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE



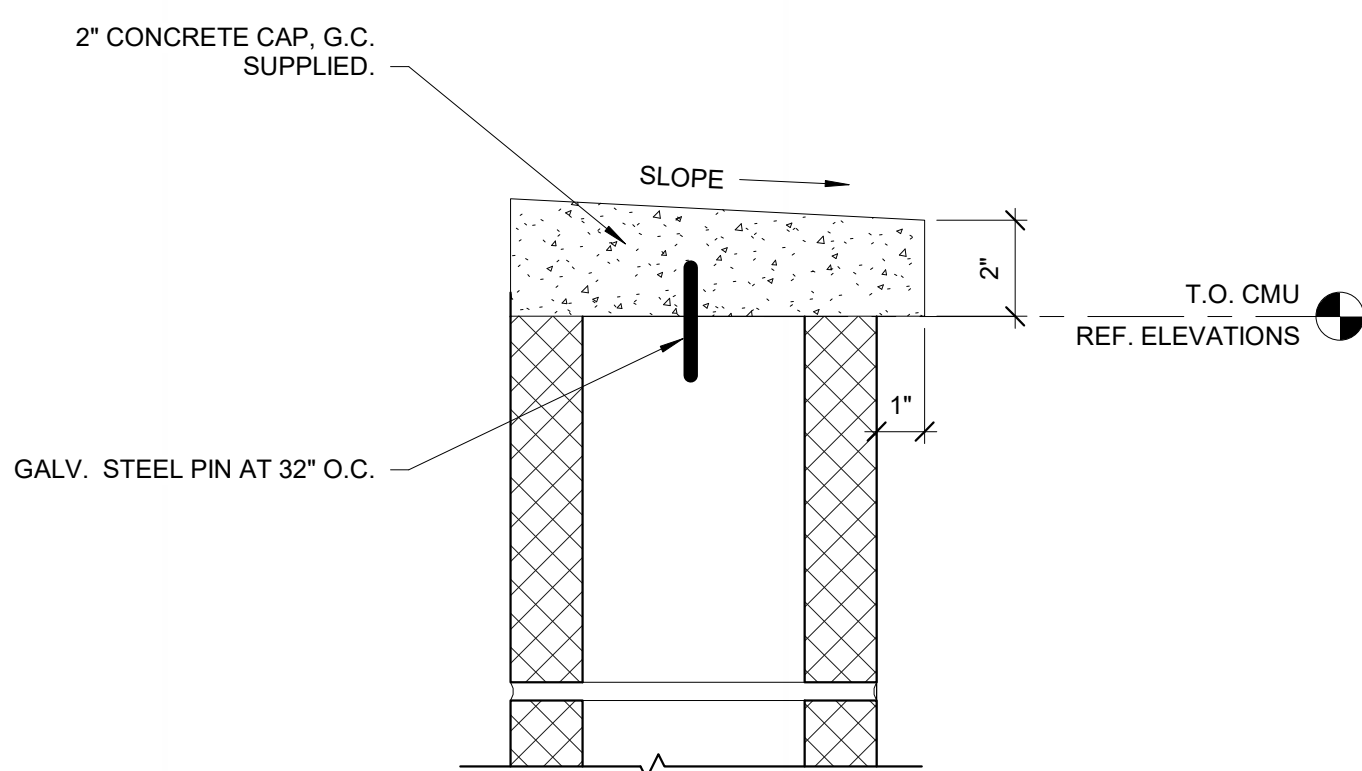
6 DETAIL - GATE
1 1/2" = 1'-0"



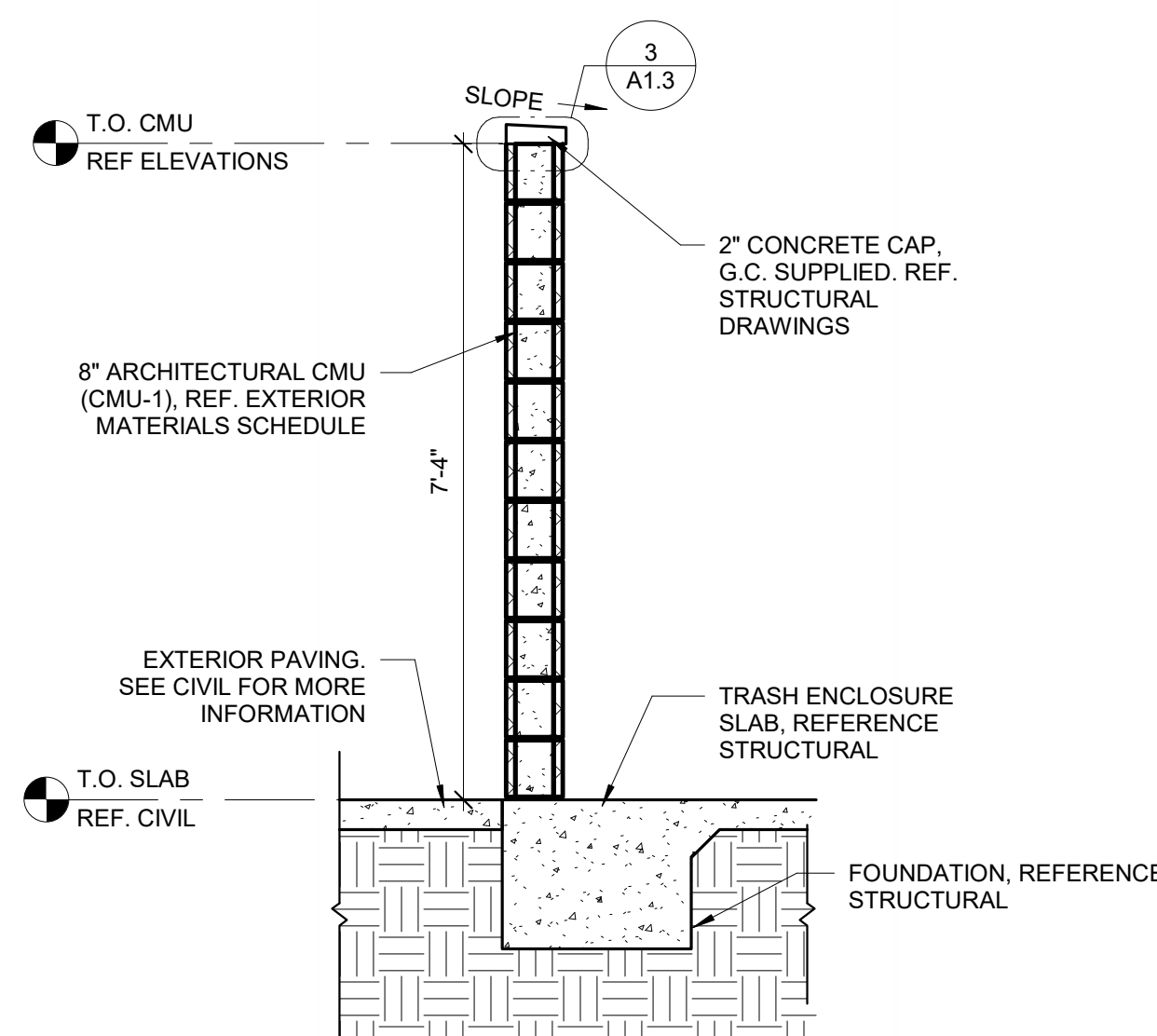
5 BOLLARD SECTION @ DUMPSTER
1/2" = 1'-0"



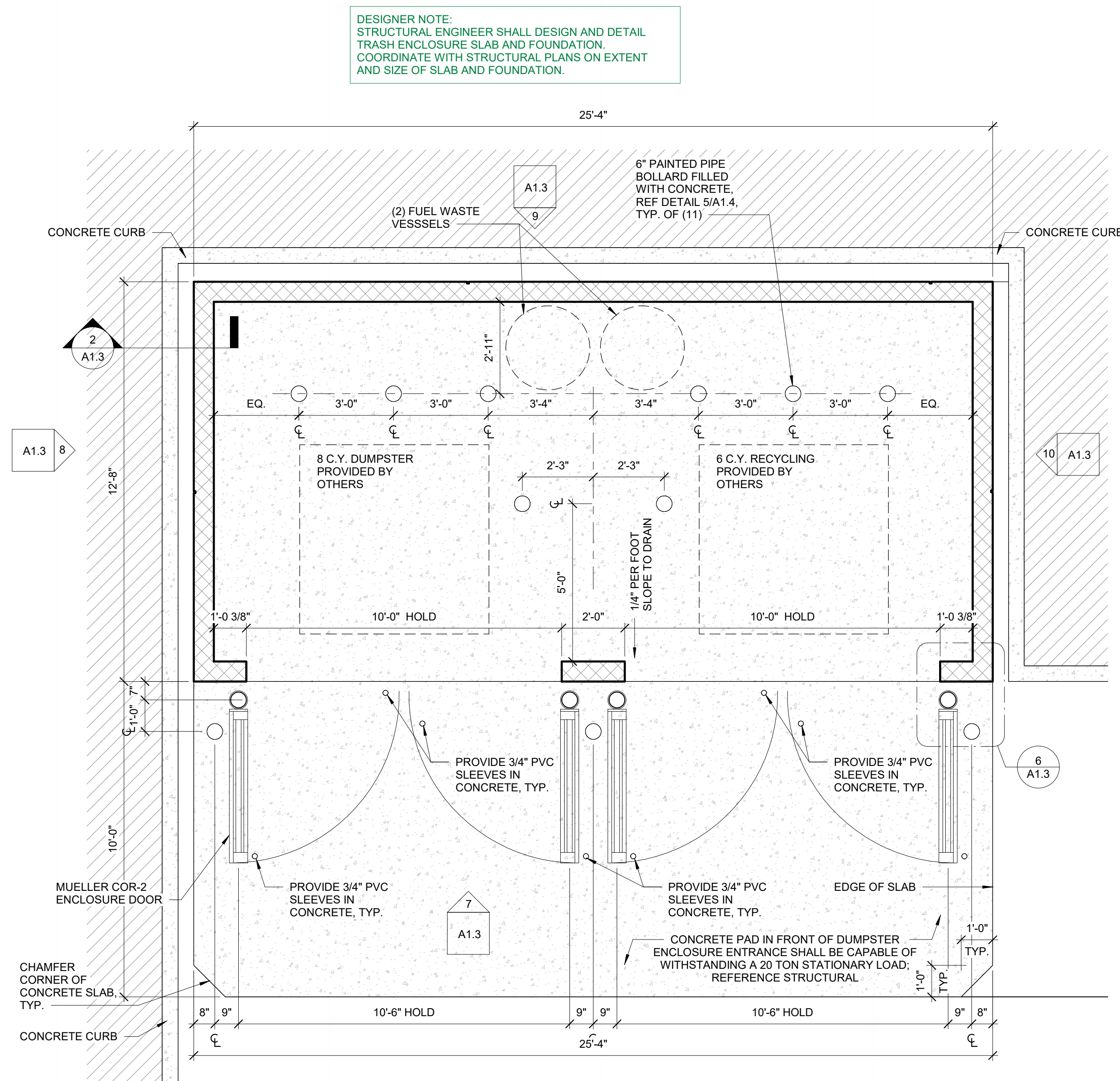
4 GATE BOLLARD DETAIL
1/2" = 1'-0"



3 DETAIL - COPING
3" = 1'-0"

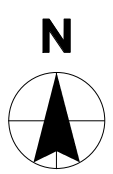
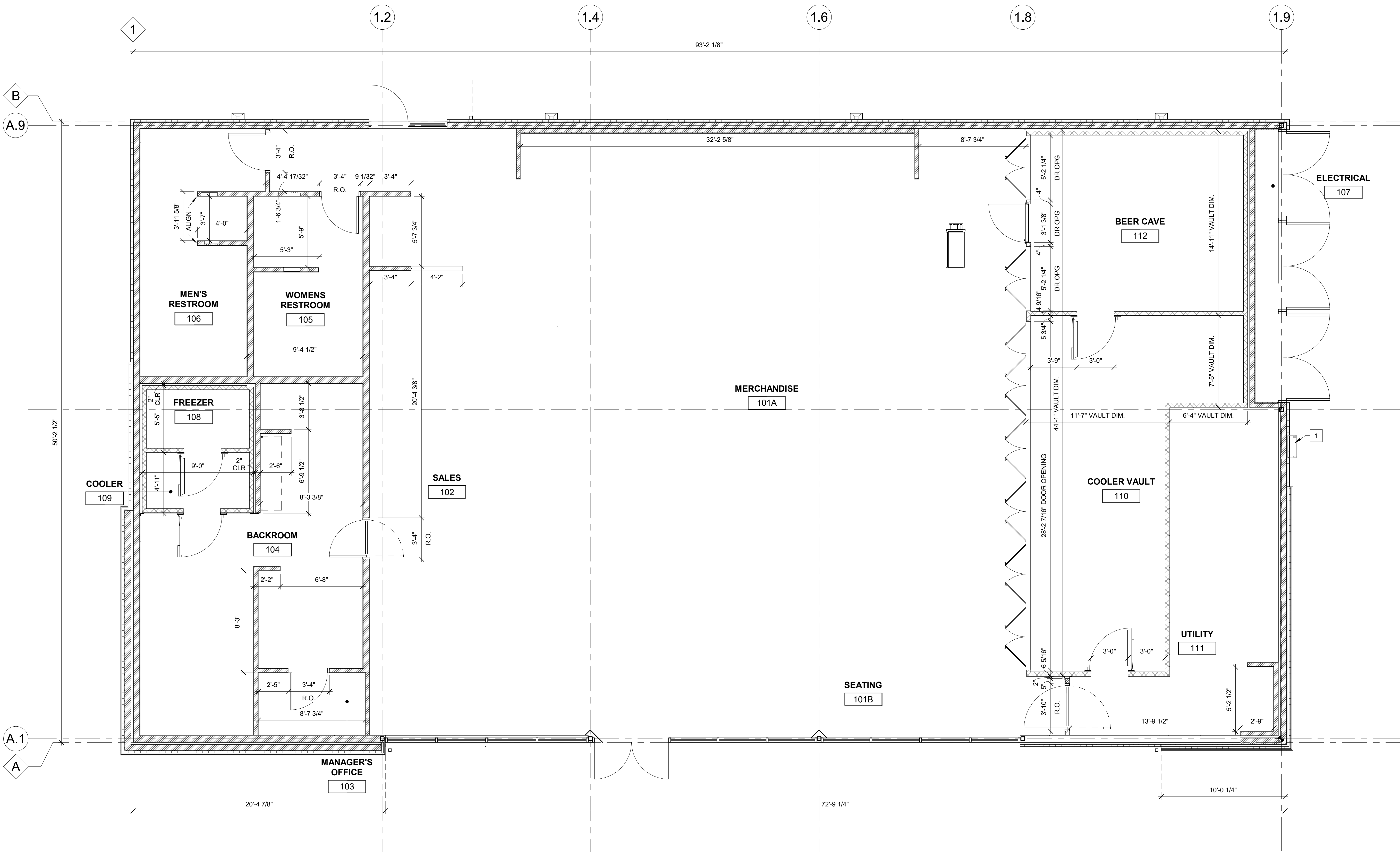


2 DUMPSTER ENCL. WALL SECTION
1/2" = 1'-0"



1 TRASH ENCLOSURE & DETAILS
3/8" = 1'-0"

No.	Description	Date
0	Entirety Resubmit	04/12/26
1		
2		
3		
4		
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10		
7-ELEVEN: 9350-CST 2026-01		
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063		
7-ELEVEN 9350 CST 13711 CENTRAL AVE, CHINO CA 91710		
TRASH ENCLOSURE & DETAILS		
JOB #:	Project Number	As indicated
SCALE:	As indicated	
DATE:	Issue Date	
DRAWN BY:	Author	
CHECKED BY:	Checker	
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SHEET:		
A1.3		



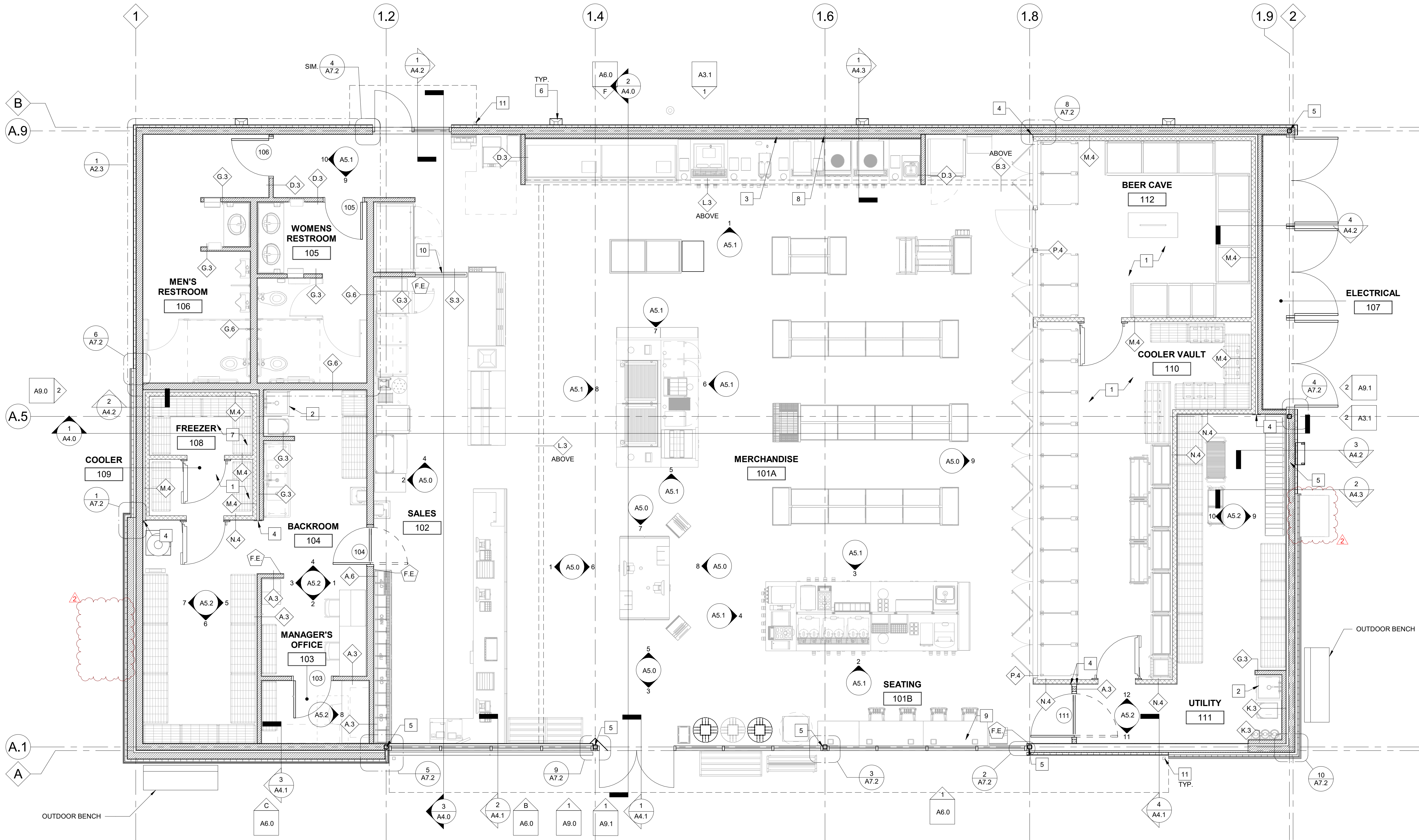
1 DIMENSIONED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES	
A.	CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
B.	GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
C.	VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
D.	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF STRUCTURAL SHEATHING OR CMU BLOCK UNLESS NOTED OTHERWISE.
E.	ALL INTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO FINISH FACE OF SUBSTRATE.
F.	CONTRACTOR TO PROVIDE AND INSTALL WOOD BLOCKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES.
G.	ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
H.	REFER TO SHEET A2.2 FOR INTERIOR PARTITION TYPES AND DETAILS.

KEYNOTES	
1	ROOF ACCESS LADDER. REFER TO DETAILS ON A7.1 FOR ATTACHMENT AND ASSOCIATED BLOCKING REQUIREMENTS

WALL LEGEND	
	METAL STUD WALL
	COOLER WALL

</	
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N
1
REFERENCE PLAN
1/4" = 1'-0"

GENERAL NOTES

- A. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
- B. VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
- C. CONTRACTOR TO PROVIDE AND INSTALL WOOD BLOCKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES
- D. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
- E. FIRE EXTINGUISHER, # 10 CLASS ABC WITH UL RATING 4A-60BC. SURFACE MOUNTED ON WALL MAX. 5'-0" A.F.F. WITH MANUFACTURERS ALL STEEL WALL BRACKET, JL INDUSTRIES INC. (COSMIC 10E) OR APPROVED EQUAL WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES.
- F. CONTRACTOR TO INSTALL COAT HOOKS FOR EMPLOYEES. REFERENCE SHEET EQ-1 ITEM 220. INSTALL 2 IN OFFICE AND 3 IN BACKROOM. LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER. SEE DOOR HARDWARE SCHEDULES.
- G. G.C. TO FURNISH AND INSTALL RIS BACKBOARD AT ISP DESK. REFERENCE 1/A5.2 FOR ADDITIONAL INFORMATION.
- H. REFER TO SHEET A2.2 FOR INTERIOR PARTITION TYPES AND DETAILS.

KEYNOTES

- 1 PRE-FABRICATED COOLER WALLS, CEILING, FLOOR, DOORS AND RACKS. MAINTAIN 2" AIR SPACE BETWEEN COOLER AND ADJACENT WALLS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS WITH PROJECT MANAGER.
- 2 MOP SINK; REFERENCE PLUMBING.
- 3 PROVIDE SPACE IN WALL FOR EQUIPMENT REFRIGERANT LINES TO RECESSED WALL CHASE, REF. INTERIOR ELEVATIONS FOR LOCATIONS.
- 4 SST VERTICAL CLOSURE STRIP; REF. DETAIL ON SHEET A7.2
- 5 STEEL COLUMN; REFERENCE STRUCTURAL SHEETS.
- 6 DOWNSPOUT; REFERENCE ELEVATIONS SHEET A3.1.
- 7 PRE-FABRICATED FREEZER WALLS, CEILING, FLOOR, DOORS AND RACKS. RECESS IN SLAB PER STRUCTURAL DRAWINGS AND MAINTAIN 2" AIR SPACE BETWEEN FREEZER AND ADJACENT WALLS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS WITH PROJECT MANAGER.
- 8 PROVIDE SPACE IN WALL FOR SYRUP LINE BUNDLES TO (2) RECESSED STAINLESS STEEL WALL CHASES FOR HOUSING CO2, SWEETENER AND SYRUP LINES FOR POST MIX, FUS, TEA AND SLURPEE MACHINES. REF. A5.1 AND M2.0 FOR ADDITIONAL INFORMATION.
- 9 PAINT ALL CONDUIT TO LEAN BAR PANTONE 4000C; TYP.
- 10 3/8" TEMPERED GLAZING TO BE ATTACHED TO TOP OF PARTIAL HEIGHT WALL AND SIDE WALL WITH 5/8" STAINLESS U-CHANNEL. REF. INTERIOR ELEVATIONS FOR HEIGHT A.F.F AND DETAIL ON A7.3 FOR ATTACHMENT.
- 11 AWNING DOWNSPOUT; REFERENCE ELEVATIONS SHEET A3.1

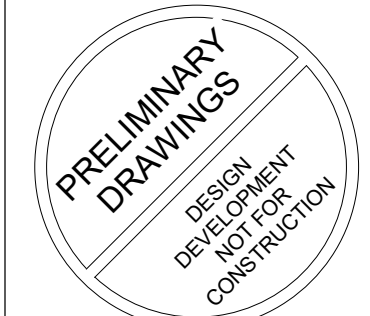
No.	Description	Date
1	7-ELEVEN, INC	04/12/20
2	7-ELEVEN 9350 CST	07/15/20
3	13711 CENTRAL AVE, CHINO CA 91710	
4	REFERENCE PLAN	
5		
6		
7		
8		
9		
10		
11		

7-ELEVEN, INC
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13711 CENTRAL AVE, CHINO CA 91710
REFERENCE PLAN

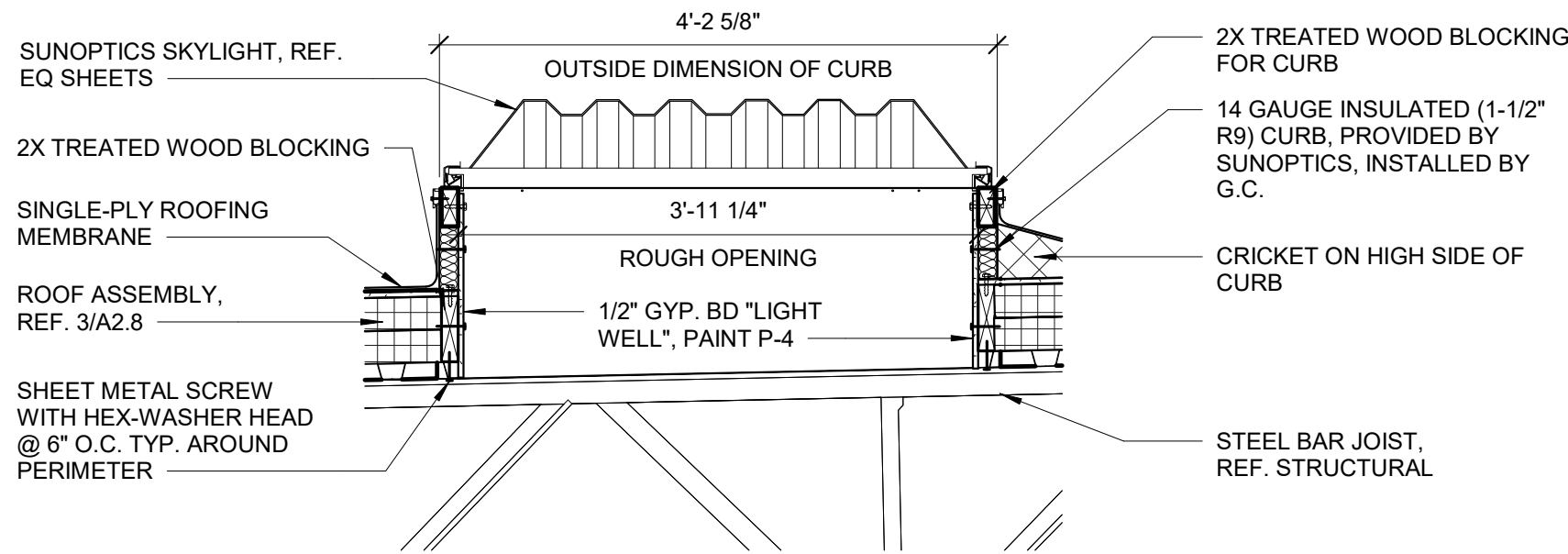


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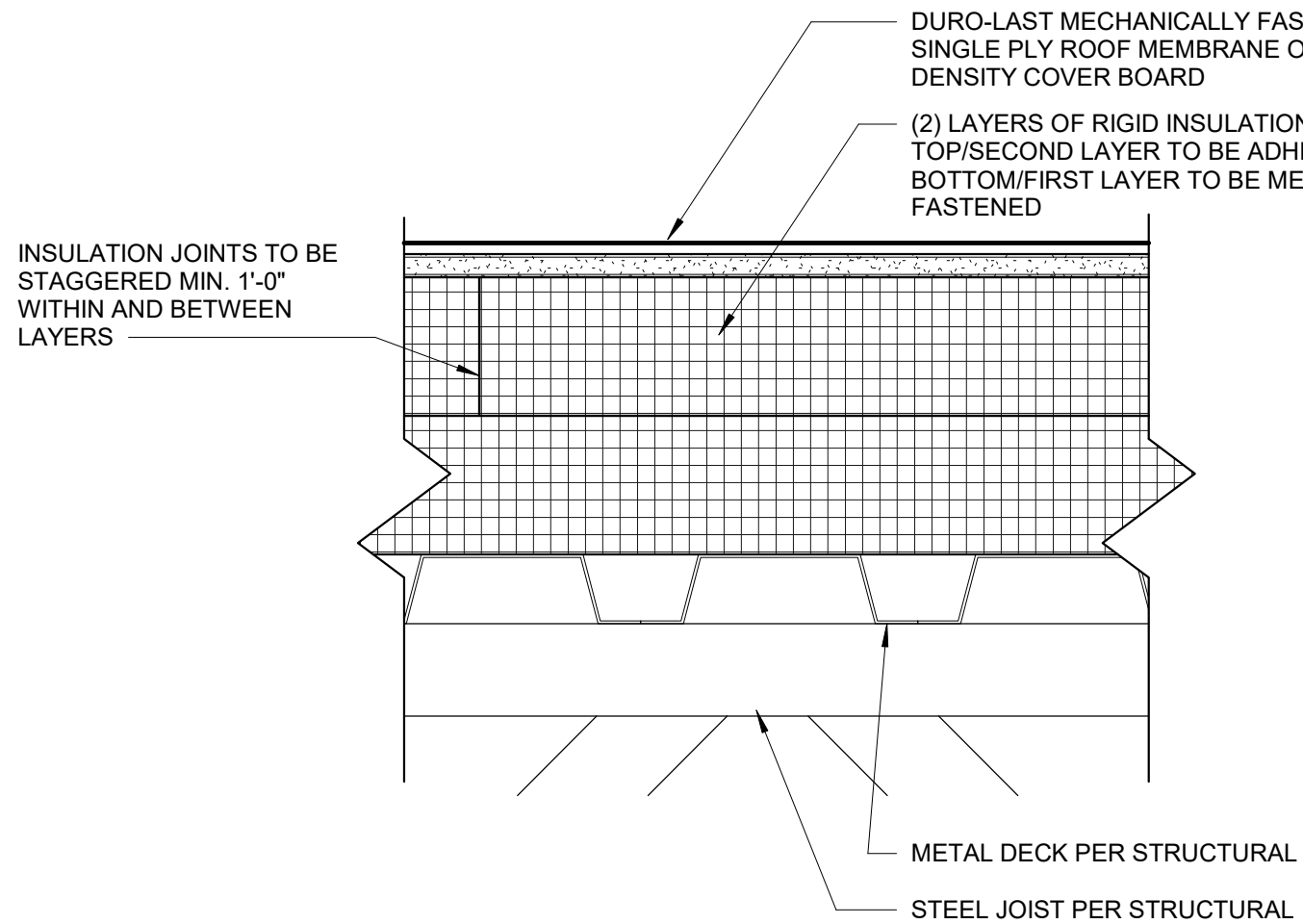
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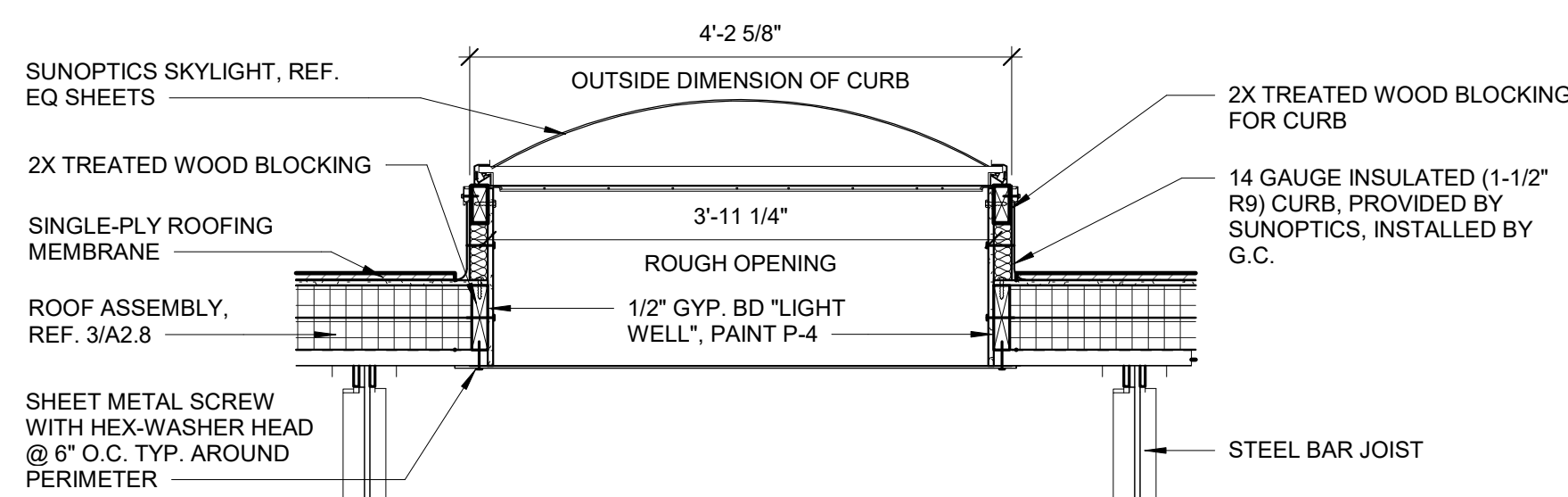
SHEET:
A2.1



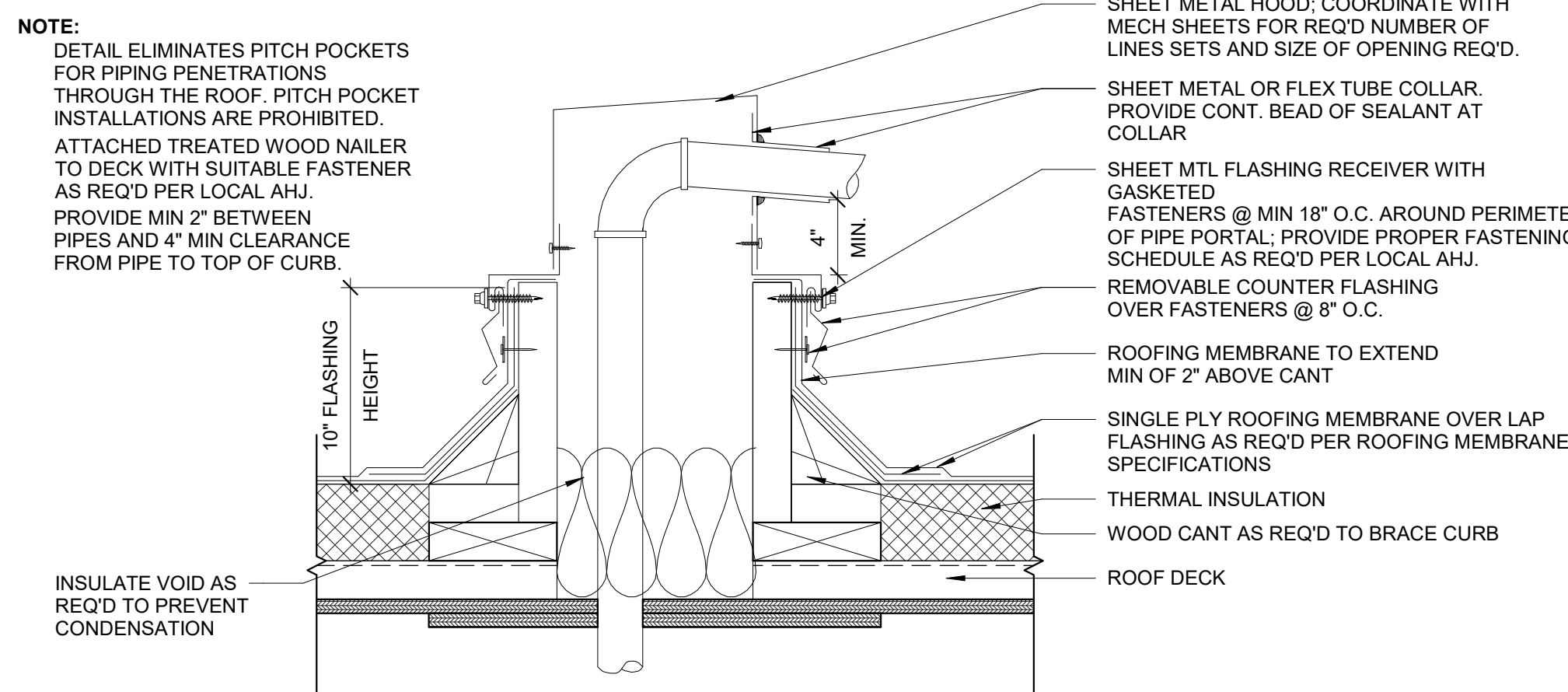
5 SKYLIGHT CROSS SECTION
3/4" = 1'-0"



3 ROOF SYSTEM ASSEMBLY
3" = 1'-0"



4 SKYLIGHT SECTION
3/4" = 1'-0"

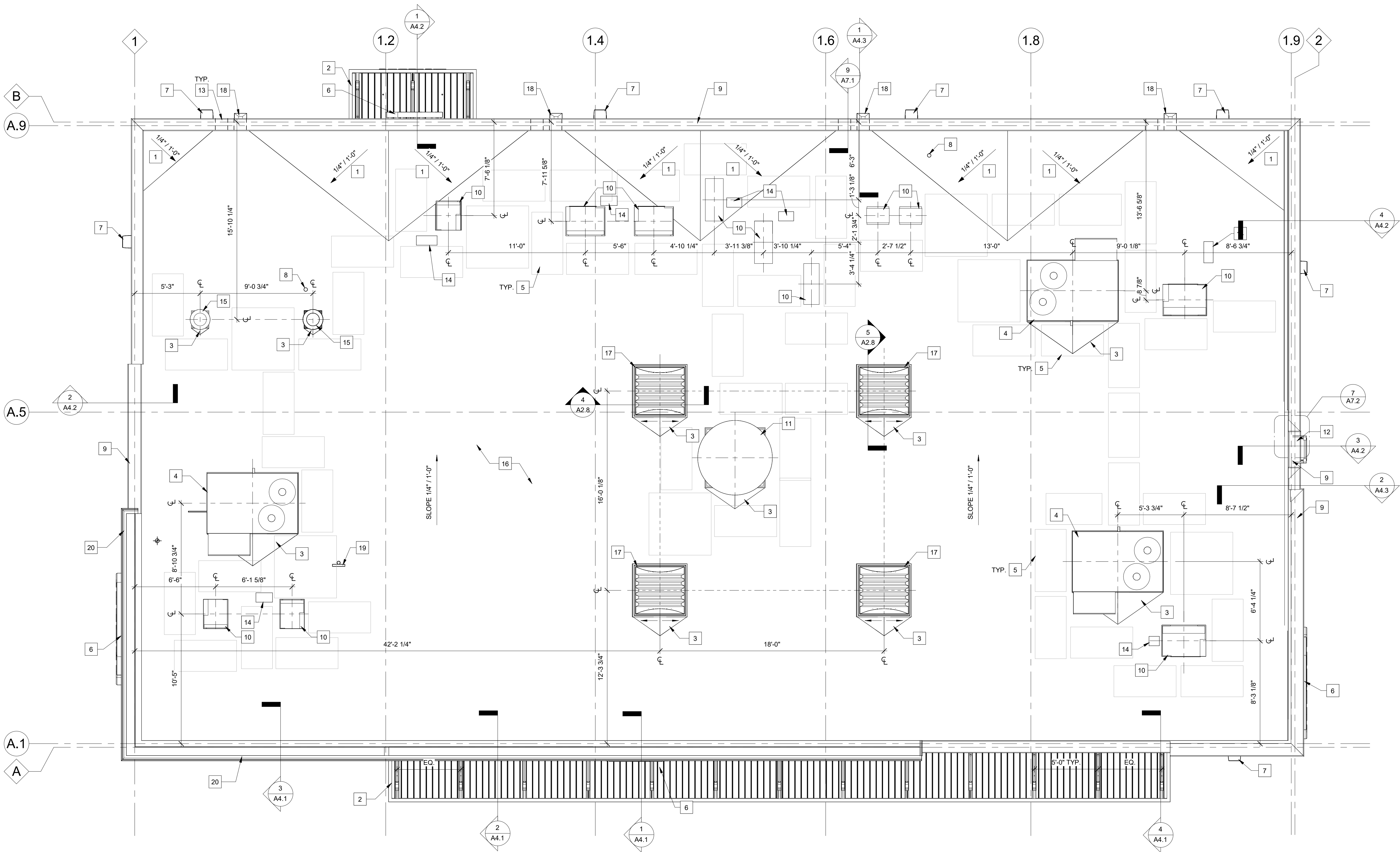


2 DETAIL - REFRIGERANT PIPE PORTAL
1 1/2" = 1'-0"

ROOF DRAIN VERTICAL REQUIREMENT	
LOCATION: CHINO, CA 3" PRECIPITATION ON WETTEST MONTHS	
MAIN ROOF = 4,451 SF WITH 4" PIPE SIZE, (1) DOWNSPOUTS WOULD BE REQUIRED. (4) DOWNSPOUTS ARE BEING PROVIDED FOR THE MAIN ROOF.	
CANOPY ROOF AT MAIN ENTRY = 199 SF WITH 4" PIPE SIZE, (1) DOWNSPOUT WOULD BE REQUIRED. (1) INTERNAL DOWNSPOUT IS BEING PROVIDED FOR THE CANOPY ROOF.	
CANOPY ROOF AT REAR ENTRY = 34 SF WITH 4" PIPE SIZE, (1) DOWNSPOUT WOULD BE REQUIRED. (1) INTERNAL DOWNSPOUT IS BEING PROVIDED FOR THE CANOPY ROOF.	

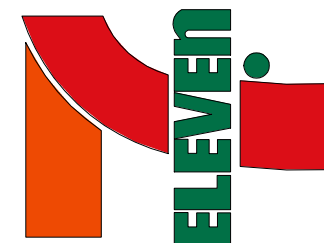
CALCULATE AREA DRAINAGE BY ROOF DRAIN SIZE AT VARIOUS RAINFALL RATES									
DRAIN OUTLET SIZE		HOURLY RAINFALL (in inches)							
PIPE SIZE (inches)	OPEN AREA (sq. inches)	1	1.5	2	2.5	3	4	5	6
		ROOF AREA SQUARE FOOTAGE							
2	3.14	2,880	1,920	1,440	1,150	960	720	575	480
3	7.06	8,880	5,880	4,440	3,520	2,930	2,200	1,760	1,470
4	12.56	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070
5	19.60	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765
6	28.30	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000
8	50.25	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315

GENERAL NOTES	
A.	CONTRACTOR TO RESERVE SPECIFIED MAPES CANOPY UPON BEING AWARDED THE BID TO ENSURE AVAILABILITY AND TIMELY INSTALLATION. SUBSTITUTIONS ARE NOT PERMITTED.
KEYNOTES	
1	CRICKET W/ TAPERED INSULATION TYP
2	PRE-FAB METAL CANOPY WITH TIE-BACKS BY CANOPY VENDOR. COORDINATE LOCATION OF TIE-BACKS AND REED BLOCKING WITH CANOPY VENDOR.
3	PROVIDE TAPERED INSULATION CRICKET AT ALL ROOFTOP EQUIPMENT AS INDICATED. SLOPE 1/4" MINIMUM FOR POSITIVE DRAINAGE.
4	RTU REF MECHANICAL SHEETS.
5	WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT.
6	INTERNALLY ILLUMINATED BUILDING SIGN BY SIGNAGE VENDOR, REF. SHEET A3.2 FOR ADDITIONAL INFORMATION
7	EXTERIOR WALL MOUNT LED FIXTURE.
8	PLUMBING VENT; REF PLUMBING SHEETS.
9	PRE-FINISHED METAL COPING, REF. SHEET A6.1.
10	REMOTE CONDENSER, REF. MECHANICAL.
11	GRAVITY VENTILATOR, REF. MECHANICAL.
12	ROOF ACCESS REF. MATERIAL SCHEDULE.
13	OVERFLOW SCUPPER; TO BE 2" ABOVE PRIMARY DRAIN SYSTEM.
14	REFRIGERANT PIPE PORTAL, RE: 2/A2.8.
15	EXHAUST FAN; REF PLUMBING SHEETS.
16	SINGLE PLY ROOFING OVER 1/2" COVER BOARD OVER R-30 MIN. RIGID INSULATION; REF. SHEET A6.1 (MR-1).
17	SUNOPTICS PRISMATIC SKYLIGHT, 4040 SIGNATURE SERIES, TYP.
18	PRE-FINISHED METAL SCUPPER AND DOWNSPOUT, REF. PAINT SCHEDULE.
19	CELL ANTENNA MAST, REF. STRUCTURAL SHEETS AND E1.3 FOR ADDITIONAL INFORMATION AND DETAILING.
20	PRE-FINISHED METAL COMPRESSION EDGE, REF. SHEET A6.1.



1 ROOF PLAN
1/4" = 1'-0"

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13111 CENTRAL AVE, CHINO CA 91710



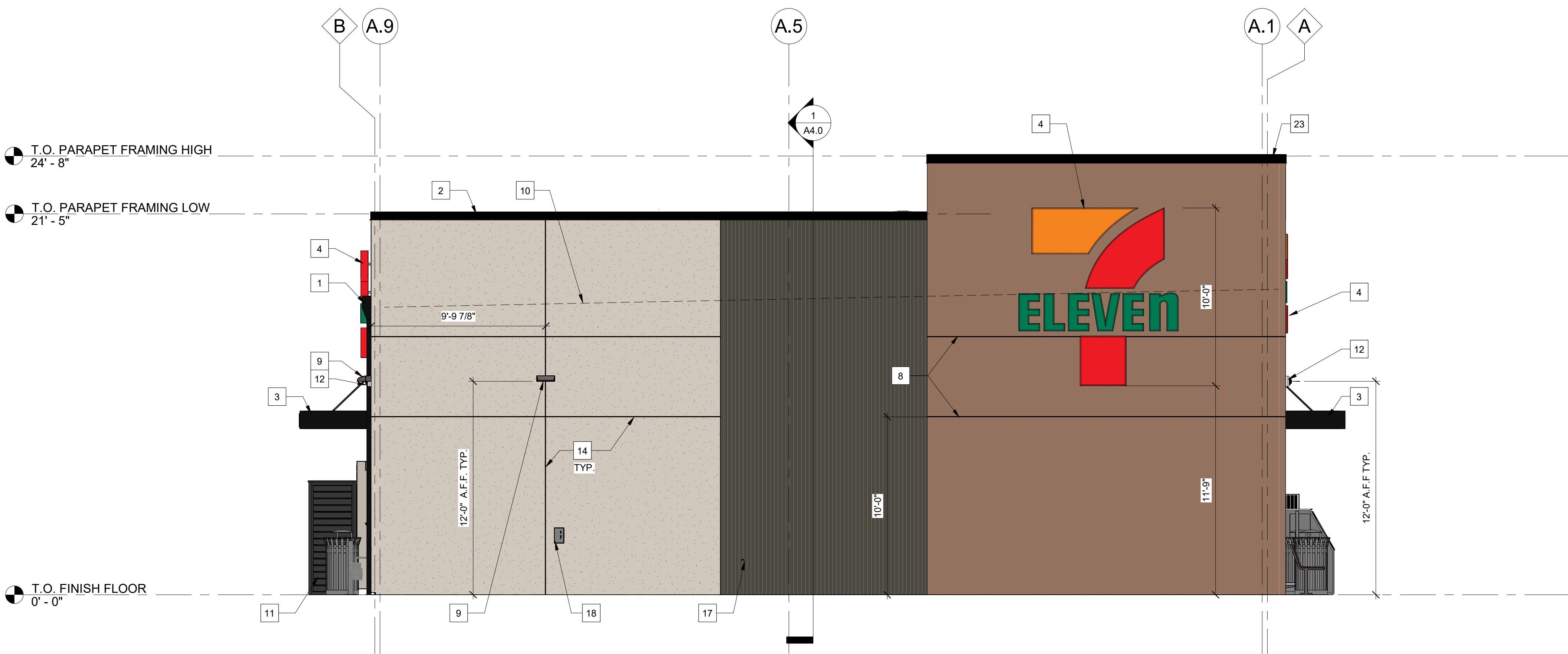
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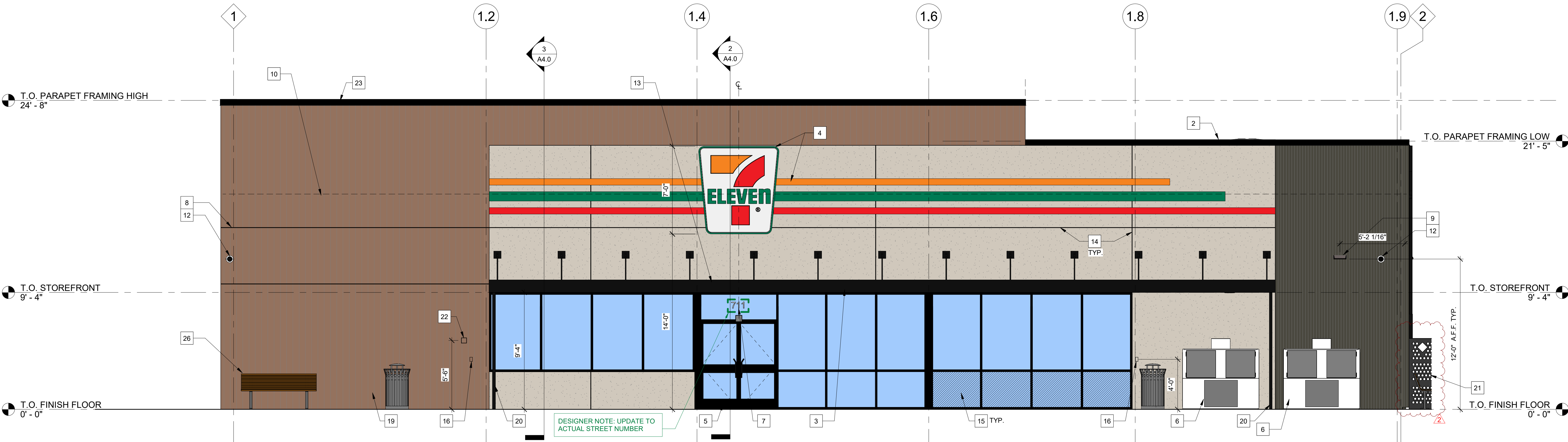


SHEET:

A2.8



2 EXTERIOR BUILDING - NORTH
1/4" = 1'-0"

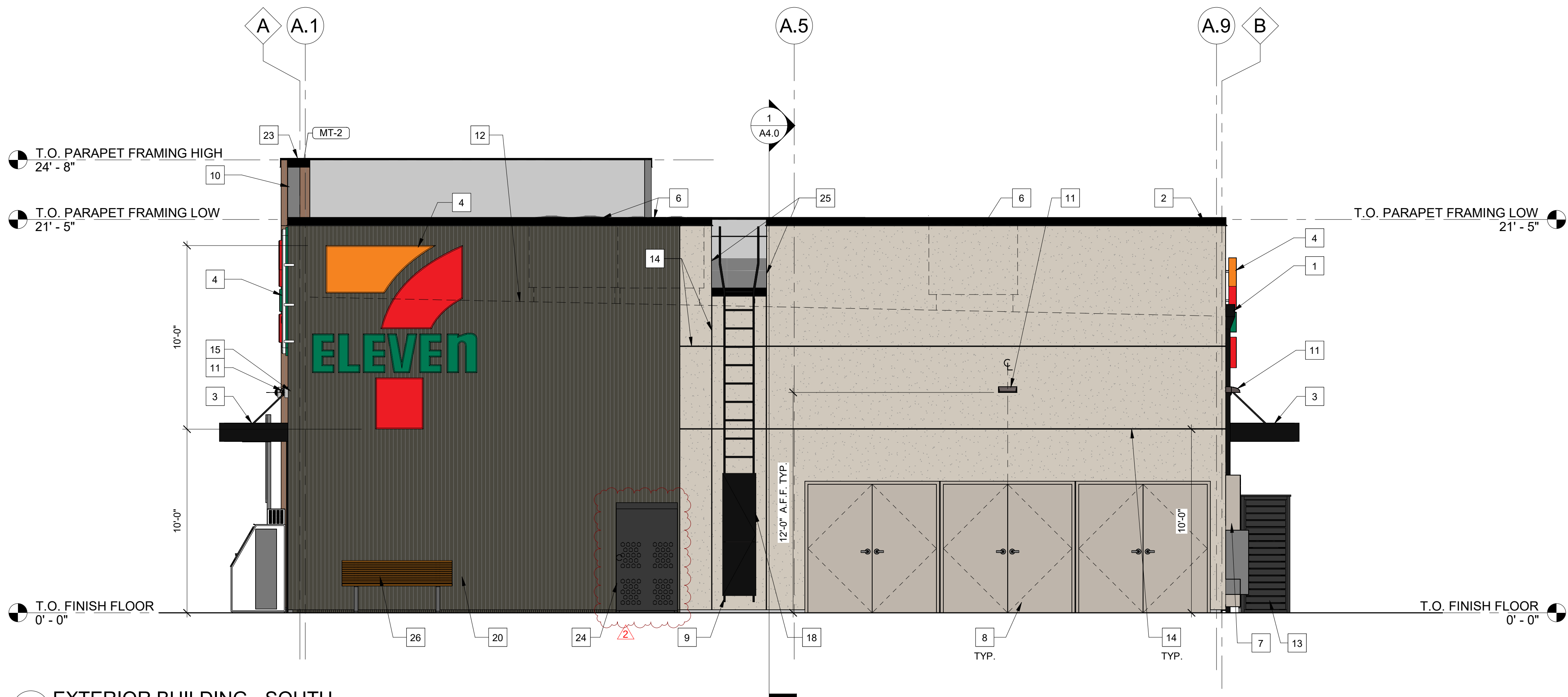


1 EXTERIOR BUILDING - WEST
1/4" = 1'-0"

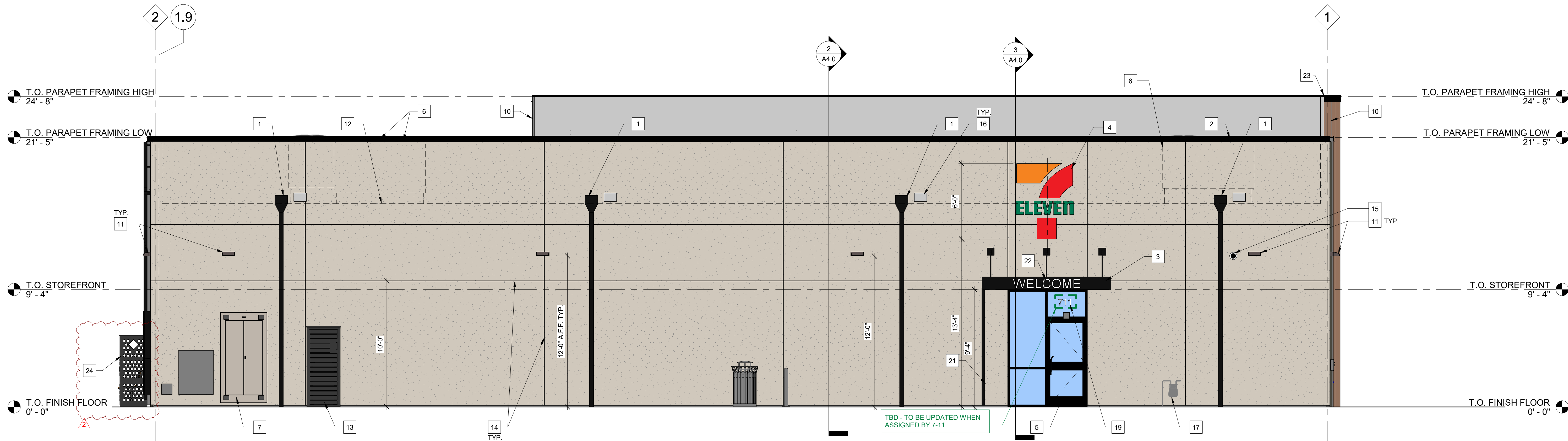
GENERAL NOTES	
A.	SIGNAGE UNDER SEPARATE PERMIT AND SHOWN FOR GENERAL REFERENCE AND COORDINATION PURPOSED ONLY. REFER TO APPROVED SIGNAGE DRAWINGS BY SIGNAGE COMPANY.
B.	CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO ALL SIGNAGE. COORDINATE WITH SIGNAGE COMPANY.
C.	REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A6.1 FOR ALL EXTERIOR FINISHES AND COLORS.
D.	REFER TO SHEET A6.0 FOR ALL ALUMINUM STOREFRONT FRAMING AND GLAZING INFORMATION AND DETAILS.

KEYNOTES	
1	PRE-FINISHED COMMERCIAL GRADE METAL SCUPPER, COLLECTION BOX AND DOWNSPOUT - REF. TO EXTERIOR FINISH SCHEDULE. REF. CIVIL FOR CONNECTION TO STORM SYSTEM.
2	20 GA. PRE-FINISHED METAL COPING, REF. TO EXTERIOR FINISH SCHEDULE.
3	PRE-FAB METAL CANOPY, REF. TO EXTERIOR FINISH SCHEDULE.
4	INTERNALLY ILLUMINATED SIGNAGE BY SIGNAGE VENDOR, PROVIDE BLOCKING AS REQUIRED FOR THRU-BOLT CONNECTIONS, REF. ELECTRICAL FOR POWER REQUIREMENTS. PROTOTYPICAL SIGNAGE SHOWN ON ELEVATIONS. REFER TO SITE SPECIFIC BRAND BOOK FOR SIGN LOCATION AND SIZE.
5	EXTERIOR ALUMINUM STOREFRONT DOOR AND FRAME, TYP., REF. SHEET A6.0.
6	ICE MERCHANTISER (3RD PARTY VENDOR), UNIT SHALL NOT BLOCK STOREFRONT. UNIT PLACED AGAINST WALL.
7	6" WHITE VINYL STREET ADDRESS, REF. SHEET EQ-1.0
8	NICHIHA HORIZONTAL COMPRESSION JOINT
9	WALL PACK, SEE ELECTRICAL
10	ROOF LINE BEYOND, TYP.
11	CO2 TANK/CAGE
12	SECURITY CAMERA, REF. ELECTRICAL LOW VOLTAGE PLAN FOR ADDITIONAL INFORMATION.
13	VINYL SIGNAGE BY SIGNAGE VENDOR.
14	EIFS AESTHETIC REVEAL, LOCATE AS INDICATED ON ELEVATIONS.
15	3M WINDOW FILM AT LEAN BAR, REF. EQ SHEETS.
16	EMERGENCY SHUT-OFF FOR FUEL DISPENSERS MOUNTED AT 48" A.F.F.
17	HOSE BIB, REF. PLUMBING.
18	ELECTRICAL OUTLET MOUNTED AT 40" A.F.F. FOR FUTURE AMAZON LOCKERS, REF. ELECTRICAL.
19	EXTERIOR ELECTRICAL OUTLET MOUNTED AT 24" A.F.F., REF. ELECTRICAL.
20	PRE-FINISHED CANOPY DOWNSPOUT TO MATCH CANOPY FINISH (MATTE BLACK) AND TIE INTO STORM SYSTEM, TYP. REF. CIVIL DRAWINGS FOR STORM CONNECTION.
21	PROPANE (3RD PARTY VENDOR)
22	KNOX BOX, FINAL LOCATION TO BE DETERMINED BY FIRE CODE OFFICIAL.
23	PRE-FINISHED METAL COMPRESSION EDGE, REF. SHEET A6.1.
26	OUTDOOR BENCH

Date	06/14/2026	07/15/26
Exhibits Submitted	Exhibits 316 Residential	
No.	0	2
7-ELEVEN: 9350-CST 2026-01		
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063		
7-ELEVEN 9350 CST 13111 CENTRAL AVE, CHINO CA 91710		
EXTERIOR ELEVATIONS		
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JOB #:	Project Number	1/4" = 1'-0"
SCALE:	Issue Date	
DATE:	Author	
DRAWN BY:	Checker	
CHECKED BY:		
SHEET:		
A3.0		



2 EXTERIOR BUILDING - SOUTH
1/4" = 1'-0"

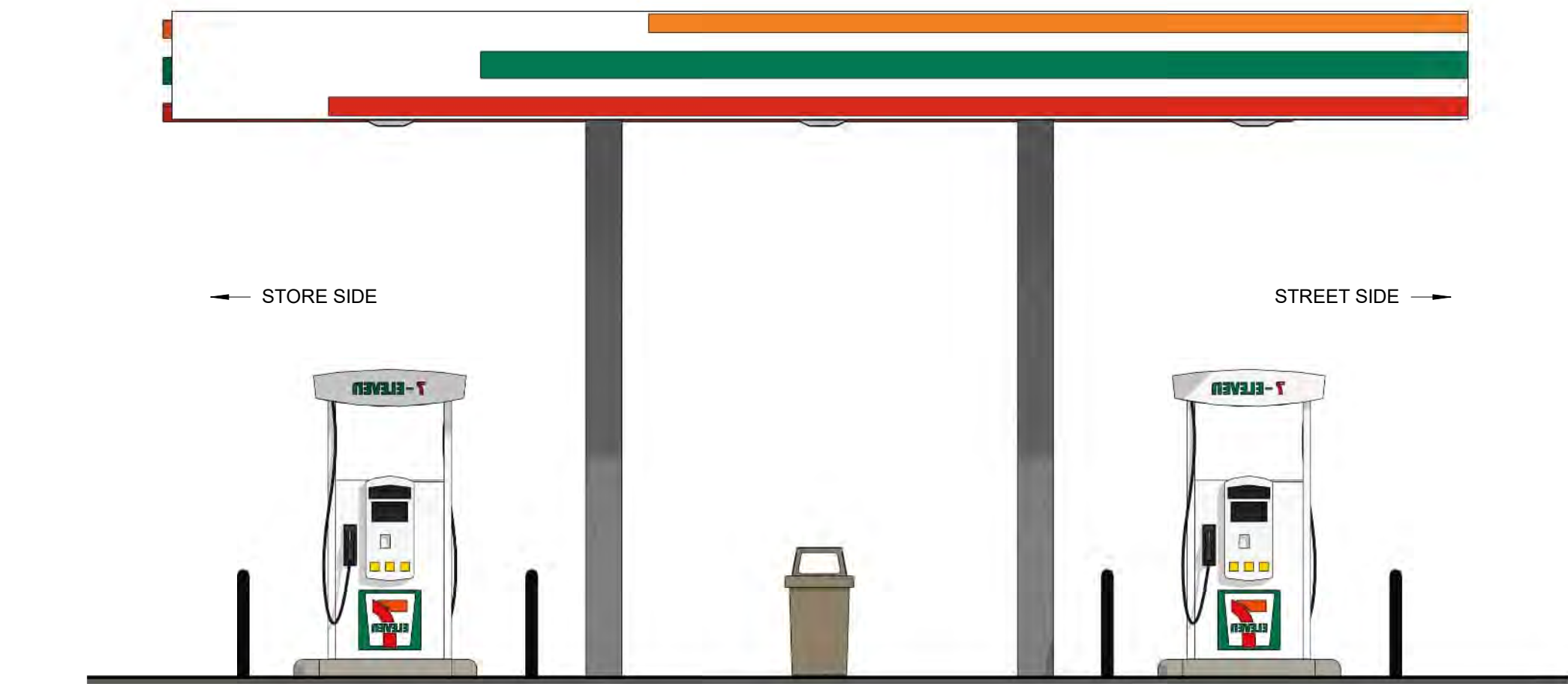


1 EXTERIOR BUILDING - EAST
1/4" = 1'-0"

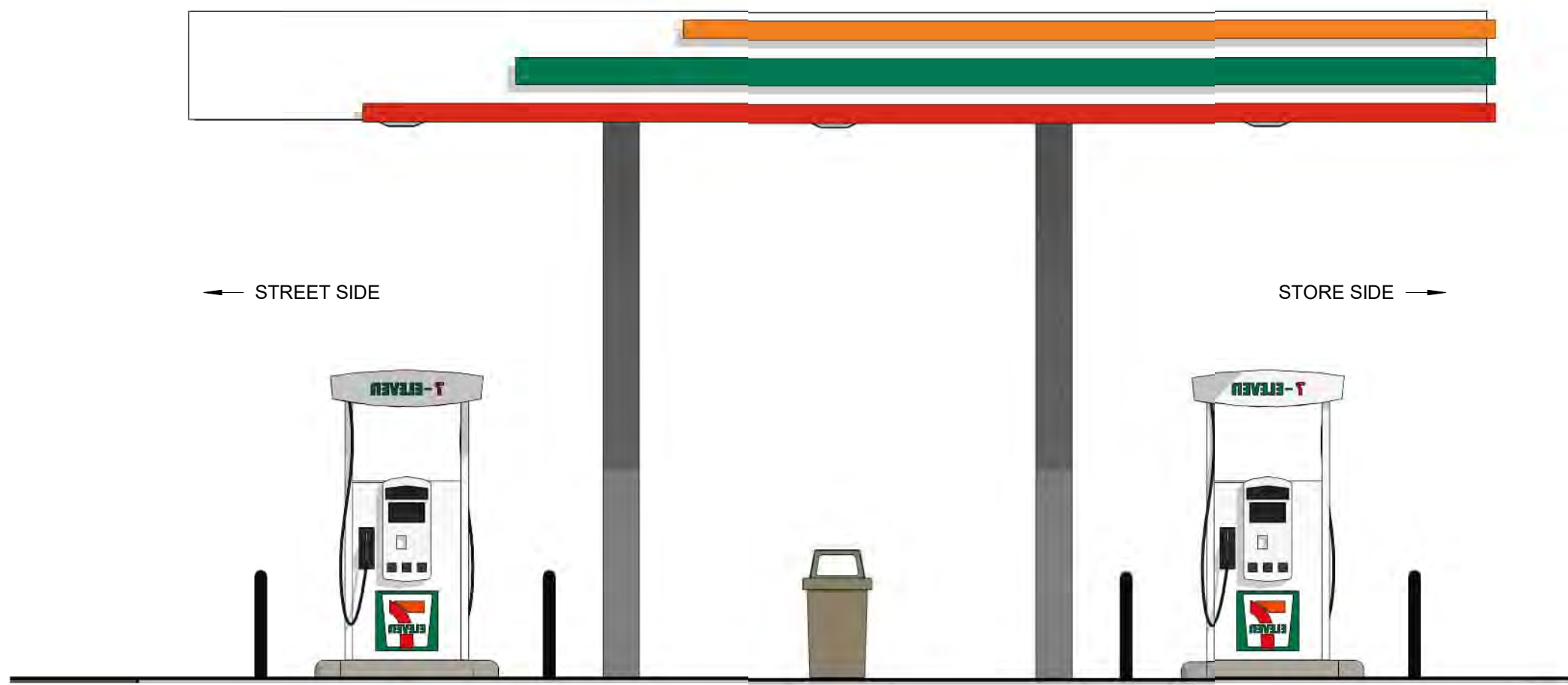
GENERAL NOTES	
A.	SIGNAGE UNDER SEPARATE PERMIT AND SHOWN FOR GENERAL REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO APPROVED SIGNAGE DRAWINGS BY SIGNAGE COMPANY.
B.	CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO ALL SIGNAGE. COORDINATE WITH SIGNAGE COMPANY.
C.	REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A6.1 FOR ALL EXTERIOR FINISHES AND COLORS.
D.	REFER TO SHEET A6.0 FOR ALL ALUMINUM STOREFRONT FRAMING AND GLAZING INFORMATION AND DETAILS.

KEYNOTES		X
1	PRE-FINISHED COMMERCIAL GRADE METAL SCUPPER, COLLECTION BOX AND DOWNSPOUT - REF. TO EXTERIOR FINISH SCHEDULE. REF. CIVIL FOR CONNECTION TO STORM SYSTEM.	
2	20 GA. PRE-FINISHED METAL COPING, REF. TO EXTERIOR FINISH SCHEDULE.	
3	PRE-FAB METAL CANOPY; REF TO EXTERIOR FINISH SCHEDULE.	
4	INTERNALLY ILLUMINATED SIGNAGE BY SIGNAGE VENDOR. PROVIDE BLOCKING AS REQUIRED FOR THRU-BOLT CONNECTIONS. REF. ELECTRICAL FOR POWER REQUIREMENTS. PROTOTYPICAL SIGNAGE SHOWN ON ELEVATIONS. REFER TO SITE SPECIFIC BRAND BOOK FOR SIGN LOCATION AND SIZE.	
5	EXTERIOR ALUMINUM STOREFRONT DOOR AND FRAME, TYP., REF. SHEET A6.0.	
6	RTU, REF. MECHANICAL.	
7	PAINT ALL EXPOSED UTILITIES P-1.	
8	EXTERIOR HM DOOR AND FRAME, TYP. REF. SHEET A6.0.	
9	ROOF ACCESS LADDER WITH OPTIONAL MOUNTING BASE, BLACK POWDER COAT FINISH. REF. DETAILS FOR ADDITIONAL INFORMATION.	
10	NICHHA FINISH TO WRAP END OF PARAPET WALL.	
11	WALL PACK, SEE ELECTRICAL.	
12	ROOF LINE BEYOND, TYP.	
13	CO2 TANK/CAGE	
14	EIFS AESTHETIC REVEAL, LOCATE AS INDICATED ON ELEVATIONS.	
15	SECURITY CAMERA, REF. ELECTRICAL LOW VOLTAGE PLAN FOR ADDITIONAL INFORMATION.	
16	OVERFLOW SCUPPER; TO BE 2" ABOVE PRIMARY DRAIN SYSTEM, TYP.	
17	GAS METER.	
18	LOCKING SECURITY DOOR. REFER MANUF. SPECS.	
19	6" WHITE VINYL STREET ADDRESS, REF. SHEET EQ1.0	
20	HOSE BIB, REF. PLUMBING.	
21	PRE-FINISHED CANOPY DOWNSPOUT TO MATCH CANOPY FINISH (MATT BLACK) AND TIE INTO STORM SYSTEM, TYP. REF. CIVIL DRAWINGS FOR STORM CONNECTION.	
22	VINYL SIGNAGE BY SIGNAGE VENDOR.	
23	PRE-FINISHED METAL COMPRESSION EDGE, REF. SHEET A6.1.	
24	PROPANE (3RD PARTY VENDOR)	
25	WRAP EDGES OF PARAPET WALL IN BRAKE METAL, REF. DETAILS ON A7.2.	
26	OUTDOOR BENCH	

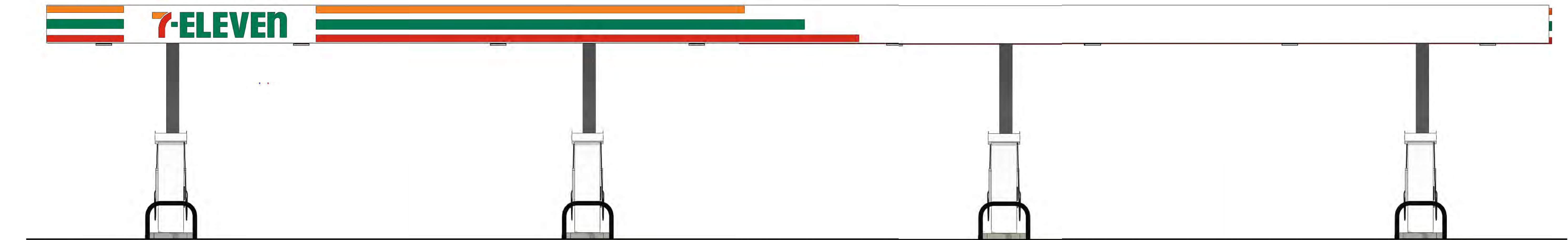
Date 04/12/26 07/15/26	Description	Exteriors Resubmitted Exteriors and Residential	No. 0 2	7-ELEVEN: 9350-CST 2026-01	7-ELEVEN, INC 3200 HACKBERRY ROAD, IRVING, TEXAS 75063 7-ELEVEN 9350 CST 13111 CENTRAL AVE, CHINO CA 91710 EXTERIOR ELEVATIONS		JOB #: Project Number SCALE: 1/4" = 1'-0" DATE: DRAWN BY: CHECKED BY:	Documents prepared by A/E for specific project and specific use for which they are intended. Any projects, by owner or any other party, without the expressed, written consent of the A/E, shall be done at the user's own risk. If used in a way other than that held A/E Firm harmless from all claims and losses.	PRELIMINARY DRAWINGS FOR INFORMATION CONSTRUCTION	SHEET: A3.1



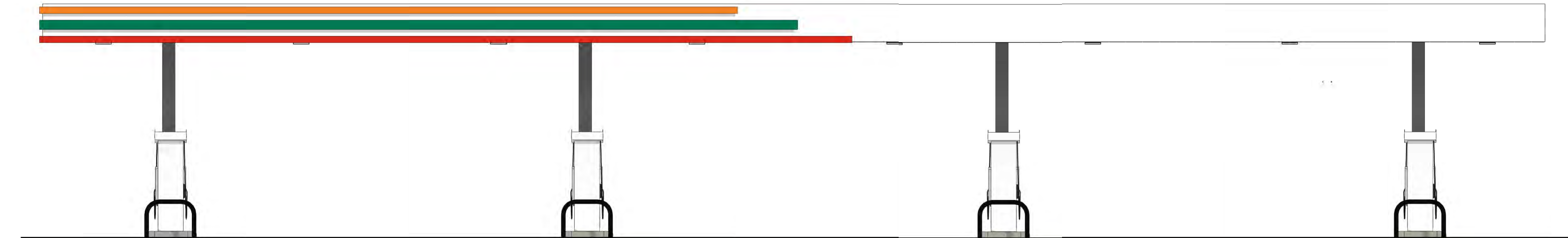
4 WINGED FUEL CANOPY - SOUTH
1/4" = 1'-0"



2 WINGED FUEL CANOPY - NORTH
1/4" = 1'-0"



3 WINGED FUEL CANOPY - EAST
1/4" = 1'-0"



1 WINGED FUEL CANOPY - WEST
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE					
CODE	DESCRIPTION	COLOR	MANUFACTURER	MODEL	COMMENTS
EIFS	EIFS	104 DOVER SKY	DRYVIT	OUTSULATION PLUS MD, SANDPEBBLE FINE TEXTURE, 7ELE 01 1022 ST	
FC-1	FIBER CEMENT PANELS - VINTAGEWOOD	CEDAR	NICHIHA	AWP 3030	VERTICAL INSTALLATION
CMU-1 ALTER NATE	8" INTEGRALLY-COLORED ARCHITECTURAL CMU	GF-125	WESTBROCK CONCRETE BLOCK	GROUND FACE CONCRETE MASONRY UNITS	EXPOSED CMU ONLY. MORTAR: SPEC MIX, PORTLAND CEMENT, "ANTIQUE WHITE" SM250, CAULK SEALANT: TREMCO, VULKEM 116, "STONE," NOTE: GC IS APPROVED TO SELECT CMU-1 OR CMU-1 ALTERNATE WITHOUT THE NEED FOR AN EXCEPTION REQUEST. BOTH ARE DEEMED EQUIVALENT. GC TO PROVIDES THE LOWEST COST, LEAD TIME AND SHIPPING COSTS AND BEST MEETS THE PROJECT REQUIREMENTS.
CMU-2	PRE-CAST CONCRETE CAP ALTERNATE		WESTBROCK CONCRETE BLOCK	2 1/2"H X 8 5/8"W	TRASH ENCLOSURE CONCRETE CAP
CMU-3	8" STANDARD ARCHITECTURAL CMU	NATURAL / GREY	TEXAS BUILDING PRODUCTS	8" CONCRETE MASONRY UNITS	ALL CONCEALED CMU LOCATIONS ONLY; NOTE: GC IS APPROVED TO SELECT CMU-3 OR CMU-3 ALTERNATE WITHOUT THE NEED FOR AN EXCEPTION REQUEST. BOTH ARE DEEMED EQUIVALENT. GC TO PROVIDES THE LOWEST COST, LEAD TIME AND SHIPPING COSTS AND BEST MEETS THE PROJECT REQUIREMENTS.
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL	BURNISHED SLATE	PAC-CLAD	7/8" 24 GAUGE CORRUGATED METAL PANEL	INSTALL VERTICALLY
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	COAL BLACK	DURO-LAST	DURO-LAST #6052 & #3110	20 GA. PREFINISHED METAL PARAPET CAP
MT-3	PRE-FINISHED ALUMINUM CANOPY	MATTE BLACK	MAPES ARCHITECTURAL CANOPIES	MAPES SUPER LUMIDECK FLAT SOFT FIT CANOPY	MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS
MT-4	PRE-FINISHED ALUMINUM DOWNSPOUTS, SCUPPER & COLLECTION BOX	MATTE BLACK (32)	ATAS	COMMERCIAL GRADE WATER CONTROL	
MT-5	PRE-FINISHED LADDER	BLACK	ALACO LADDER CO.	FIXED WALL LADDER, MODEL 561 AND H300 SECURITY DOOR WITH POWDER COAT FINISH	
P-1	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES	VERSATILE GRAY	SHERWIN WILLIAMS	SW6072	SEE PAINT SCHEDULE FOR ADDITIONAL INFORMATION
P-3	TRASH ENCLOSURE GATE, TRASH ENCLOSURE BOLLARDS & PIPING	TRICORN BLACK	SHERWIN WILLIAMS	SW6258	SEE PAINT SCHEDULE FOR ADDITIONAL INFORMATION
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST	WHITE 40MIL SINGLE-PLY PVC ROOFING MEMBRANE	
S-1	ALUMINUM STOREFRONT FRAMING	#29 BLACK	KAWNEER	451T VG	

7-ELEVEN, INC
5200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13711 CENTRAL AVE, CHINO CA 91710

EXTERIOR ELEVATIONS - FUEL CANOPY

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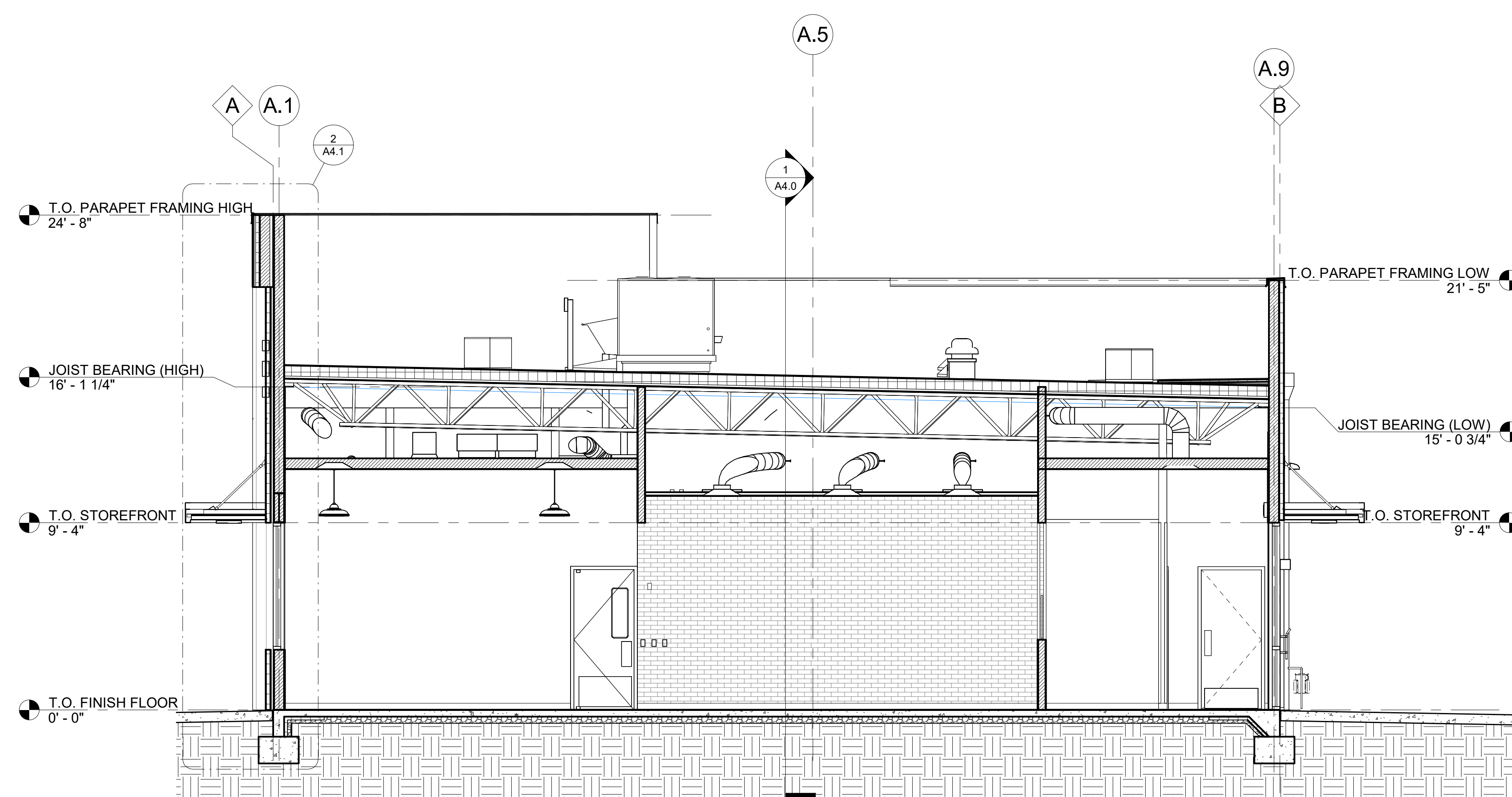
JOB #: Project Number
SCALE: 1/4" = 1'-0"
DATE:
DRAWN BY:
CHECKED BY:

Issue Date
Author

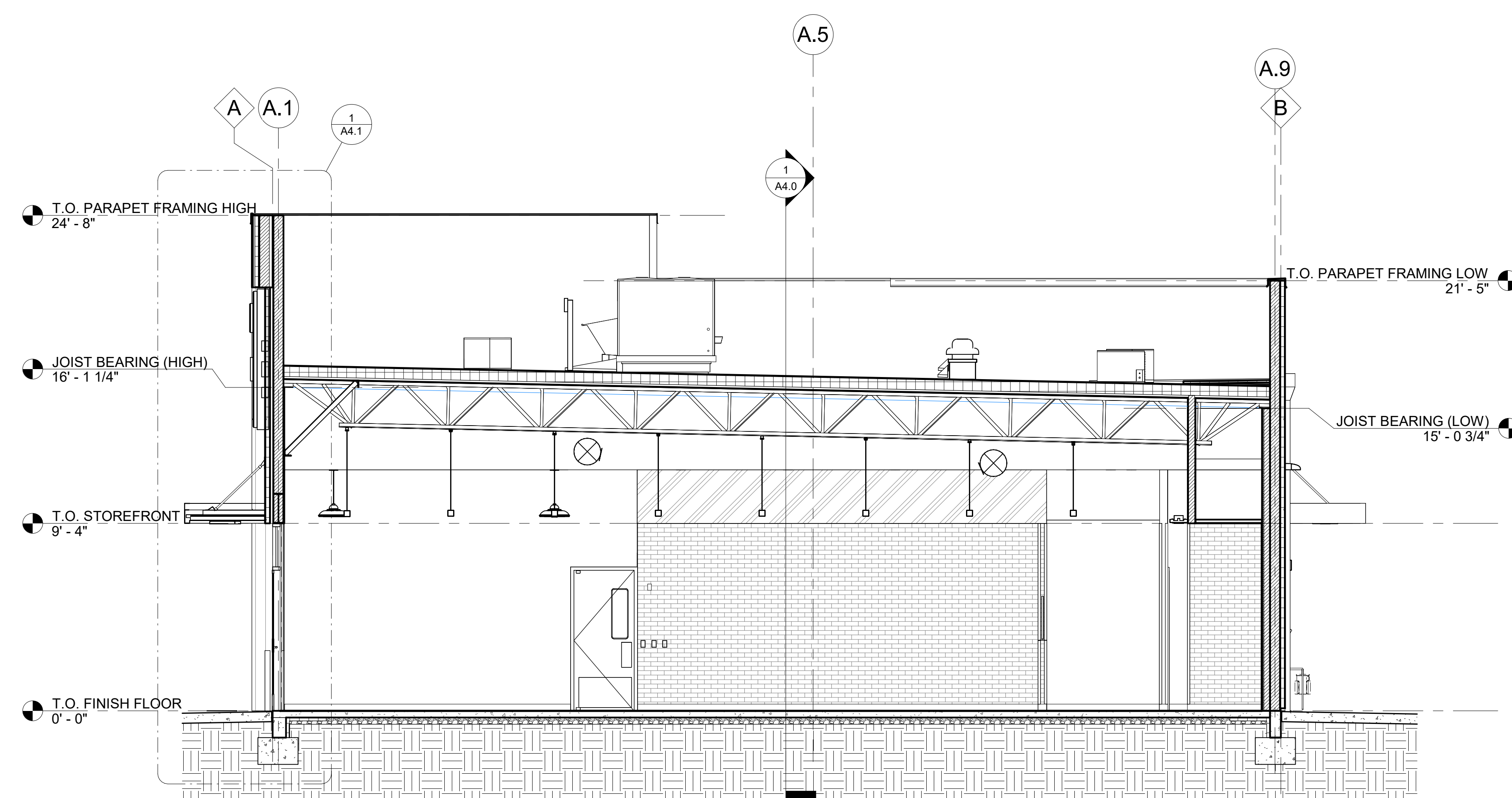
PRELIMINARY
DRAWINGS
DESIGN
FOR
CONSTRUCTION

SHEET:
A3.4

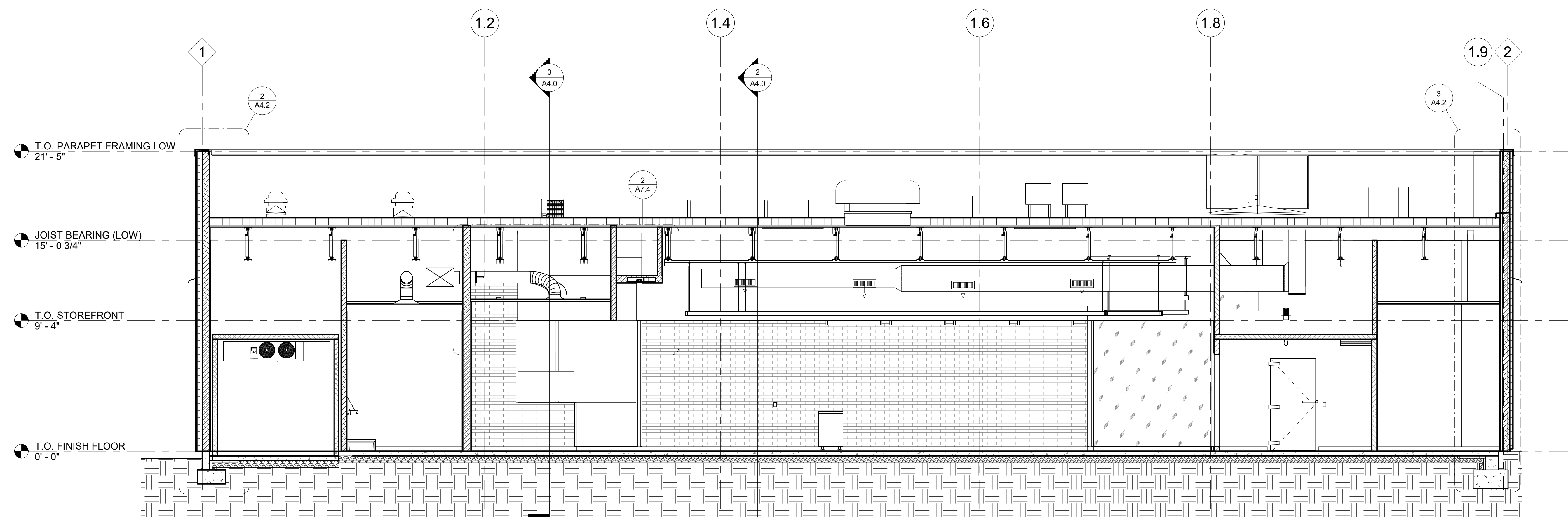
106



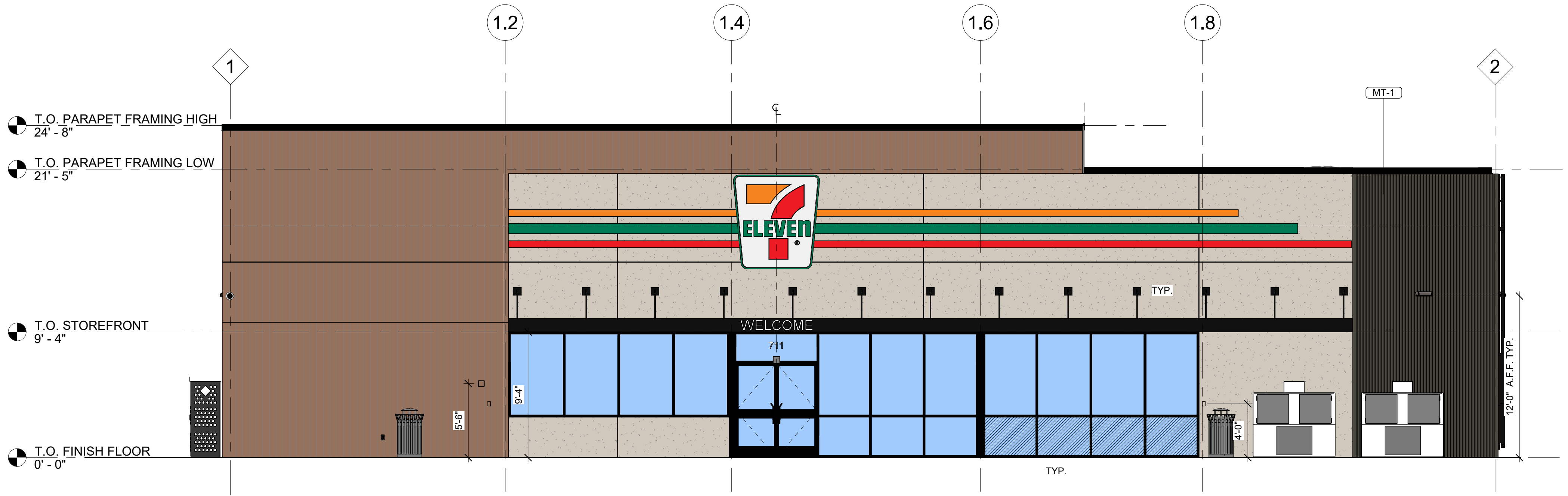
3 TRANSVERSE BUILDING SECTION



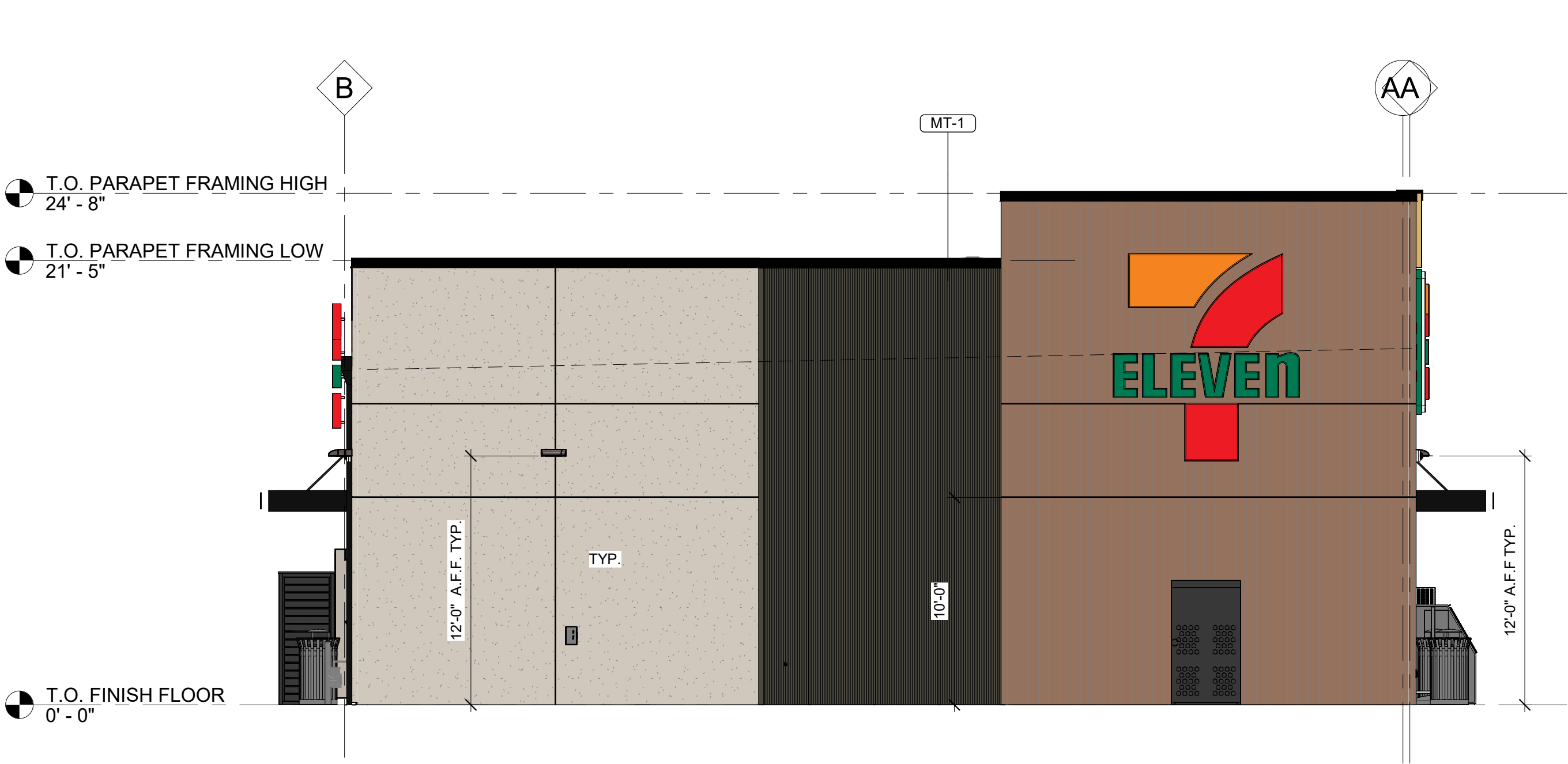
2 TRANSVERSE BUILDING SECTION
1/4" = 1'-0"



1 LONGITUDINAL BUILDING SECTION
1/4" = 1'-0"



1 EXTERIOR BUILDING - SOUTH MATERIAL BOARD
3/16" = 1'-0"



2 EXTERIOR BUILDING - WEST MATERIAL BOARD
3/16" = 1'-0"

EXTERIOR MATERIAL BOARD

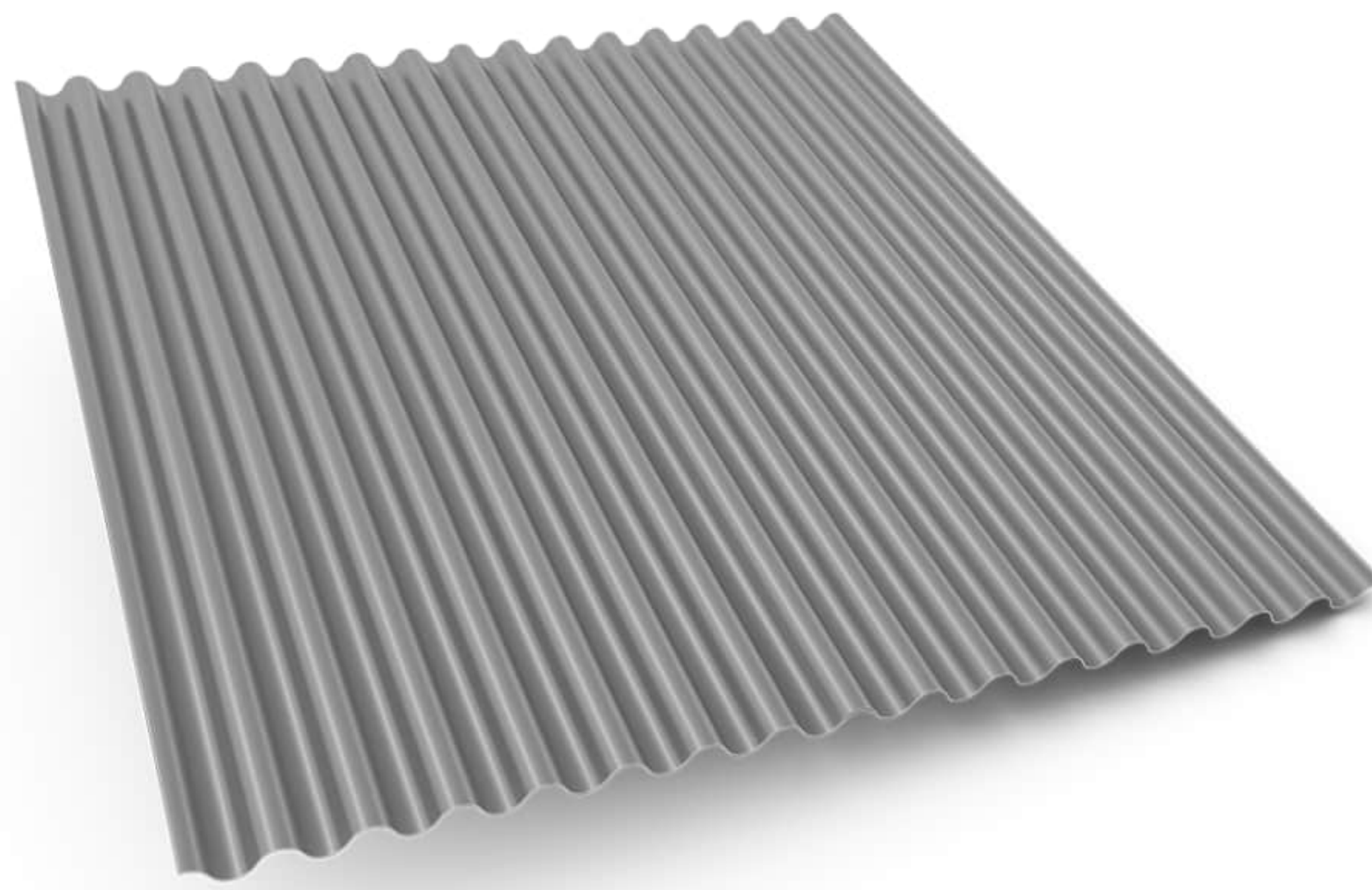
FC-1 FIBER CEMENT
PANELS - VITAGEWOOD
COLOR - CEDAR



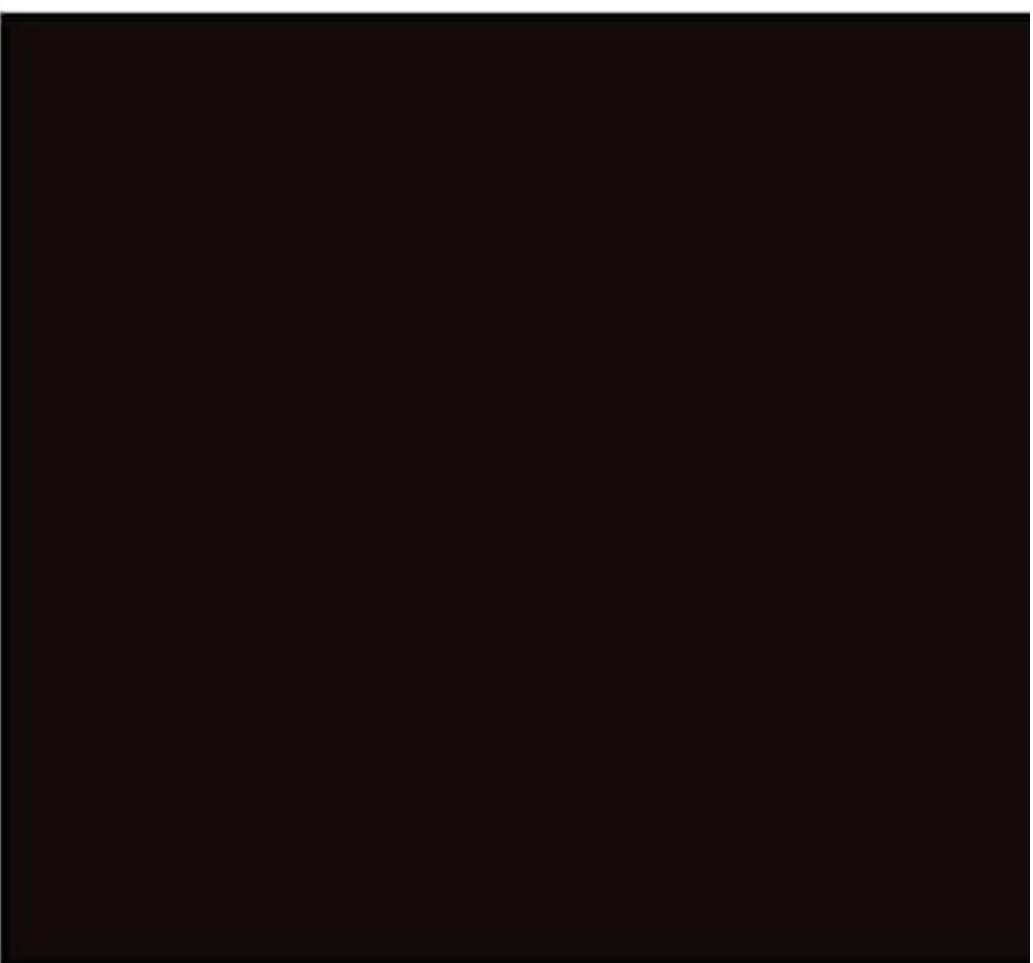
EIFS-1 DRYVIT OUTSULATION
PLUS MD - SANDPEBBLE
FINE TEXTURE
COLOR - 104 DOVER SKY



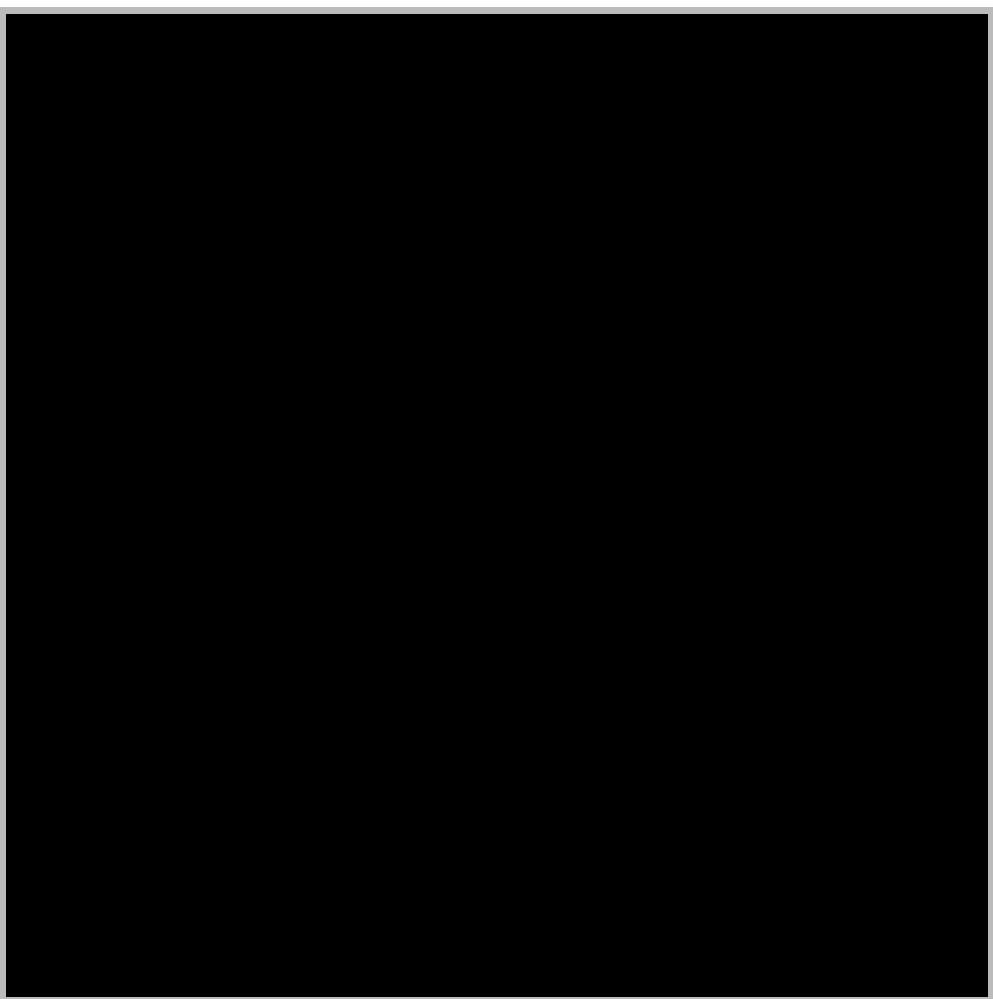
MT-1 PAC-CLAD - EXPOSED
FASTENER CORRUGATED
METAL PANEL
COLOR - BURNISHED SLATE



MT-2 DURO-LAST - PRE-FINISHED
METAL COPING &
COMPRESSION EDGE
COLOR - COAL BLACK



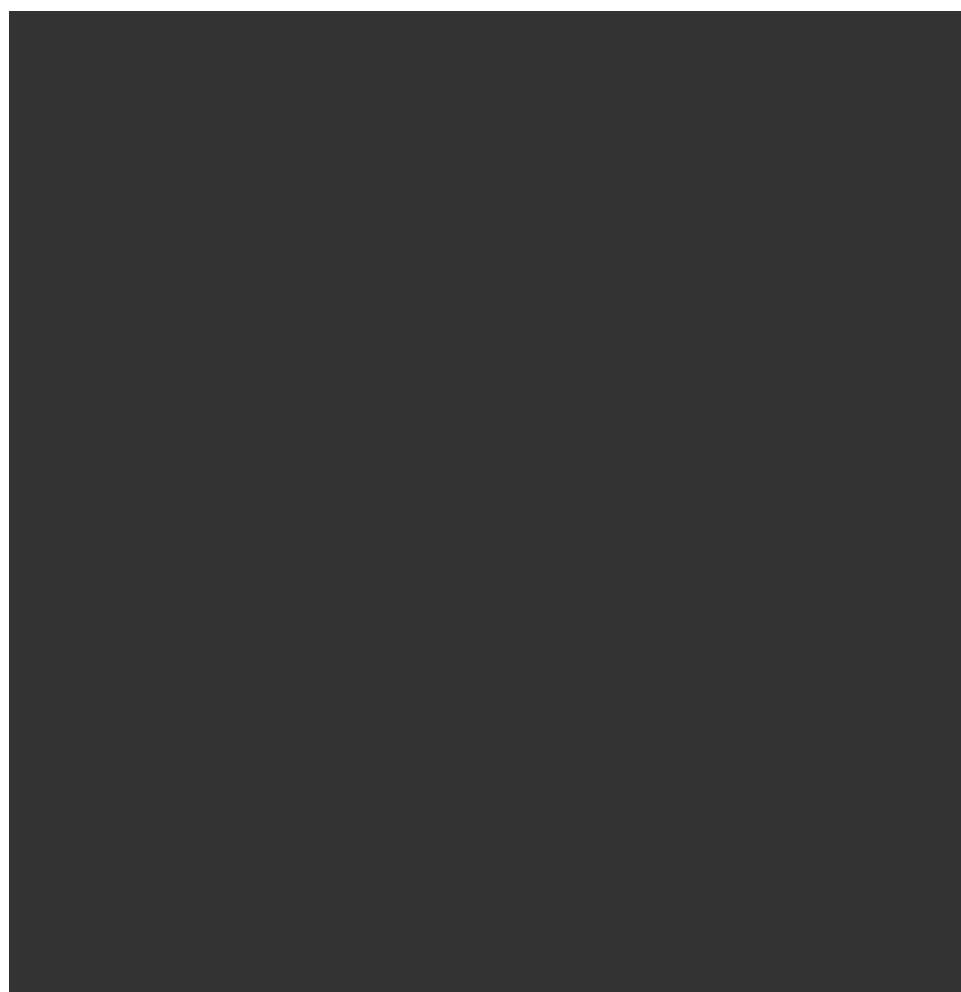
MT-3 MAPES SUPER LUMIDECK FLAT
SOFFIT CANOPY - PRE-FINISHED
ALUMINUM CANOPY
COLOR - MATTE BLACK



CMU-2 WESTBROCK CONCRETE BLOCK
8" INTEGRALLY-COLORED
ARCHITECTURAL CMU
2-1/2" H X 8 -5/8" W

CMU-3 TEXAS BUILDING PRODUCTS 8"
CONCRETE MASONRY UNITS
COLOR - NATURAL/GREY

PT-3 SHERWIN WILLIAMS CRYL HPA
SEMI-GLOSS SW6258
COLOR - TRICORN BLACK



TRASH ENCLOSURE ONLY

No.	Description	Entitlement Resubmittal	Date
0			04/12/26
7-ELEVEN: 9350-CST 2026-01			
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063			
7-ELEVEN 9350 CST 13711 CENTRAL AVE, CHINO CA 91710			
MATERIALS BOARD			
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JOB #:	Project Number	SCALE:	As indicated
DATE:	Issue Date	DRAWN BY:	Author
CHECKED BY:	Checker		
SHEET:			
A9.0			

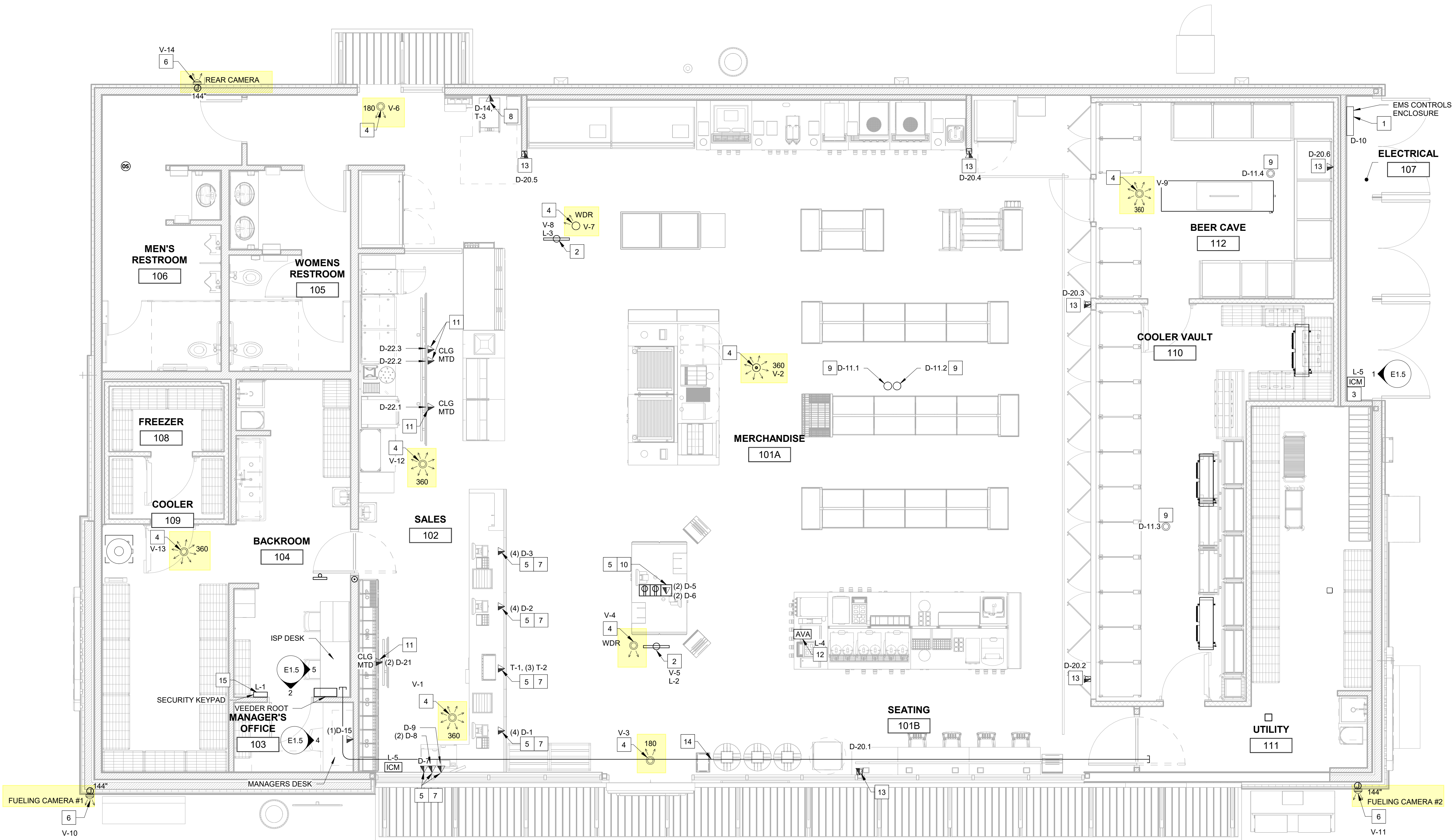


A9.1

LOW VOLTAGE PACKAGE SCHEDULE					
Oracle Number	MANUFACTURER	MODEL	DESCRIPTION	FURNISH BY	INSTALL BY
01111031	QSI	LARGE STORE PACKAGE	QSI 2.0 C-STORE MUSIC PLATFORM (In Store Audio System: includes 6 speakers, brackets, media control, AVA, cabling, hardware/mounts & switch)	OWNER	LVC
03144271	Tyco Integrated Security Llc	711-GKIT-IP	DT QUEUE CAMERA, 1 Set of 19 Cameras	OWNER	SECURITY SYSTEM INSTALLER

KEYNOTES		X
1	ROUTE DATA CABLE TO EMS ENCLOSURE (REF. LOW VOLTAGE WIRING TABLE). ENCLOSURE AND EMS CONTROLS BY EMS VENDOR.	
2	ROUTE DATA CABLE(S) TO PVM LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). EXACT PLACEMENT OF PVM TO BE DETERMINED BY SECURITY CONTRACTOR AT TIME OF INSTALL.	
3	TELECOM DEMARC WITH (1) #6 CU. GROUND PER TELE. CO. REQUIREMENTS. REF. 1E1.3.	
4	ROUTE DATA CABLE(S) TO CAMERA LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). EXACT PLACEMENT OF CAMERA TO BE DETERMINED BY SECURITY CONTRACTOR AT TIME OF INSTALL.	
5	ROUTE DATA CABLES UNDERSLAB TO DATA / COM OUTLET (REF. E1.2).	
6	ROUTE DATA CABLE(S) TO EXTERIOR CAMERA LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). GC TO COORDINATE EXACT CAMERA LOCATIONS WITH ANDREW MORRIS AT OWL SERVICES (ANDREW.MORRIS@OWL-SERVICES.COM)	
7	SURFACE MOUNT DATA OUTLETS IN CABINETRY BELOW COUNTER.	
8	INSTALL 1-GANG BOX, FLUSH IN WALL WITH 1/2" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE FOR ATM. FLUSH MOUNT DATA / COM OUTLET AND PROVIDE / INSTALL FACEPLATE.	
9	ROUTE DATA CABLE TO ACCESS POINT LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). TERMINATE IN BOX WITH CAT6 FEMALE RJ45 JACK. LEAVE 10' EXCESS COILED AT JACK LOCATION.	
10	PULL DATA WIRING TO LOW VOLTAGE SECTION OF FLOOR BOX AND INSTALL DATA/COM JACK. REF LOW VOLTAGE TABLE.	
11	ROUTE DATA CABLE(S) TO DIGITAL MENU BOARD (DMB) LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). COORDINATE EXACT LOCATION WITH ARCHITECTURAL RCP.	
12	ROUTE CABLE TO AVA SENSOR (REF. LOW VOLTAGE WIRING TABLE) AND TERMINATE ON REAR OF DEVICE.	
13	ROUTE DATA CABLE TO QSI MUSIC SPEAKER LOCATION (REF. LOW VOLTAGE WIRING TABLE). INSTALL FEMALE RJ45 JACK, FLUSH IN WALL. COORDINATE EXACT SPEAKER MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS. INSTALL SPEAKER TO CONCEAL JACK. MINIMIZE AND NEATLY ARRANGE EXCESS CABLE.	
14	INSTALL (2) 1-1/2" CONDUITS FOR EMS AND LOW VOLTAGE CABLES. SUPPORT CONDUITS FROM TOP FLANGE OF BAR JOIST AND ROUTE WITHIN WEBBING. STUB CONDUITS INTO ACCESSIBLE CEILING SPACE. CAP ENDS WITH NYLON BUSHING.	
15	INSTALL 1-GANG BOX, FLUSH IN WALL, CENTERED AT 45' AFF WITH 1/2" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE FOR ALARM KEYPAD.	

LOW VOLTAGE NOTES	
A.	LOW-VOLTAGE WIRING, TERMINATIONS AND FACEPLATES PROVIDED AND INSTALLED BY LOW-VOLTAGE CONTRACTOR.
B.	WHERE REQUIRED, RACEWAYS (CONDUIT, BOXES, FITTINGS, ETC.) PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
C.	ALL CONDUIT INSTALLED AS STUB-UPS TO ACCESSIBLE CEILING SPACE, SLEEVES, ETC. SHALL BE EMT. FLEXIBLE CONDUIT SHALL NOT BE USED.
D.	ALL CONDUIT PROVIDED AS STUB-UPS TO ACCESSIBLE CEILING SPACE, SLEEVES, ETC. SHALL HAVE NYLON BUSHINGS INSTALLED FOR PROTECTION OF WIRING INSTALLED IN THEM.
E.	CONDUIT AND WIRING IN AREAS WHERE EXPOSED SHALL BE ROUTED AT 90 DEGREE ANGLES PERPENDICULAR OR PARALLEL TO JOISTS.
F.	EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ARCHITECTURAL FINISHES.
G.	ALL LOW-VOLTAGE WIRING INSTALLED WITHIN RETURN AIR PLENUMS OR AS REQUIRED BY APPLICABLE CODES, AHJ, ETC. SHALL BE PLENUM-RATED.
H.	LOW VOLTAGE WIRING IN EXPOSED CEILING AREAS SHALL BE INSTALLED IN RACEWAY (LEGRAND 400 SERIES) AND/OR ROUTED IN SUCH A WAY TO CONCEAL FROM VIEW FROM THE FLOOR BELOW. COORDINATE CABLE AND/OR RACEWAY COLOR WITH FINISH PLAN OR PAINT-TO-MATCH AFTER INSTALLATION.
I.	CONDUITS EXPOSED TO WIDELY DIFFERENT TEMPERATURES, SUCH AS COOLERS AND FREEZERS, SHALL BE SEALED TO PREVENT CIRCULATION OF AIR / MOISTURE.
J.	ALL CABLING SHALL BE CAT6 WIRED TO TIA/EIA 568B EXCEPT FOR POS REGISTERS WHICH SHALL BE WIRED TO TIA/EIA 568A.
K.	CAT-6 KEYSTONE JACKS WIRED TIA/EIA 568B SHALL BE WHITE IN COLOR. CAT-6 KEYSTONE JACKS WIRED TIA/EIA 568A SHALL BE BLUE IN COLOR.



N
1
LOW VOLTAGE FLOOR PLAN
1/4" = 1'-0"

Date
07/15/26

Description
Entertainment 3rd Residential

No.
2

7-ELEVEN: 9350-CST 2026-01

7-ELEVEN, INC
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13711 CENTRAL AVE, CHINO CA 91710

LOW VOLTAGE FLOOR PLAN

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PRELIMINARY DRAWINGS
FOR DESIGN DEVELOPMENT
CONSTRUCTION

JOB #: Project Number
SCALE: As indicated
DATE: Issue Date
DRAWN BY: Author
CHECKED BY: Checker

SHEET:
E1.4

SEAL:

■ **CONSULTANT:**

Consultant:

QUICK QUACK CAR WASH 44-345



5319 SCHAEFER AVENUE
CHINO, CALIFORNIA

[illegible]

DRAWN BY: MB/GM
CHECKED BY: MB

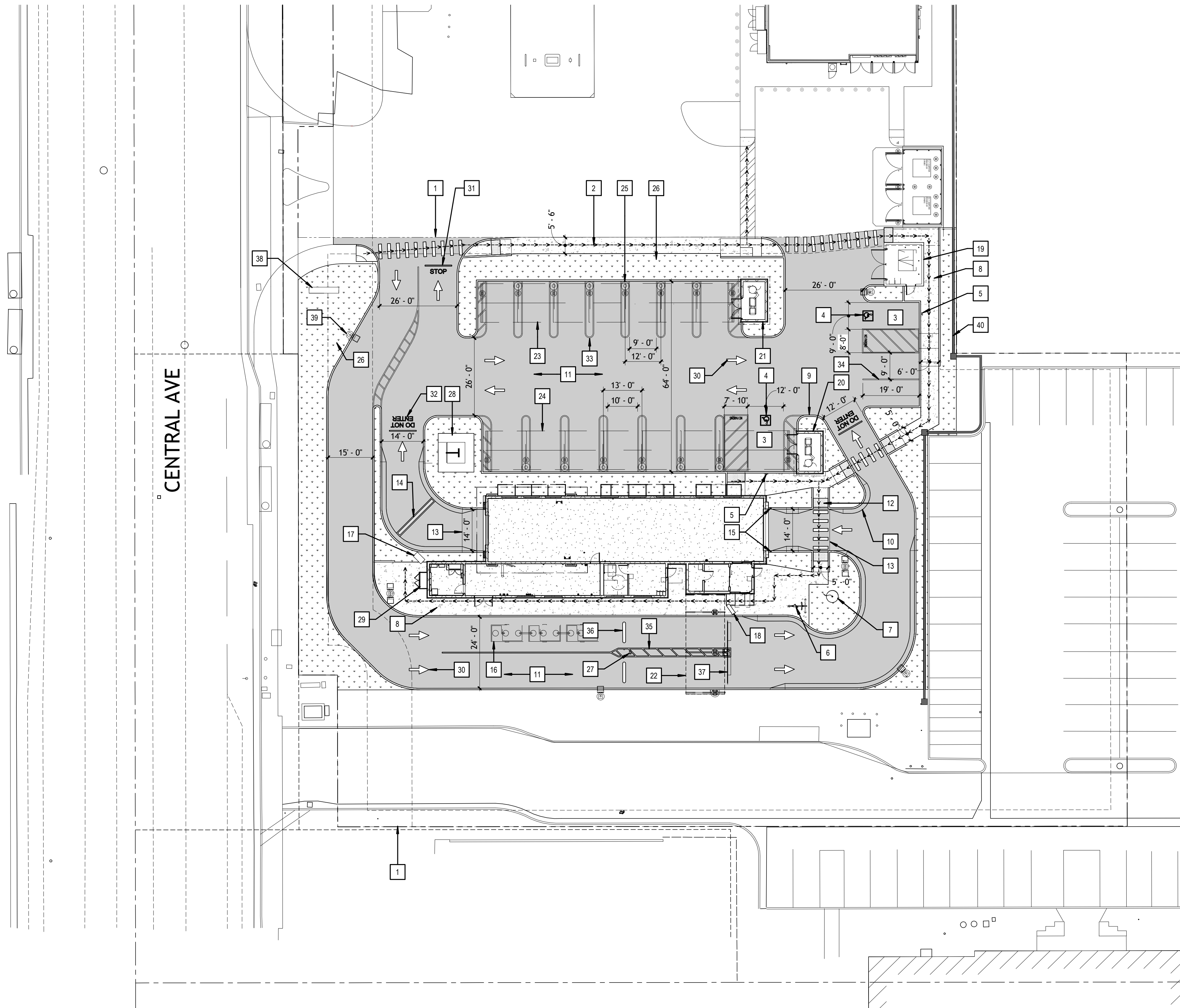
ARCH. PROJECT NO.: 23697

SHEET NAME:

SITE PLAN

SHEET NUMBER:

A1.10



1" = 20'-0"

1 | KEY NOTES

CORE STATES GROUP	
www.core-states.com	
SEAL: _____	
	
CONSULTANT: _____	
Consultant:	



EQUIPMENT SCHEDULE

EQUIPMENT		FURNISHED	MANUFACTURER	MODEL	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)	WEIGHT (lbs)	MOUNTING	MOUNTING METHOD
SHOWROOM											
A1	CONVEYOR HEAD SECTION	OFOI	QUICK QUACK	QQQ:CONV-HEAD-SECTION-COMPLETE	1	60	18	27	698	CONVEYOR TRENCH	WELDED IN PLACE
A2	CONVEYOR MID SECTION	OFOI	QUICK QUACK	PPC:CONVEYOR-SECTION	1	180 (15')	18	24	1261	CONVEYOR TRENCH	WELDED IN PLACE
A3	CONVEYOR TAIL SECTION	OFOI	QUICK QUACK	QQQ:CONV-TAIL-COMPLETE	1	120	18	24	1165	CONVEYOR TRENCH	WELDED IN PLACE
A4	CONVEYOR CORRELATOR	OFOI	QUICK QUACK	QQQ:CORRL-COMPLETE	1	31	102	3	440	FLOOR	WELDED IN PLACE
A5	TIRE SWITCH	OFOI	LONDON MAT INDUSTRIES	6260	2	34	5	2	2	FLOOR	5/8" HOLES (4) 3/16" THICK STEEL BASE PLATE
A6	MUDDY DUCK ARCH	OFOI	QUICK QUACK	QQQ:MUDDY-DUCK-ARCH	1	144	4	96	250	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A7	BUG JUICE STATION	OFOI	SONNY'S ENTERPRISE, LLC	10014060	1	31	5	87	5	FLOOR	(4) 1/2" X 4-1/4" WEDGE ANCHORS
A8	PUSH BUTTON STATION (PBS)	OFOI	LAGUNA INDUSTRIES	PBS4000	1	13	8	10	10	WALL	(4) 1/4" X 3" TAPCONS
A9	WELCOME ARCH	OFOI	SONNY'S ENTERPRISE, LLC	10014231	1	173	5	154	450	FLOOR	(4) 1/2" X 7" WEDGE ANCHORS
A10	FLEX WRAPS	OFOI	QUICK QUACK	QQQ:110459	2	182	126	115	765	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS (6) 5/8 X 6" WEDGE ANCHORS
A12	TRIPLE FOAM ARCH	OFOI	QUICK QUACK	QQQ:TRIPLE-FOAM-ARCH	1	144	4	96	160	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A13	TOP WASHER	OFOI	QUICK QUACK	QQQ:111100	2	108	52	52	482	FLOOR	(24) 5/8" X 6" WEDGE ANCHORS
A14	LOW-SIDE WASHER	OFOI	QUICK QUACK	QQQ:SIDE-WASHER-COMPLETE, QQQ 110459	1	60	60	36	285	FLOOR	(4) 5/8" X 6" WEDGE ANCHORS
A15	HIGH VOLUME RINSE ARCH	OFOI	QUICK QUACK	QQQ:HIGH-VOLUME-ARCH	1	144	4	120	160	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A16	WHEEL BLASTER	OFOI	QUICK QUACK	QQQ:110875	2	D6	8	29	14	FLOOR	(2) 1/2" X 7" WEDGE ANCHORS
A17	HIGH-SIDE WASHER	OFOI	QUICK QUACK	QQQ:110683, QQQ 110699	1	60	60	66	491	FLOOR	(4) 5/8" X 6" WEDGE ANCHORS
A19	CERAMIC ARCH	OFOI	QUICK QUACK	QQQ:CERAMIC-ARCH	1	168	36	96	250	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A20	RO RINSE ARCH	OFOI	QUICK QUACK	QQQ:RO-RINSE-ARCH	1	144	4	120	200	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A21	BLOWER ARCH 1	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH1-COMPLETE	1	166	43	128	766	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A22	BLOWER ARCH 2	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH2-COMPLETE	1	189	45	133	1,146	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A23	BLOWER ARCH 3	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH3-COMPLETE	1	210	45	133	1,384	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A24	BLOWER ARCH 4	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH4-COMPLETE	1	189	43	133	1,012	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A26	TIRE SHINE	OFOI	QUICK QUACK	QQQ:TIRE-SHINE-COMPLETE	1	144	20	12	1,536	FLOOR	(7) 5/8" X 6" WEDGE ANCHORS
A27	TIRE SHINE SIGN	OFOI	SONNY'S ENTERPRISE, LLC	10014057/10014058	2	48	5	18	25	FLOOR	(8) 3/8" X 3-3/4" WEDGE ANCHOR

EQUIPMENT ROOM

B1	AIR TREE	OFOI	QUICK QUACK	QQQ:AIR-TREE	1	25	5	63	55	WALL	(2) 1-5/8" UNI-STRUT SLOTTED SS - DEEP (4) 3/8" X 3-3/4" WEDGE ANCHOR
B3	AIR DRYER	OFOI	MIKROPOR	MK-US-60, SDE-US 65	1	18	19	33	122	FLOOR	STANDING
B4	RECIPROCATING AIR COMPRESSOR	OFOI	QUINCY	QP-7.5	1	67	30	49	720	FLOOR	(4) 1/2" X 7" WEDGE ANCHORS
B5	DOSATRON BUG JUICE APPLICATOR	OFOI	DOSATRON INTERNATIONAL, INC.	D14MZ2VFDIII	1	19	7		6	WALL	PROVIDED MOUNTING BRACKET
B6	CITY WATER BOOSTER PUMP	CFCI	GOULDS WATER TECHNOLOGY	GT203	1	21	9	14	70	WALL	(4) 1-5/8" UNI-STRUT SLOTTED SS - DEEP (4) 13/16" UNI-STRUT SLOTTED SS - SHALLOW
B7	MUDDY DUCK PUMP	OFOI	PENTAIR WATER / BERKELEY PUMPS	B2ZPLS-25HP	1	25	15	13	400	FLOOR	(2) 1-5/8" UNI-STRUT SLOTTED SS - DEEP
B9	CONVEYOR HYDRAULIC UNIT	OFOI	QUICK QUACK	QQQ:CONV-TWIN10-HYD-COMPLETE	1	36	36	36	650	FLOOR	(4) 1/2" X 4-1/2" WEDGE ANCHORS
B10	EYE WASH STATION	CFCI	GUARDIAN	G1814P	1	16		10	5	WALL	(4) 3/8" X 3" TAPCONS
B12	MAIN HYDRAULICS UNIT	OFOI	QUICK QUACK	QQQ:HYDRAULIC-COMPLETE-01	1	44	36	45	650	FLOOR	(4) 1/2" X 4-1/2" WEDGE ANCHORS
B15	DOUBLE STACK BLASTER SYSTEM	OFOI	QUICK QUACK	QQQ:111242	1	40	37	78	1,200	FLOOR	(4) 1/2" X 4-1/4" WEDGE ANCHORS
B16	RECLAIM SYSTEM	OFOI	QUICK QUACK	QQQ:RECLAIM-COMPLETE	1	48	24	74	350	FLOOR	STANDING
B17	REVERSE-OSMOSIS RO SYSTEM	OFOI	QUICK QUACK	QQQ:110368	1	36	40	73	500	FLOOR	STANDING
B18	RO WATER TANK	OFOI	PEABODY ENGINEERING - PROCHEM TANKS	01-31270, 01-31330	1	D48		82	150	FLOOR	STANDING
B20	HYDRAFLEX SOAP BOARD	OFOI	SONNY'S ENTERPRISE, LLC	1003173-HFI	2	32	12	42	40	WALL	(4) 1/4" X 3" TAPCONS
B21	HYDRAFLEX WATER PUMP	OFOI	GRUNDFOS	20019880	2	14	24	48	579	WALL	(4) 3/8" X 3" TAPCONS
B22	SOAP TANK	OFOI	NATIONAL CARWASH SOLUTIONS (NCS)	NCS-SOAP-TANK	17	9	20	27	5	FLOOR	STANDING
B23	TIRE SHINE CHEM BOARD	OFOI	QUICK QUACK	QQQ:TS-CHEM-DISTB-TIRE SHINE	1	18	6	26	33	WALL	(4) 3/8" X 3" TAPCONS
B25	TOWEL DRYING MACHINE	OFOI	LG	GD1329	1	29	31.9	40.2	150	FLOOR	STANDING
B27	WATER CONDITIONING SYSTEM	OFOI	CRYSTAL QUEST	CQE-CO-02103	1	D24		72	500	FLOOR	STANDING

ELECTRICAL ROOM

C1	CERAMIC DUCK LIGHTING PANEL	OFOI	QUICK QUACK	QQQ:110747	1	14	6	16	25	WALL	(4) 3/8" X 3" TAPCONS
C2	FACILITY LIGHTING CONTROL PANEL	OFOI	LIGHTING CONTROLS	CX162S162NM	1	20	4	24	40	WALL	(4) 3/8" X 3" TAPCONS
C3	SHOWROOM LIGHTING PANEL	OFOI	ELECTRICAL EQUIPMENT CO. (ECC)	EEC:CUSTOM-LED-PANEL-COMPLETE	1	24	12	36	138	WALL	(4) 3/8" X 3" TAPCONS
C4	SHOWROOM SIGNAGE LIGHTING PANEL	OFCI	ELECTRICAL EQUIPMENT CO. (ECC)	EEC:CUSTOM-SIGN-PANEL	1	24	8	24	79	WALL	(4) 3/8" X 3" TAPCONS
C5	MOTOR CONTROL CENTER (MCC)	OFOI	ELECTRICAL EQUIPMENT CO. (EEC)	EEC: MCC-MUDDY-DUCK	1	48	20	72	400	FLOOR	STANDING
C6	WASH CONTROLLER R-TC	OFOI	LAGUNA INDUSTRIES	RTC-80	1	24	10	48	214	WALL	(4) 3/8" X 3" TAPCONS
C7	TRANSFORMER	OFOI	EATON OR OTHER		1	27	28.5	36	710	FLOOR	
C8	MAIN DISTRIBUTION PANEL	OFOI	BY OTHERS		1					WALL	
C9	TELEPHONE BACKBOARD	CFCI	BY OTHERS		1					WALL	
C10	ROOF ACCESS LADDER	OFCI	BY OTHERS		1					WALL	
C12	ELECTRICAL PANEL L1	OFOI	BY OTHERS		1					WALL	
C13	ELECTRICAL PANEL L2	OFOI	BY OTHERS		1					WALL	

GENERAL NOTES

- TERMS
- | | |
|-------|----------------------|
| N/A = | NOT APPLICABLE |
| OI = | OWNER INSTALLED |
| OF = | OWNER FURNISHED |
| CI = | CONTRACTOR INSTALLED |
| CF = | CONTRACTOR FURNISHED |
2. THE INFORMATION CONTAINED ON THIS SHEET IS FOR EQUIPMENT LOCATION REFERENCE. VERIFY LOCATION OF ALL ELECTRICAL, CONDUIT, & PIPING REPRESENTED IN THESE DOCUMENTS W/ OWNER PRIOR TO INSTALLATION. PERFORM AN ON-SITE MEETING W/ THE OWNER'S REPRESENTATIVE, GC, AND SUBCONTRACTORS TO REVIEW THE EXTENT OF THE EQUIPMENT MATRIX & FINALIZE MATERIALS NECESSARY TO INSTALL ALL INFRASTRUCTURE FOR A COMPLETE OPERATION OF THE EQUIPMENT. SEE ELECTRICAL AND PLUMBING SHEETS.
3. ALL NECESSARY COORDINATION SINGLE LINE DRAWING OR DIAGRAMS FOR THE SYSTEM OPERATION SHALL BE PROVIDED BY THE VENDOR OR SUBCONTRACTOR & FULLY VETTED BY THE GENERAL CONTRACTOR AND OWNER.
4. THE TUNNEL FLOOR SLOPES FROM ONE END TO THE OTHER AT 1" PER 15 FEET.
5. REFER TO SHEET A2.00 FOR ADDITIONAL INFORMATION SUCH AS DIMENSIONS, WALL TYPES, SECTION CUTS, ETC.
6. TRENCH GRATES, UNLESS OTHERWISE NOTED, WILL BE PROVIDED BY THE OWNER.
7. ELECTRICAL CONTRACTOR TO SUPPLY & INSTALL CONDUITS AND WIRE FROM MCC AND MAIN DISTRIBUTION PANEL TO EQUIPMENT IN SHOWROOM REQUIRING ELECTRICAL SERVICE, INCLUSIVE OF ALL DISCONNECTS.
8. ALL ELECTRICAL CONDUIT TO BE RUN IN CMU WALLS OR UNDER SLAB.
9. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO PROVIDE CONDUITS, WIRES AND MAKE ALL FINAL CONNECTIONS.
10. GENERAL CONTRACTOR TO INCORPORATE 5 WEEK INSTALL SCHEDULE INTO OVERALL SCHEDULE.
11. ELECTRICAL CONTRACTOR TO INSTALL DISCONNECTS THE WEEK AFTER QUICK QUACK STANDUP CREW.
12. ALL DISCONNECTS, BOXES AND SWITCHES TO BE NEMA 4X RATED.
13. ABSOLUTELY NO WIRE NUTS ON ANY CONNECTIONS TO MOTORS OVER 5HP. SPLIT BOLTS ARE REQUIRED.
14. NO 90 DEGREE ELBOWS ON ANY CHASES, MUST USE 90 SWEEPS.
15. THE WATER SFTOPENER IS AN OWNER FURNISHED CONTRACTOR INSTALLED ITEM. AT GROUND BREAK, GC SHALL TEST THE LOCAL WATER SOURCE FOR HARDNESS AND TDS AND REPORT THAT INFORMATION BACK TO QUICK QUACK FOR ORDERING. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE DELIVERY AND INSTALLATION OF THE WATER SFTOPENER AT EACH LOCATION AS NEEDED.

ELECTRICAL ROOM NOTES

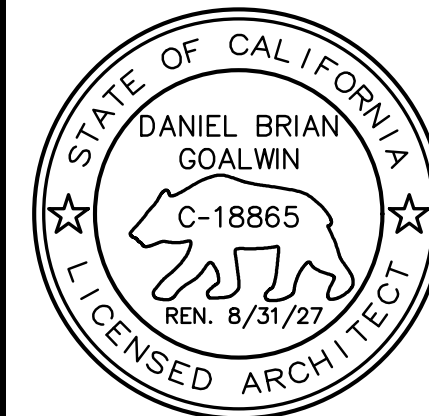
1. CONTRACTOR TO PROVIDE DISCONNECT FROM MCC PANEL.
2. CONTRACTOR TO PROVIDE DISCONNECT FROM MDP.
3. CONTRACTOR TO VERIFY COMPLETE EQUIPMENT LIST WITH QUICK QUACK REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.

CORE STATES

GROUP

www.core-states.com

SEAL:



■ **CONSULTANT:**

Consultant:

QUICK QUACK CAR WASH 44-345



5319 SCHAEFER AVENUE
CHINO, CALIFORNIA

[illegible]

DRAWN BY: ME
CHECKED BY: MU

ARCH. PROJECT NO.: 23697

SHEET NAME:

EQUIPMENT SCHEDULE

SHEET NUMBER: _____

A2.14b



- ## KEYNOTES

- ## GENERAL NOTES - ROOF

ROOF SYMBOL LEGEND

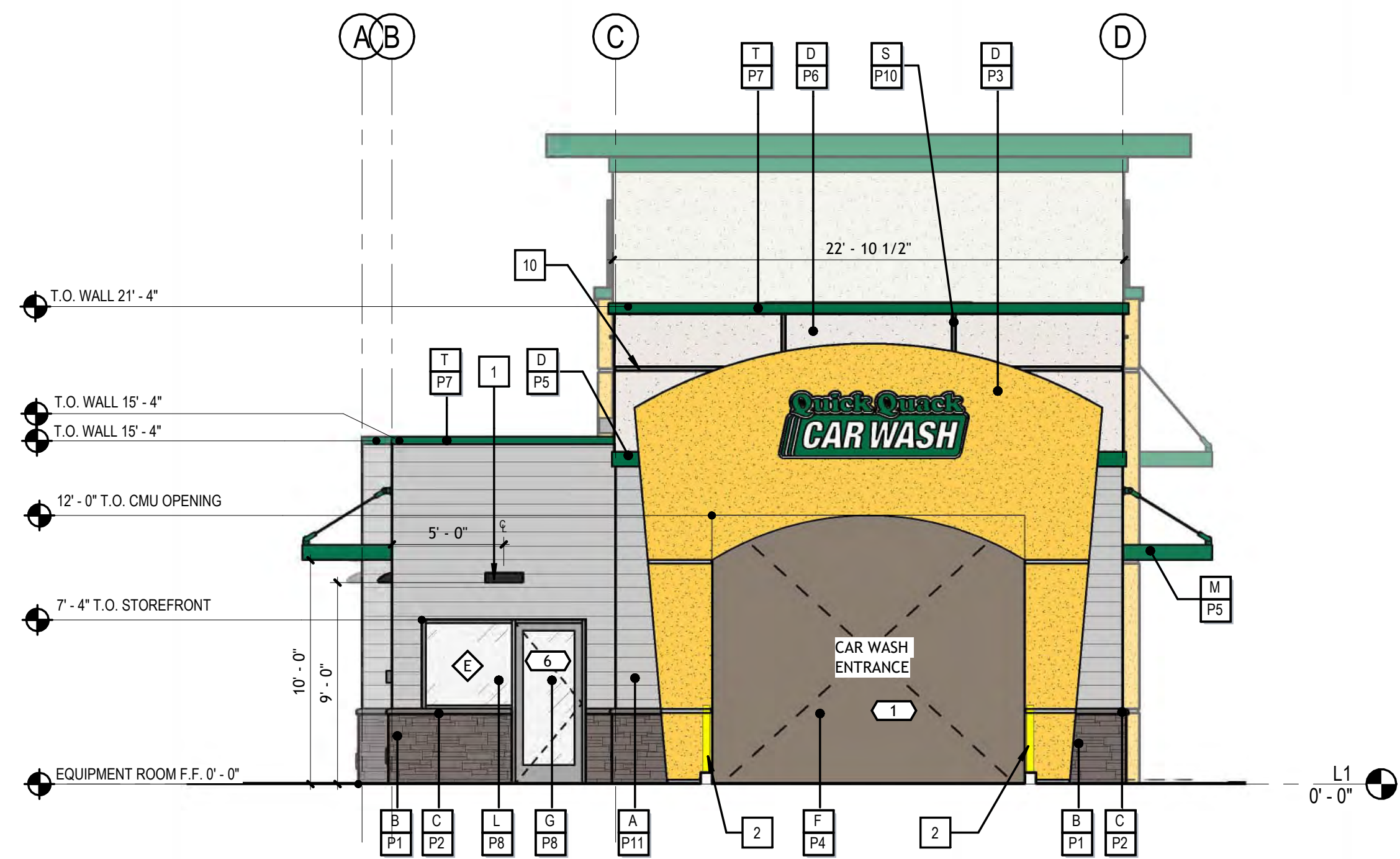


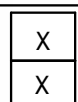
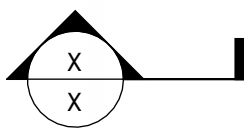
DRAWN BY: MI
CHECKED BY: MI
ARCH. PROJECT NO.: 23697
SHEET NAME:

ROOF PLAN

SHEET NUMBER:

A2.30



SYMBOL	DESCRIPTION
	MATERIAL/COLOR TAG
	KEYNOTE TAG
	DETAIL INDICATOR
	DOOR SYMBOL - REFER TO DOOR SCHEDULE A7.10
	WINDOW TAG
	BUILDING SECTION

#	KEYNOTE DESCRIPTION
1	WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWG'S
2	4" PIPE BOLLARD FILLED WITH CONCRETE.
3	ELECTRICAL SWITCHGEAR.
4	ROOF DRAIN THROUGH WALL AND OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT.
5	32" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT ROOM IS AIR CONDITIONED.
6	KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT ALARM IS TO BE MOUNTED ON THE DOOR ORFRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS.
7	LED LIGHT FIXTURE CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S.
8	THROUGH WALL OVERFLOW DRAIN.
9	PAY CANOPY. SEE CANOPY DRAWINGS.
10	2" WIDE X 1/4" DEEP PILASTER REVEAL.
11	8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE.
12	LED LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S
13	SIGNAGE BY OTHERS SHOWN DASHED - FOR REFERENCE ONLY UNDER SEPARATE PERMIT.
14	GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
14	WALL CANOPY TIE-BACK SYSTEM.

SYMBOL LEGEND

MATERIAL		COLOR / FINISH	
A	FIBERGLASS SIDING	P1	CORONADO STONE - QUICK STACK "CATHEDRAL GREY"
B	CORONADO STONE VENEER		
C	CHISELED STONE SILL	P2	CORONADO STONE - CHISELED STONE SILL "CHARCOAL"
D	ACRYLIC PLASTER COLOR COAT W/ SAND FINISH	P3	SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
E	HOLLOW METAL DOOR	P4	SHERWIN WILLIAMS #7025 "BACKDROP"
F	OVERHEAD METAL DOOR		
G	ALUMINUM STOREFRONT GLASS DOOR	P5	PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
H	PILASTAR CAP	P6	SHERWIN WILLIAMS #7004 "SNOWBOUND WHITE"
J	METAL ROOF		
K	ROLLED STANDING SEAM DECK	P7	PREFINISHED METAL - TO MATCH "QUACKAMOLE GREEN"
L	ALUMINUM STOREFRONT	P8	TEMPERED GLASS CLEAR ANODIZED FRAME
M	WALL MOUNTED AWNING		
N	METAL GATE	P9	BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
P	STEEL BEAM	P10	CLEAR ANODIZED
Q	STEEL COLUMN		
R	STEEL TUBE AND WIRE MESH	P11	SHERWIN WILLIAMS 9557 "AUTONOMOUS"
S	PLASTER REVEAL. 2" WIDE X 1/4" DEEP		
T	PARAPET CAP		

KEYNOTES - ELEVATIONS

GENERAL NOTES

5. REFER TO WALL LEGEND FOR PARTITION TYPES.
6. THE APPROVED AND STAMPED CONSTRUCTION DOCUMENTS SHALL REMAIN ON SITE AT ALL TIMES.
7. - NOT USED -
8. IT IS THE INTENT THAT THIS PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS. ANY WORK IN QUESTION SHALL NOT COMMENCE UNTIL WRITTEN CLARIFICATION IS ISSUED BY THE ARCHITECT.
9. REFER TO A2.14 FOR EQUIPMENT PLAN.
10. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO STRUCTURAL DWGS.
11. REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
12. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
13. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
14. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
 - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
15. OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
16. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.

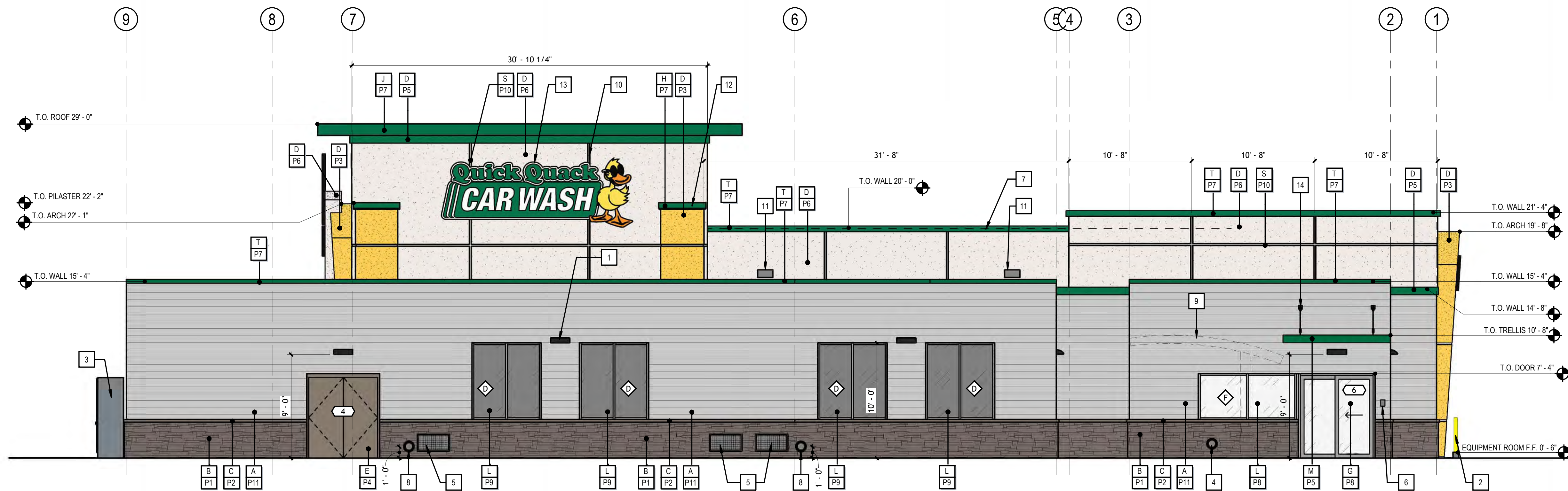
EAST

$$3/16'' = 1'-0''$$

2

EXTERIOR MATERIAL FINISHES & FINISH SCHEDULE

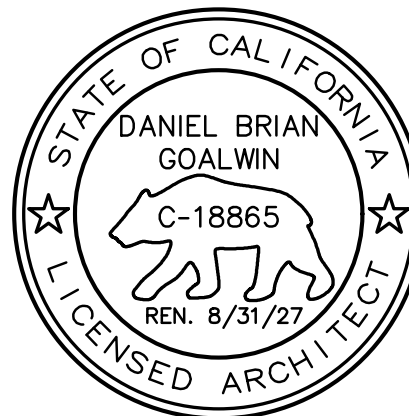
GENERAL NOTES - ELEVATIONS



SOUTH

$$3/16'' = 1'-0''$$

1

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DRAWN BY:

GM/M

CHECKED BY _____

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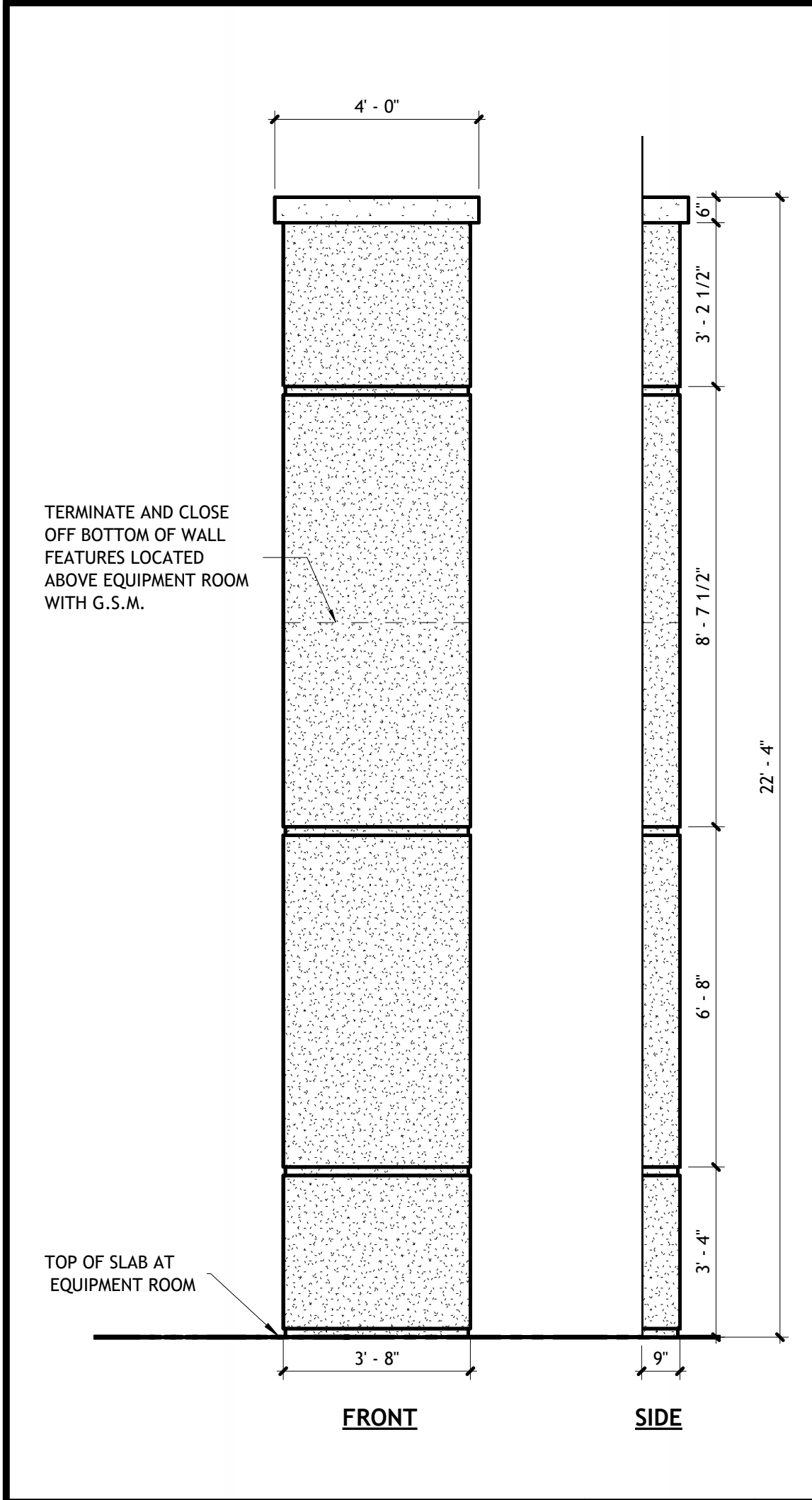
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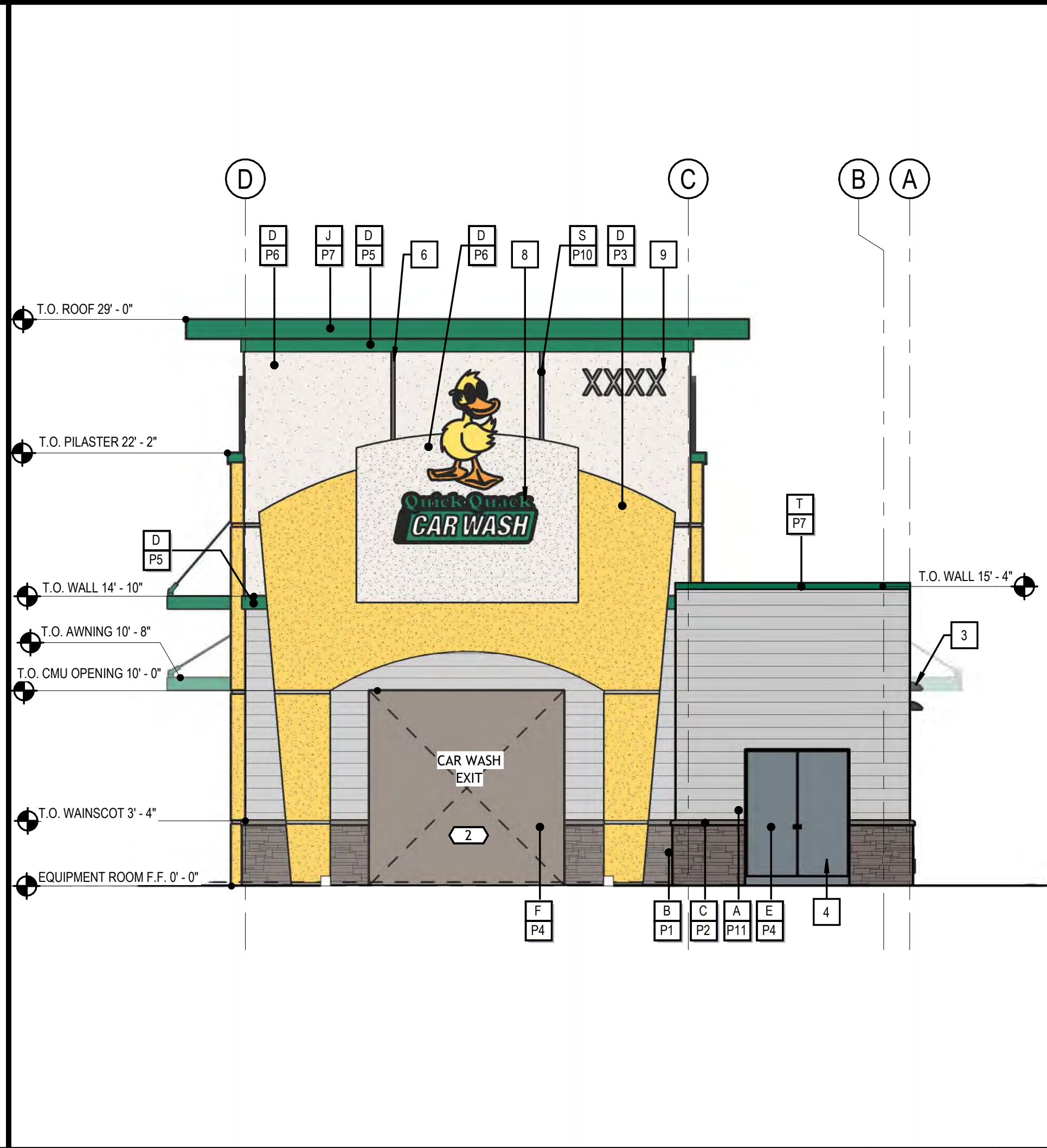
EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.10



PILASTER DETAIL



WEST

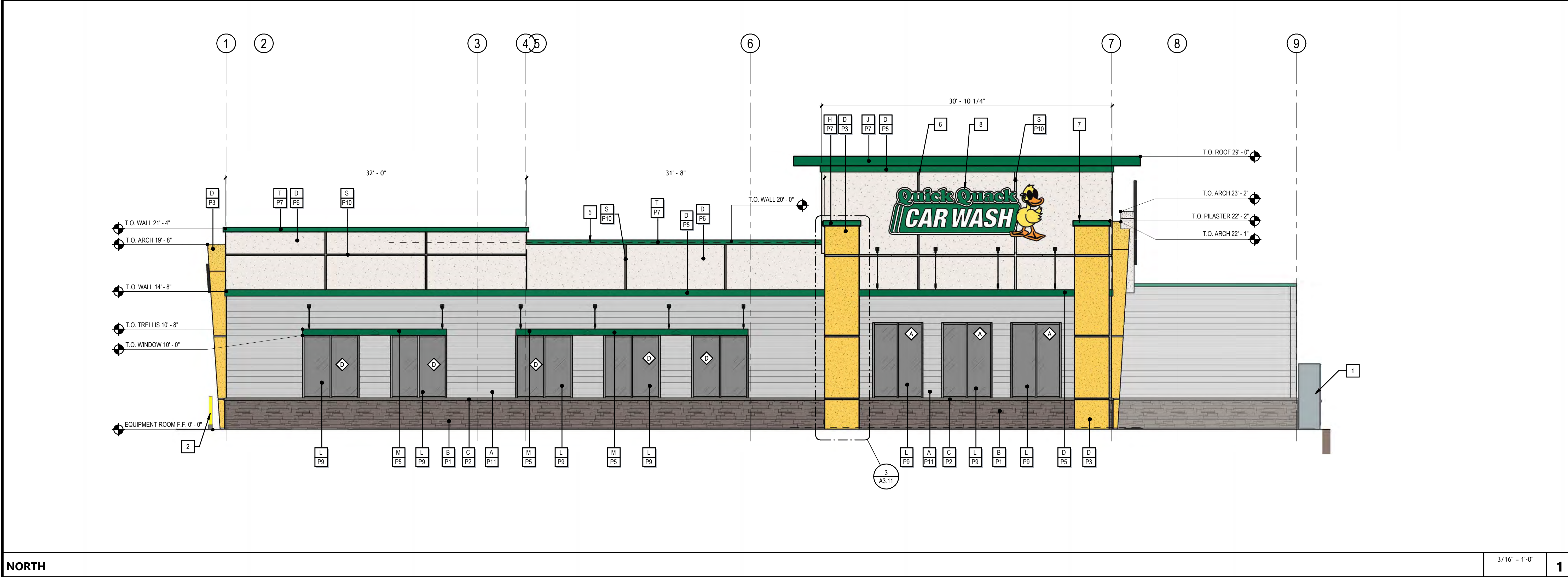
#	KEYNOTE DESCRIPTION
1	ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS.
2	4" PIPE BOLLARD FILLED WITH CONCRETE.
3	WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWG'S
4	ELECTRICAL SWITCHGEAR.
5	LED LIGHT FIXTURE CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S.
6	2" WIDE X 1/4" DEEP PILASTER REVEAL.
7	LED LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S
8	SIGNAGE BY OTHERS SHOWN DASHED - FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
9	ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET. SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY A DEDICATED LIGHT SOURCE.

KEYNOTES - ELEVATIONS	
MATERIAL	COLOR / FINISH
A FIBERGLASS SIDING	P1 CORONADO STONE - QUICK STACK "CATHEDRAL GREY"
B CORONADO STONE VENEER	P2 CORONADO STONE - CHISELED STONE SILL "CHARCOAL"
C CHISELED STONE SILL	P3 SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
D ACRYLIC PLASTER COLOR COAT W/ SAND FINISH	P4 SHERWIN WILLIAMS #7025 "BACKDROP"
E HOLLOW METAL DOOR	P5 PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
F OVERHEAD METAL DOOR	P6 SHERWIN WILLIAMS #7004 "SNOWBOUND WHITE"
G ALUMINUM STOREFRONT GLASS DOOR	P7 PREFINISHED METAL - TO MATCH "QUACKAMOLE GREEN"
H PILASTER CAP	P8 TEMPERED GLASS CLEAR ANODIZED FRAME
J METAL ROOF	P9 BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
K ROLLED STANDING SEAM DECK	P10 CLEAR ANODIZED
L ALUMINUM STOREFRONT	P11 SHERWIN WILLIAMS 9557 "AUTONOMOUS"
M WALL MOUNTED AWNING	
N METAL GATE	
P STEEL BEAM	
Q STEEL COLUMN	
R STEEL TUBE AND WIRE MESH	
S PLASTER REVEAL. 2" WIDE X 1/4" DEEP	
T PARAPET CAP	

GENERAL NOTES - ELEVATIONS

- GENERAL NOTES**
- REFER TO WALL LEGEND FOR PARTITION TYPES.
 - THE APPROVED AND STAMPED CONSTRUCTION DOCUMENTS SHALL REMAIN ON SITE AT ALL TIMES.
 - NOT USED -
 - IT IS THE INTENT THAT THIS PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS. ANY WORK IN QUESTION SHALL NOT COMMENCE UNTIL WRITTEN CLARIFICATION IS ISSUED BY THE ARCHITECT.
 - REFER TO A2.14 FOR EQUIPMENT PLAN.
 - UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24'-0". REFER TO STRUCTURAL DWGS.
 - REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
 - EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
 - GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
 - TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
 - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
 - OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
 - EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.

GENERAL NOTES - ELEVATIONS



NORTH

CORE STATES

GROUP

www.core-states.com

SEAL:

CONSULTANT:

Consultant:

QUICK QUACK CAR WASH 44-345

5319 SCHAEFER AVENUE

CHINO, CALIFORNIA

REV DATE DESCRIPTION

DRAWN BY: MB

CHECKED BY: MU

ARCH. PROJECT NO.: 23697

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: A3.11

LANDSCAPE & IRRIGATION NOTES

1. A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS (EXCLUDING TURF AREAS).

2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON PLANTING PLANS AND/OR WHEN INSTALLED WITHIN 5'-0" OF UTILITIES. CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.

3. ALL IRRIGATION SYSTEMS SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER UTILIZING EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT OFF VALVES.

4. ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

5. NEW TREES SHALL CONFORM TO THE MINIMUM MEASUREMENTS SPECIFIED IN THE CITY OF CHINO ZONING CODE - SECTION 20.19.040.D.

6. ALL PLANTED LANDSCAPE AREAS SHALL UNDERGO SOIL PREPARATION TO ACHIEVE FRIABLE SOIL IN ORDER TO MAXIMIZE WATER RETENTION AND INFILTRATION AS SPECIFIED IN THE CITY OF CHINO ZONING CODE - SECTION 20.19.040.B.3

7. A SOILS REPORT SHALL BE PREPARED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS ARE CONDUCTED AND PRIOR TO THE INSTALLATION OF ALL PLANT MATERIAL.

8. A 3 FEET (MINIMUM) CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST-INDICATOR VALVES (PIV), AND BACK FLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM (OS&Y). (CFC §507.5.5 & §509.2)

9. TREES SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (MINIMUM) FROM ALL FIRE LANES. (CFC §503.2.1)

10. ALL LANDSCAPE INSTALLED WITHIN THE LINE OF SIGHT TRIANGLE / LIMITED USE AREA SHALL CONFORM TO CITY OF CHINO ENGINEERING DIVISION STANDARD DRAWING NO 865 A & B:

10.1. PLANTS AND SHRUBS SHALL BE OF THE TYPE THAT WILL GROW NO HIGHER THAN 30 INCHES ABOVE THE GROUND WITHIN THE LIMITED USE AREA.

10.2. TREES SHALL BE OF THE TYPE WITH TRUNKS THAT GROW NO LARGER THAN 6 INCHES IN DIAMETER AND TREE LIMBS SHALL BE A MINIMUM OF 6 FEET ABOVE THE GROUND WITHIN THE LIMITED USE AREA.

11. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY ON ALL PLANT MATERIAL.

SITE DATA & ZONING CONFORMANCE INFO

• SITE AREA (ON-SITE COMBINED BOTH PARCELS): 86,160 SF (1.98 ACRES)

• TOTAL ON-SITE LANDSCAPE AREA REQUIRED: 20% (17,232 SF)

•• LANDSCAPE AREA PROVIDED: 20% (17,329 SF)

• TOTAL OFF-SITE LANDSCAPE PROVIDED: 3,251 SF

• MINIMUM OF 20 ON-SITE TREES PER GROSS ACRE (*20.19.040.C.3.a):

•• 20 x 1.98 (ACRES) = (39.8) 40 TREES (40 TREES SHOWN ON PLANS)

•• 4 DIFFERENT TREE SPECIES REQUIRED WITH:

••• 10% (4 TREES) - 36" BOX OR LARGER

••• 40% (16 TREES) - 24" BOX

••• 50% (20 TREES) - 15 GALLON

• TREE REPLACEMENT (*20.19.040.F)

•• (1) 24" DBH TREE TO BE REMOVED: (3) 48" BOX REPLACEMENT TREES

•• (1) 12" DBH TREE TO BE REMOVED: (2) 36" BOX REPLACEMENT TREES

••• FEE TO BE PAID IN-LIEU OF INSTALLING MITIGATION TREES (*20.19.040.F.6)

• INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS: 10% MIN. (1,810 SF) (*20.19.050.A.4)

•• INTERIOR PARKING LOT (PARKING STALLS & DRIVE ISLES): 18,104 SF

•• LANDSCAPE AREAS (SURROUNDED ON AT LEAST 2 SIDES BY PARKING SPACES OR DRIVE ISLES): 2,182 SF (12.1%)

• STREET TREES AT ±30' ON CENTER (*20.19.040.B.1.e)

•• 168 LF ALONG CENTRAL AVE. (5 TREES SHOWN)

•• 126 LF ALONG SCHAEFER AVE. (4 TREES SHOWN)

*CITY OF CHINO ZONING CODE: CHAPTER 20.19 - LANDSCAPING

HYDROZONE INFORMATION TABLE (COMBINED PARCELS)

REFERENCE ETO: 54.6

ETAF: NON-RESIDENTIAL: 0.45

HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (LA) (SQ. FT.)	ESTIMATED WATER USE (EWU) = ETAF x LA x ETO x 0.62
REGULAR LANDSCAPE AREAS (RLA)						
TREES / SHRUBS - LOW	0.3	DRIP	0.81	0.37	16,129	202,222
TREES - MED	0.5	DRIP	0.81	0.62	1,200	25,076
SHRUBS - LOW (W/IN PUBLIC ROW)	0.3	DRIP	0.81	0.37	2,981	37,375
TREES - MED (W/IN PUBLIC ROW)	0.5	DRIP	0.81	0.62	270	5,642
TOTALS					20,580	270,314
SPECIAL LANDSCAPE AREAS (SLA)						
	NA	NA	NA	1.0		
	NA	NA	NA	1.0		
SLA TOTALS					0	0
ESTIMATED WATER USE (EWU) TOTAL						270,314
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)						313,503

ETWU (ANNUAL GALLONS REQUIRED = ETO X 0.62 X ETAF X AREA WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = (ETO) x (0.62) x (ETAF x RLA + 1.0 x SLA)

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET; SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

MAWA = (54.6) x (0.62) x (0.45 x 20,580 + 1.0 x 0) (33,852) x (9,261 + 0) (33,852) x (9,261)

313,503 (GALLONS PER YEAR)

MWEL COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWEL AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

Brandon Hanna

MAY 28, 2026

SIGNATURE: DATE:

PLANT LEGEND

TREES

QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
9 0 0	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL. 24" BOX 36" BOX	STANDARD	LOW		H: 10' - 18' W: 10' - 18'
8 1 4	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	15 GAL. 24" BOX 36" BOX	STANDARD	MEDIUM		H: 20' - 25' W: 15' - 20'
3 11 0	GEUERA PARVIFLORA AUSTRALIAN WILLOW	15 GAL. 24" BOX 36" BOX	STANDARD	MEDIUM		H: 25' - 35' W: ±20'
9 4 0	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	15 GAL. 24" BOX 36" BOX	STANDARD	MEDIUM		H: 30' - 50' W: 20' - 50'

LOW SCREENING HEDGES

QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	4'-0" O.C.	LOW		H: 3' - 5' W: 4' - 6'
	LANTANA CAMARA 'RADIATION' ORANGE-RED BUSH LANTANA	5 GAL.	4'-0" O.C.	LOW		H: 3' - 5' W: 3' - 5'
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	4'-0" O.C.	LOW		H: 3' - 4' W: 4' - 5'
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS SAGE	5 GAL.	4'-0" O.C.	LOW		H: 4' - 5' W: 4' - 5'

ACCENT SHRUBS

QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	3'-0" O.C.	LOW		H: 2' - 3' W: ±2'
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL.	4'-0" O.C.	LOW		H: 3' - 4' W: 3' - 4'
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL.	3'-6" O.C.	LOW		H: 4' - 5' W: 3' - 4'

GROUND COVER

QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	1 GAL.	4'-0" O.C.	LOW		H: 1' - 2' W: 4' - 5'
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	4'-0" O.C.	LOW		H: 2' - 3' W: 3' - 5'
	MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	1 GAL.	4'-0" O.C.	LOW		H: 6" - 1' W: 3' - 5'

EXISTING PLANT LEGEND

EX. TREES & PALMS	BOTANICAL / COMMON NAME	EX. TREES & PALMS	BOTANICAL / COMMON NAME
	CUPANIOPSIS ANA. CARROTWOOD		PLATANUS SP. SYCAMORE
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		
EX. SHRUBS	BOTANICAL / COMMON NAME		
	VARIOUS SPECIES: DIETES SP., LIGUSTRUM, WESTRINGIA SP.		

LANDSCAPE LEGEND

SYMBOL	KEY	COMMENTS
	A	NEW ON-SITE LANDSCAPE AREA WITH AMENDED SOIL & DRIP IRRIGATION
	B	NEW OFF-SITE LANDSCAPE AREA IN PUBLIC RIGHT OF WAY WITH AMENDED SOIL & DRIP IRRIGATION. IRRIGATION TO BE TIED INTO ON-SITE IRRIGATION SYSTEM.
	C	NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE
	D	SURFACE PARKING AREA & INTERIOR PARKING LOT LANDSCAPE LIMITS - REFER TO REQUIRED LANDSCAPE CALCULATIONS
	E	MULCH ONLY WITHIN CLEARANCE AREA OF TRANSFORMER (3' AT SIDES, 8' AT FRONT)

CONSULTANT REFERENCE LEGEND

R#	
R1	NEW CONCRETE CURB / CURB & GUTTER - REFER TO CIVIL PLANS
R2	NEW PEDESTRIAN CONCRETE PAVING - REFER TO CIVIL PLANS
R3	NEW VEHICULAR PAVING - REFER TO CIVIL PLANS
R4	NEW TRANSFORMER - REFER TO ELECTRICAL PLANS
R5	NEW BUILDING - REFER TO ARCHITECTURE PLANS
R6	NEW TRASH ENCLOSURE - REFER TO ARCHITECTURE PLANS
R7	NEW GAS STATION EQUIPMENT - REFER TO ARCHITECTURE PLANS
R8	NEW CAR WASH EQUIPMENT ROOM AND OVERHEAD CANOPY - REFER TO ARCHITECTURE PLANS
R9	NEW SIGNAGE - REFER TO ARCHITECTURE PLANS
R10	NEW UNDERGROUND UTILITY - REFER TO CIVIL PLANS SD = STORM DRAIN SS = SANITARY SEWER W = DOMESTIC WATER FW = FIRE WATER E = ELECTRIC
R11	NEW CATCH BASIN OR DRAIN INLET - REFER TO CIVIL PLANS
R12	NEW SECURITY BOLLARD - REFER TO CIVIL PLANS
R13	NEW FIRE DEPARTMENT EQUIPMENT & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R14	NEW IRRIGATION WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R15	NEW DOMESTIC WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS
R16	NEW SIDEWALK IN PUBLIC RIGHT OF WAY - REFER TO CIVIL PLANS
R17	NEW VEHICULAR PAVING IN PUBLIC STREET - REFER TO CIVIL PLANS
R18	NEW MODULAR WETLAND SYSTEM - REFER TO CIVIL PLANS
R19	NEW PERIMETER WALL - REFER TO CIVIL PLANS
R20	NEW SITE LIGHTING - REFER TO ARCHITECTURE PLANS
R21	NEW MANHOLE - REFER TO CIVIL PLANS
R22	NEW FLAGPOLE - REFER TO ARCHITECTURE PLANS
R23	NEW BIKE RACK - REFER TO ARCHITECTURE PLANS
R24	NEW VENT RISER EQUIPMENT - REFER TO CIVIL PLANS
R40	EXISTING SIGNAGE FOR ADJACENT PROPERTY
R41	EXISTING FIRE HYDRANT - REFER TO CIVIL PLANS
R42	EXISTING TRANSFORMER & SECURITY BOLLARDS - REFER TO CIVIL PLANS
R43	EXISTING FIRE DEPARTMENT SERVICES - REFER TO CIVIL PLANS
R44	EXISTING UNDERGROUND UTILITY - REFER TO CIVIL PLANS SD = STORM DRAIN WTR = DOMESTIC WATER E = ELECTRIC F = FIBER OPTICS GAS = GAS COM = COMMUNICATIONS

REVISIONS

NUMBER	DATE	APP'D

DRAWN BY: BH

CHECKED BY: BH

DATE: JUNE 9, 2026

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88
REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CNPPI"
ELEVATION = 687.23' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88° 17' 35" EAST ALONG THE CENTERLINE OF
SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 94 TO 96 OF
PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

CONTACT 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

LANDSCAPE ARCHITECTURE ENTITLEMENT PLANS PREPARED BY:

LICENCED LANDSCAPE ARCHITECT
BRANDON HANNA
6135
SINCE 01/01/2022
RENEWAL DATE
JUNE 9, 2026

Today's Ideas. Tomorrow's Reality
695 Town Center Dr. #110 Costa Mesa, CA 92626
T 949-610-8997 www.CDRwest.com

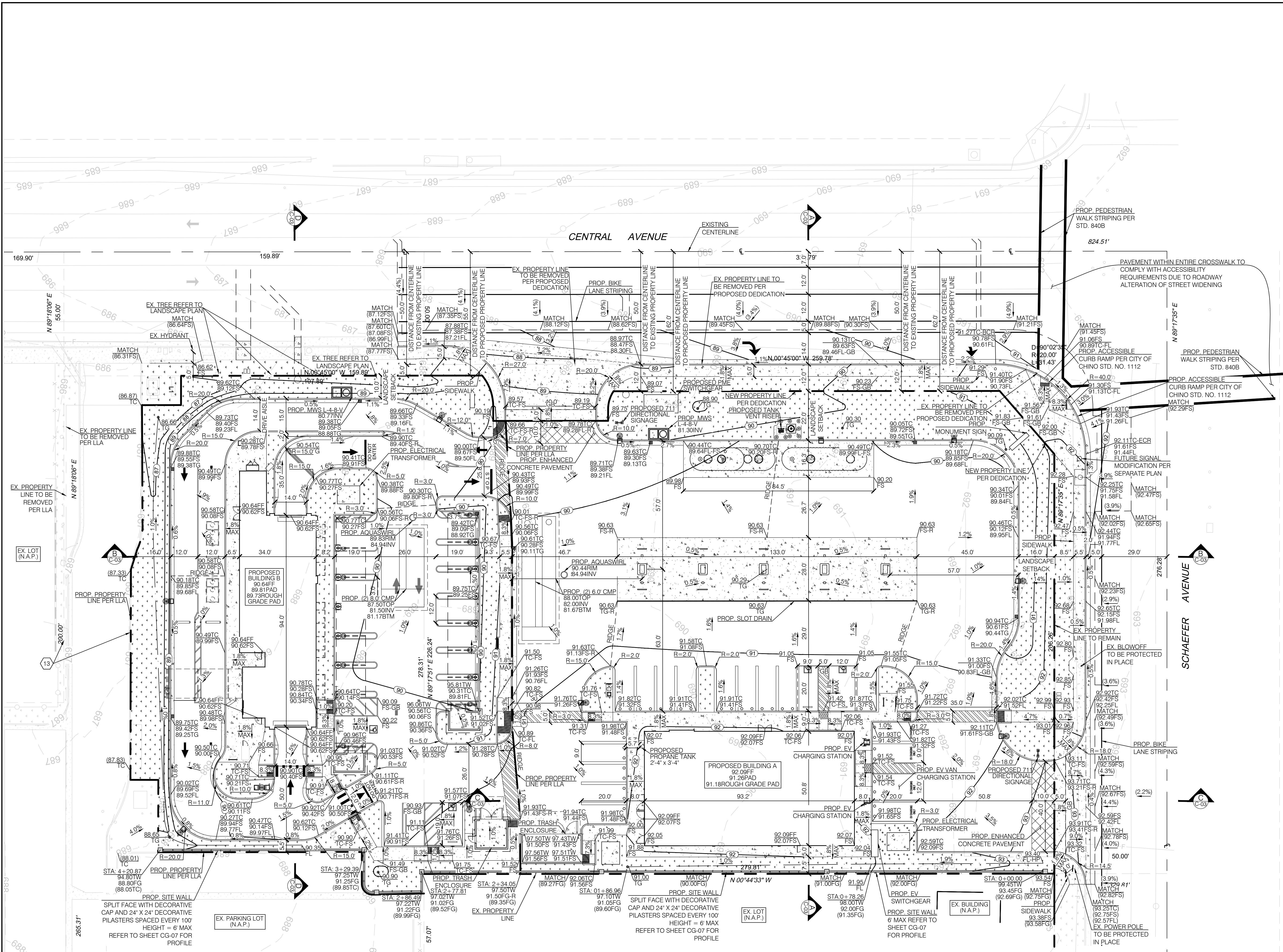
LANDSCAPE LEGENDS

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

L-1

125



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROP. DEDICATION
- EXISTING EASEMENT
- CENTERLINE
- PROPOSED SWALE
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED ENHANCED PAVEMENT
- EXISTING RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED ADA PATH OF TRAVEL

DEVELOPER/OWNER

EVERGREEN
200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206
CONTACT: CHRIS BERGREN
TEL.: 818.240.8727

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

SURVEY

RIGHTIG INC.
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

LANDSCAPE ARCHITECT

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: BRANDON HANNA, RLA
TEL.: 949.826.1220

SOIL ENGINEER

SALEM ENGINEERING GROUP, INC.
8711 MONROE COURT, SUITE A
RANCHO CUCAMONGA, CA 91730
CONTACT: CLARENCE JIANG, G.E.
TEL.: 909.980.6455

APN

1021-031-16-0-000
1021-031-22-0-000

SHEET INDEX

SHEET NO.	SHEET TITLE
01	SHEET REMOVED
02	CONCEPTUAL GRADING PLAN
03	CONCEPTUAL CROSS-SECTIONS
04	CONCEPTUAL UTILITY PLAN
05	FIRE MASTER PLAN
06	SITE UTILIZATION MAP

EASEMENT NOTES:

AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 14889 RECORDED JUNE 24, 1996 ON FILE IN BOOK 180, PAGE 64, OF PARCEL MAPS FOR PRIVATE BLANKET EASEMENT FOR DRAINAGE, RECIPROCAL INGRESS AND EGRESS, PRIVATE BLANKET SEWER AND WATER LINE AND INCIDENTAL PURPOSES. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

FORM VERIFICATION NOTE

CONTRACTOR TO VERIFY SLOPES OF FORMS PRIOR TO POURING CONCRETE TO ENSURE SLOPES MATCH PLANS. CONTRACTOR TO VERIFY DIMENSIONS OF ADA PATH OF TRAVEL PRIOR TO POURING OF CONCRETE. CONTRACTOR TO CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND PLANS PRIOR TO POURING CONCRETE.

EARTHWORK QUANTITIES

CUT: 4,709 CY
FILL: 3,202 CY
NET: 1,507 CY (EXPORT)

NOTE: THESE ARE ENGINEER'S ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

SITE LIGHT NOTE:

SITE LIGHTS TO BE INSTALLED PER SEPARATE PLAN AND PERMIT. TO BE PREPARED DURING CONSTRUCTION DOCUMENTS PHASE.

FLOOD NOTE:

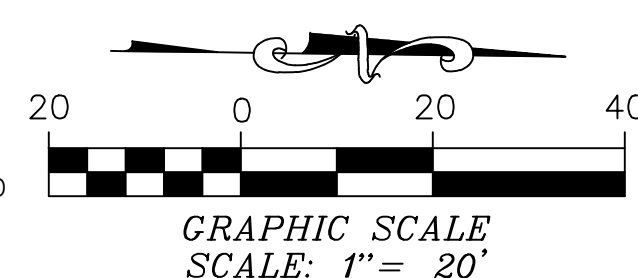
PER FEMA MAP NO. 06071C8615H, EFFECTIVE DATE: AUGUST 8, 2008 THE PROPERTY IS DETERMINED TO NOT BE WITHIN THE FLOOD HAZARD ZONE.

SITE AREA

TOTAL SITE AREA: 106,783 SF (2.45 ACRE)
EX. IMPERVIOUS: 32,156 SF (0.74 ACRE)
EX. PERVIOUS: 74,627 SF (1.71 ACRE)

SITE AREA A:
(PRIOR TO DEDICATION): 63,222 SF (1.45 ACRE)
(AFTER DEDICATION): 50,580 SF (1.16 ACRE)
DISTURBED AREA: 50,580 SF (1.16 ACRE)
PROP. IMPERVIOUS: 41,622 SF (0.96 ACRE)
PROP. PERVIOUS: 8,958 SF (0.21 ACRE)

SITE AREA B:
(PRIOR TO LLA): 43,560 SF (1.00 ACRE)
(AFTER LLA): 35,570 SF (0.82 ACRE)
DISTURBED AREA: 35,570 SF (0.82 ACRE)
PROP. IMPERVIOUS: 26,228 SF (0.60 ACRE)
PROP. PERVIOUS: 9,342 SF (0.22 ACRE)

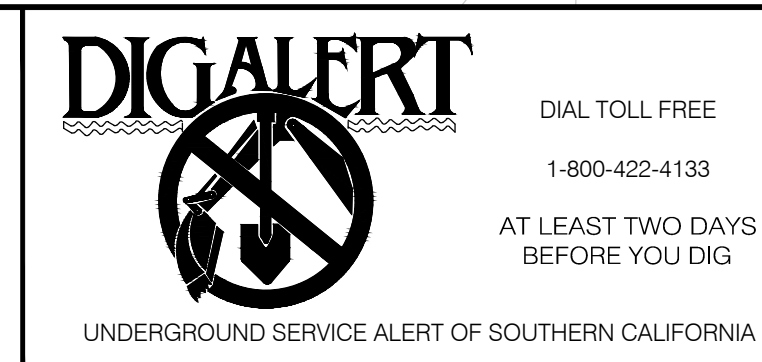
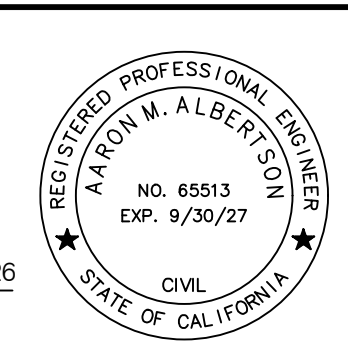


REVISIONS

NUMBER	DATE	DESCRIPTION	APPROVED

DRAWN BY: GS
DATE: 7/16/2026
CHECKED BY: AM, AMA
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK CNP#
ELEVATION = 687.23' (NAVD88)
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

PLANS PREPARED BY:
AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27
DATE: 7/16/2026

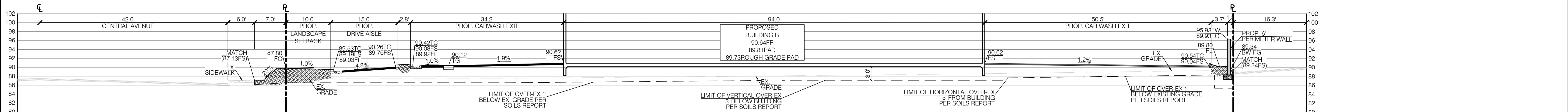
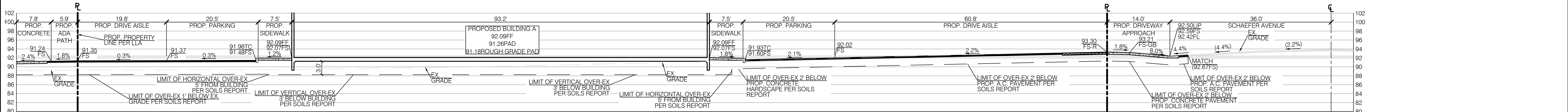
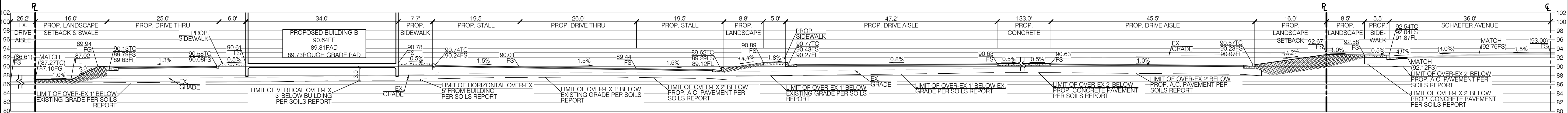
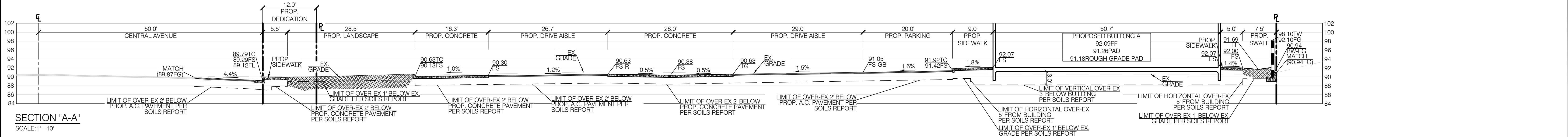


CONCEPTUAL GRADING PLAN

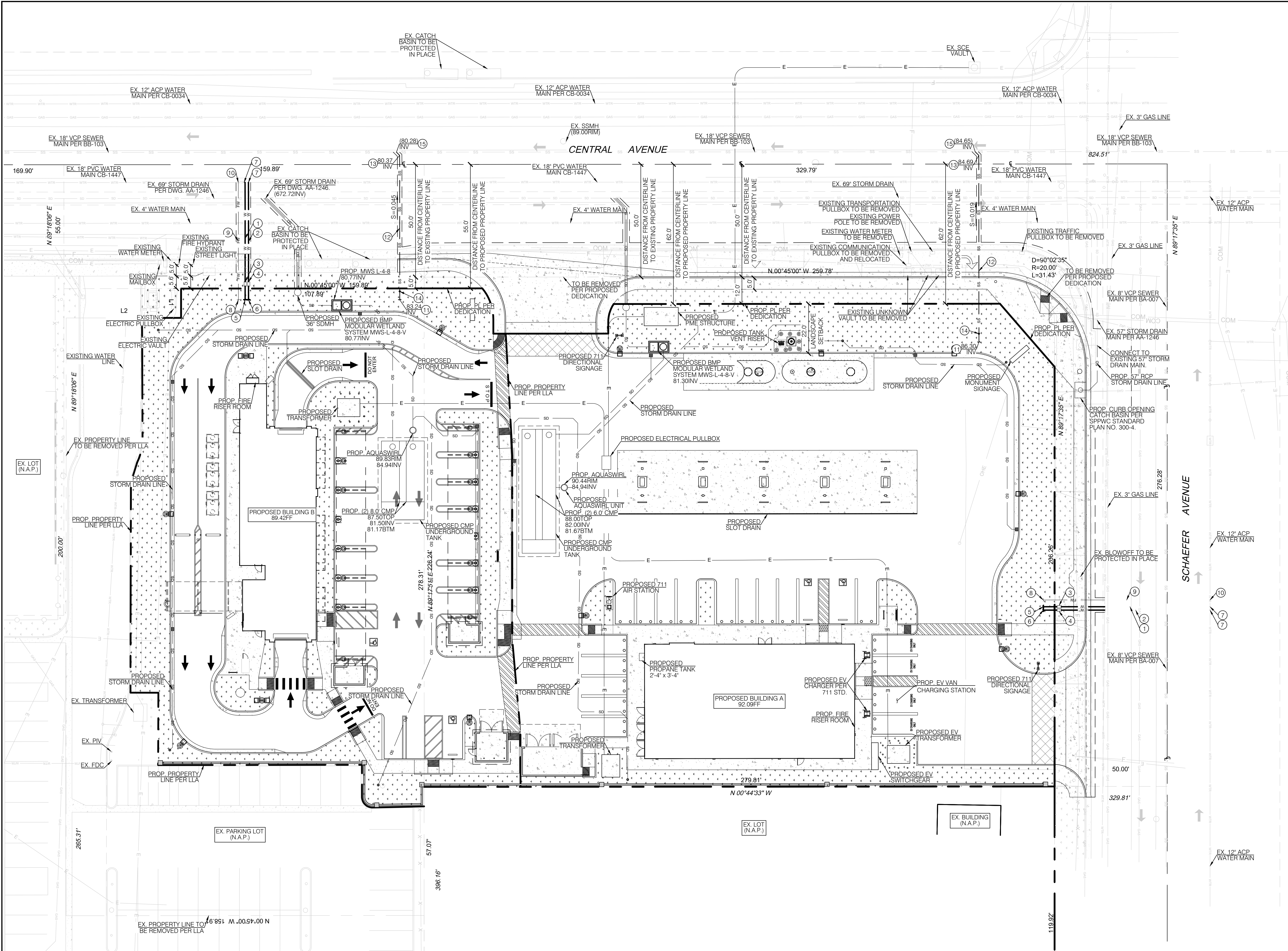
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

CG-02
02 OF 06



REVISIONS				REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NUMBER	DATE	DESCRIPTION	APP'D	DRAWN BY: GS	CHECKED BY: AM, AMA	PLANS PREPARED BY:		DIGALERT		CROSS SECTIONS	
				DATE: 7/16/2026		BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CHNP" ELEVATION = 687.23' (NAVD88)		DIAL TOLL FREE 1-800-422-4133		5319 SCHAEFER AVENUE CHINO, CA 91710	
						BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA		AT LEAST TWO DAYS BEFORE YOU DIG		APN: 1021-031-16-0-000	
						AARON M. ALBERTSON R.C.E. 65513, EXP. 9/30/27		UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		1021-031-22-0-000	
						REGISTERED PROFESSIONAL ENGINEER AARON M. ALBERTSON NO. 65513 EXP. 9/30/27 CIVIL STATE OF CALIFORNIA		CD Commercial Development Resources		SHEET CG-03	
										03 OF 06	



LEGEND

- PROP. CONCRETE
- PROP. LANDSCAPE
- PROP. SAWCUT LINE
- SD PROP. STORM DRAIN LINE
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- PROP. SEWER LINE
- W PROP. WATER LINE
- FW PROP. FIRE WATER LINE
- W EX. WATER LINE
- SS EX. SEWER LINE
- SD EX. STORM DRAIN LINE
- PROP. SITE LIGHT

WATER CONSTRUCTION NOTES:

- INSTALL 2" SCH 40 PVC DOMESTIC WATER LINE 4" MIN. BELOW FINISH SURFACE.
- INSTALL 1" SCH 40 PVC IRRIGATION WATER LINE 4" MIN. BELOW FINISH SURFACE.
- INSTALL 2" DOMESTIC WATER METER PER CITY OF CHINO STANDARD DRAWING NO. 410A.
- INSTALL 1" IRRIGATION WATER METER PER CITY OF CHINO STANDARD DRAWING NO. 405A.
- PROPOSED 2" DOMESTIC WATER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS
- PROPOSED 1" IRRIGATION WATER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS

CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO POTHOLE EXISTING WATER LINE TO VERIFY LOCATION, DEPTH, AND MATERIAL PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

FIRE WATER CONSTRUCTION NOTES:

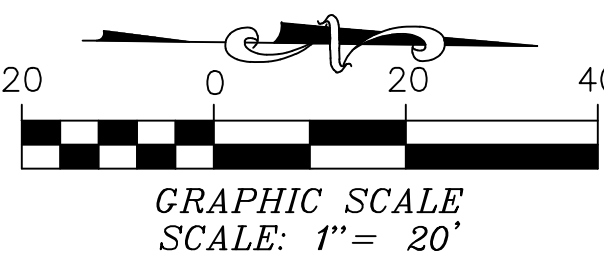
- PROPOSED 6" FIRE WATER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS
- INSTALL 6" PVC C900 FIRE WATER LINE, 3" MIN. BELOW FINISH SURFACE.
- CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO POTHOLE EXISTING WATER LINE TO VERIFY LOCATION, DEPTH, AND MATERIAL PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

SEWER CONSTRUCTION NOTES:

- PROPOSED 6" SEWER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS
- INSTALL 6" SDR-35 SEWER LINE WITH PIPE BEDDING AND BACKFILL PER CITY OF CHINO STANDARD DRAWING NO. 500.
- INSTALL 6" SDR-35 45° BEND.
- INSTALL SEWER STANDARD CLEANOUT TO GRADE PER CITY OF CHINO STANDARD DRAWING NO. 527.
- CONNECT TO EXISTING 10" SEWER MAIN. CONTRACTOR TO POTHOLE EXISTING SEWER LINE TO VERIFY LOCATION, DEPTH, AND MATERIAL PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

EXISTING UTILITY NOTE

CONTRACTOR TO VERIFY LOCATION, DEPTH, SIZE AND MATERIAL OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.



REVISIONS

NUMBER	DATE	DESCRIPTION	APP'D

DRAWN BY: GS
DATE: 7/16/2026
CHECKED BY: AM, AMA
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN
VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY
BENCHMARK "CNBP"
ELEVATION = 687.23' (NAVD88)
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG
THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO.
14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS IN THE OFFICE
OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27
DATE: 7/16/2026



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

CONCEPTUAL UTILITY PLAN

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

CG-04
04 OF 06

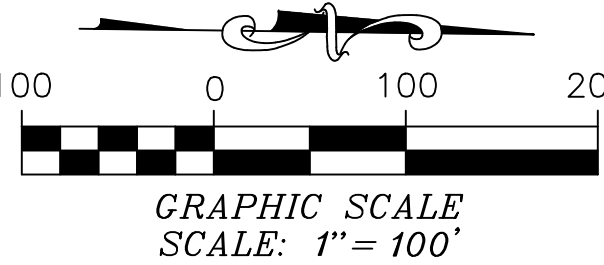


PROJECT SITE DATA:

APN:	1021-031-16-0000 1021-031-22-0000
SITE A	
SITE AREA:	50,580 SF (1.16 ACRE)
ZONING:	CS - COMMERCIAL SERVICE
LAND USE:	COMMERCIAL
SITE B	
SITE AREA:	35,579 SF (0.82 ACRE)
ZONING:	CO - COMMERCIAL OFFICE
LAND USE:	COMMERCIAL

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROP. DEDICATION
	EXISTING EASEMENT
	CENTERLINE
	PROPOSED SWALE
	EXISTING CONCRETE
	EXISTING LANDSCAPE
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED AC PAVEMENT
	EXISTING RETAINING WALL
	PROPOSED SITE WALL
	PROPOSED ADA PATH OF TRAVEL



REVISIONS			
NUMBER	DATE	DESCRIPTION	APP'D

DRAWN BY: GS	CHECKED BY: AM, AMA
DATE: 7/16/2026	
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CHRP" ELEVATION = 687.23' (NAVD88) BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA	

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27

7/16/2026
DATE

REGISTERED PROFESSIONAL ENGINEER
AARON M. ALBERTSON
NO. 65513
EXP. 9/30/27
CIVIL
STATE OF CALIFORNIA

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SITE UTILIZATION MAP	SHEET
5319 SCHAEFER AVENUE CHINO, CA 91710 APN: 1021-031-16-0-000 1021-031-22-0-000	CG-06 06 OF 06

PEDESTRIAN ACCESS PLAN

FOR
5319 SCHAEFER AVENUE
CHINO, CA 91710



VICINITY MAP

NOT TO SCALE

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROP. DEDICATION
- EXISTING EASEMENT
- CENTERLINE
- PROPOSED SWALE
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED AC PAVEMENT
- PROP. ENHANCED PAVEMENT
- EXISTING RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED ADA PATH OF TRAVEL

SITE ADDRESS

5319 SCHAEFER AVENUE
CHINO, CA 91710

APN

1021-031-16-0-000
1021-031-22-0-000

DEVELOPER/OWNER

EVERGREEN
200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206
CONTACT: CHRIS BERGREN
TEL.: 818.240.8727

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

SURVEY

RIGHTIG INC.
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

LANDSCAPE ARCHITECT

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: BRANDON HANNA, RLA
TEL.: 949.826.1220

SOIL ENGINEER

SALEM ENGINEERING GROUP, INC.
9711 MONROE COURT, SUITE A
RANCHO CUCAMONGA, CA 91730
CONTACT: CLARENCE JIANG, G.E.
TEL.: 909.980.6455

FORM VERIFICATION NOTE

CONTRACTOR TO VERIFY SLOPES OF FORMS PRIOR TO POURING CONCRETE TO ENSURE SLOPES MATCH PLANS. CONTRACTOR TO VERIFY DIMENSIONS OF ADA PATH OF TRAVEL PRIOR TO POURING OF CONCRETE. CONTRACTOR TO CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND PLANS PRIOR TO POURING CONCRETE.

EARTHWORK QUANTITIES

CUT: 4.709 CY
FILL: 3.202 CY
NET: 1.507 CY (EXPORT)

NOTE: THESE ARE ENGINEER'S ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

SITE LIGHT NOTE:

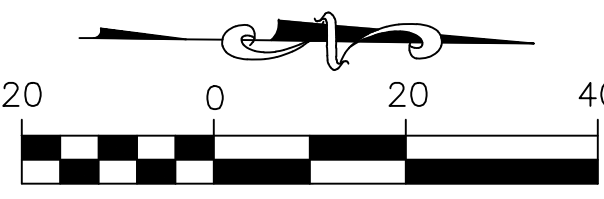
SITE LIGHTS TO BE INSTALLED PER SEPARATE PLAN AND PERMIT. TO BE PREPARED DURING CONSTRUCTION DOCUMENTS PHASE.

FLOOD NOTE:

PER FEMA MAP NO. 06071C0615H, EFFECTIVE DATE: AUGUST 8, 2008 THE PROPERTY IS DETERMINED TO NOT BE WITHIN THE FLOOD HAZARD ZONE.

SHEET INDEX

SHEET NO.	SHEET TITLE
01	PEDESTRIAN ACCESS PLAN



GRAPHIC SCALE
SCALE: 1" = 20'

REVISIONS

NUMBER	DATE	DESCRIPTION	APP'D

DRAWN BY: GS
DATE: 7/16/2026

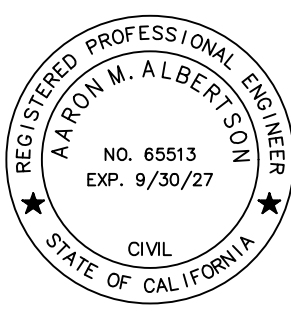
CHECKED BY: AM, AMA

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN
VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY
BENCHMARK "CNPB"
ELEVATION = 687.23' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG
THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO.
14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE
OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

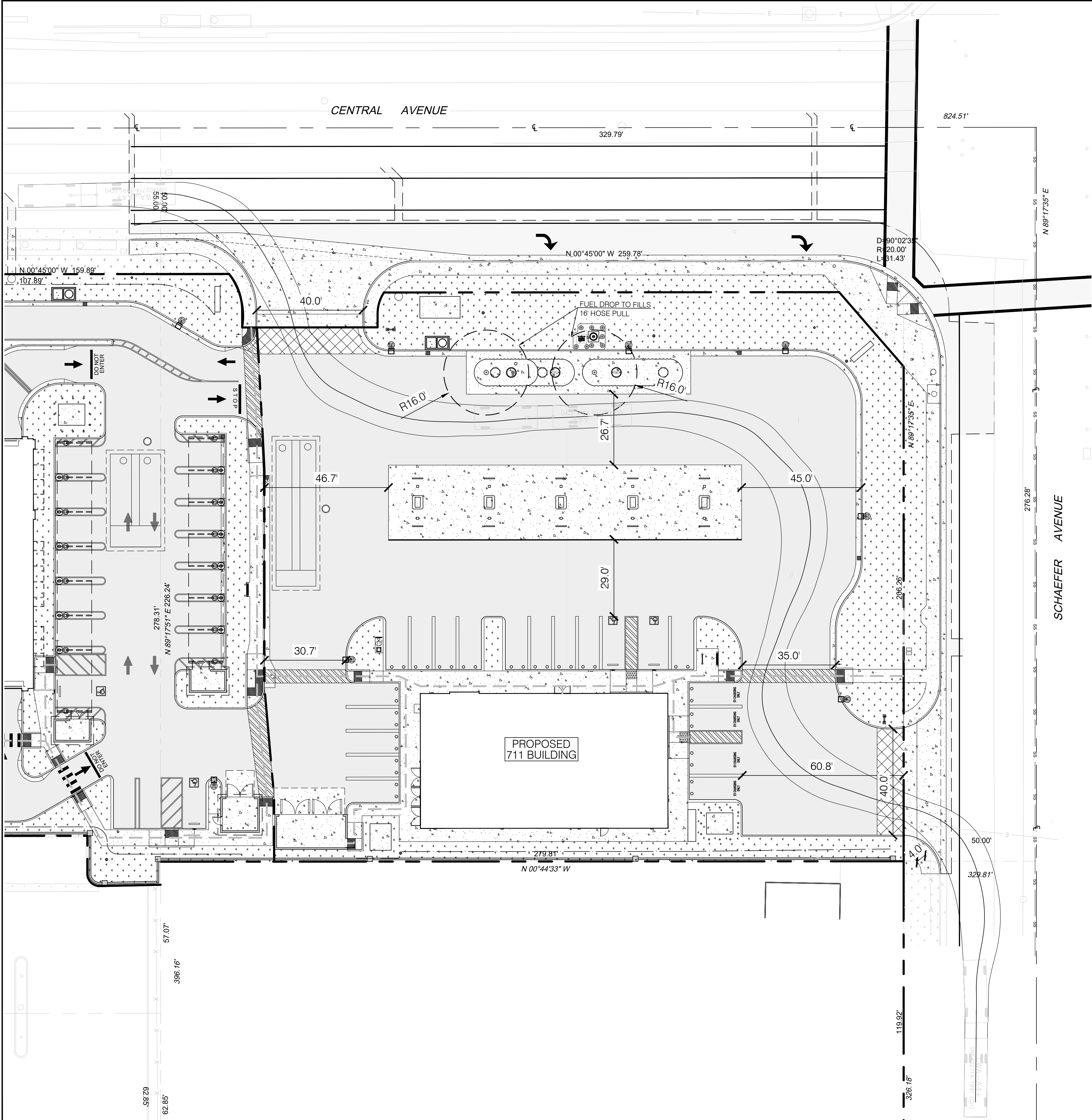
PEDESTRIAN ACCESS PLAN

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

EH-01

01 OF 01



SITE ADDRESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN
1021-031-16-0-000
1021-031-22-0-000

Select Current Vehicle

Filters

LWA

Country: All

Add: New Filter...

Select All...

Clear All...

SN640198A 1999 (CH)

SN640271A 1991 (CH)

9 vehicles shown

Units: feet

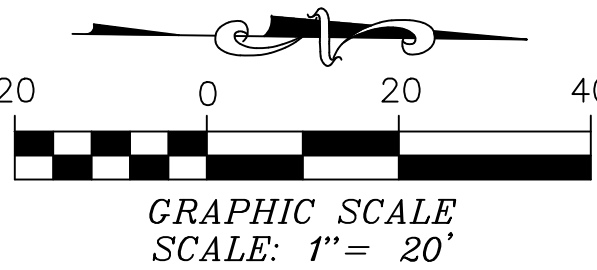
Library	Vehicle Name	Class	Region	Lock	# Parts	Length	Wheelbase	Trailer Len.
SN640271A 1991 (CH)	LWA-A4+	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A4	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A6+	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A6	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640198A 1999 (CH)	LWA	Tanker - Trailer	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2+	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A8	Transport Truck	Europe	43.2	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A8+	Transport Truck	Europe	43.2	2	59.06	20.34	22.31

OK

Cancel

Help

DETAIL A: LWA-A4 + TRUCK SPECIFICATION



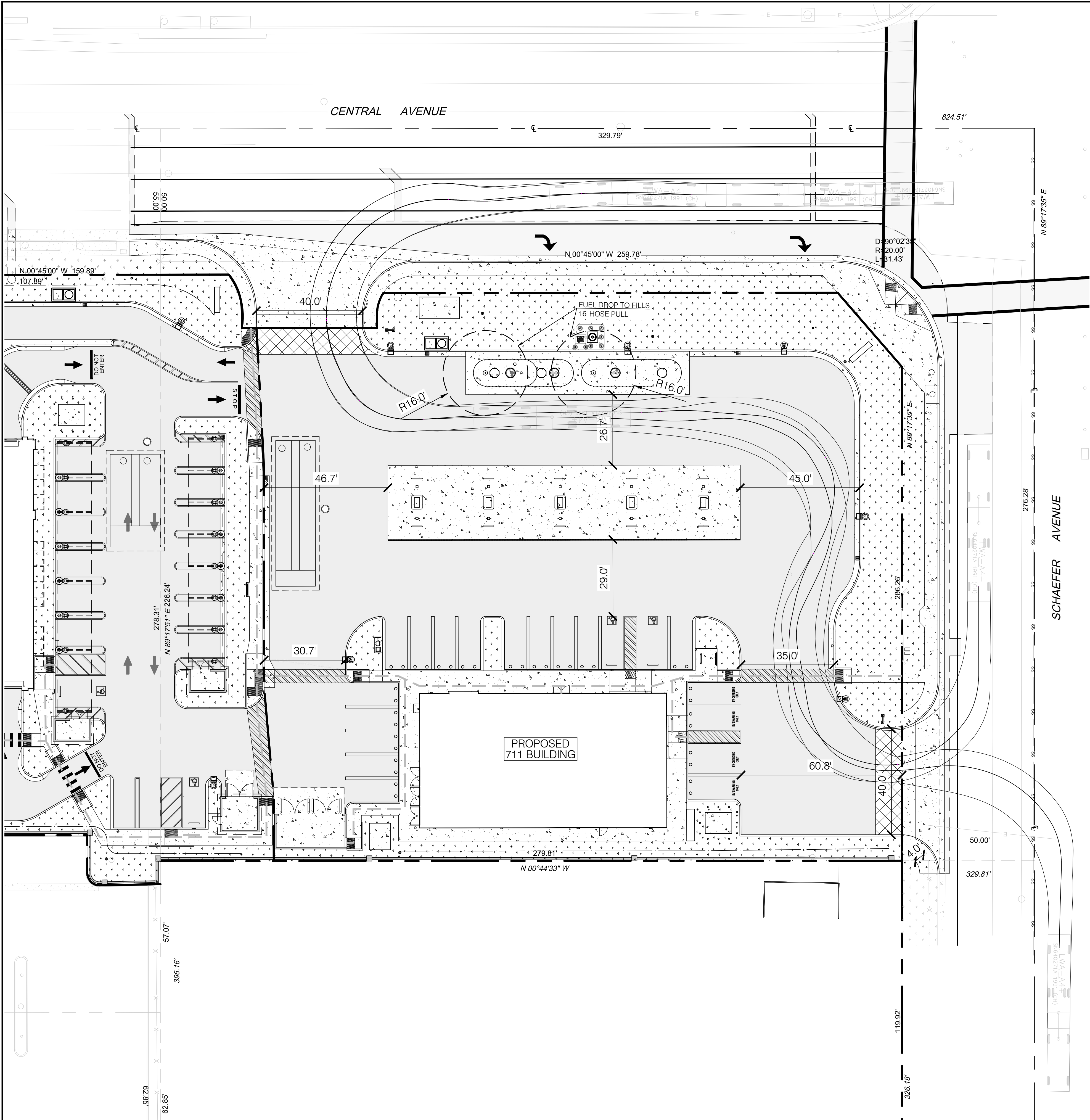
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DATE: 7/15/2026	
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711 TRUCK TURN EXHIBIT
CENTRAL AVENUE ACCESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET
EH-01
01 OF 02



SITE ADDRESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN
1021-031-16-0-000
1021-031-22-0-000

Select Current Vehicle

Filters

LWA

Country: All

Add: New Filter...

Select All...

Clear All...

SN640198A 1999 (CH)

SN640271A 1991 (CH)

9 vehicles shown

Units: feet

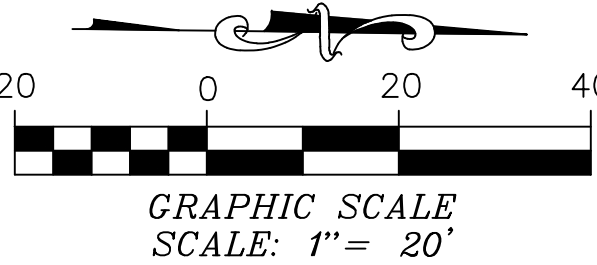
Library	Vehicle Name	Class	Region	Lock	# Parts	Length	Wheelbase	Trailer Len.
SN640271A 1991 (CH)	LWA-A4+	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A4	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A6+	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A6	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640198A 1999 (CH)	LWA	Tanker - Trailer	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2+	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A8	Transport Truck	Europe	43.2	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A8+	Transport Truck	Europe	43.2	2	59.06	20.34	22.31

OK

Cancel

Help

DETAIL A: LWA-A4 + TRUCK SPECIFICATION



REVISIONS			
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711 TRUCK TURN EXHIBIT
SCHAEFER AVENUE ACCESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET
EH-02
02 OF 02

LOT LINE ADJUSTMENT EXHIBIT
FOR
5319 SCHAEFER AVENUE
CHINO, CA 91710



VICINITY MAP

NOT TO SCALE

LEGEND:

- — — — — PROP. PROPERTY LINE
— — — — — PROPERTY LINE TO BE REMOVED
— — — — — PROPERTY LINE TO REMAIN

SITE AREA

TOTAL SITE AREA: 106,783 SF (2.45 ACRE)
EX. IMPERVIOUS: 32,156 SF (0.74 ACRE)
EX. PERVIOUS: 74,627 SF (1.71 ACRE)

SITE AREA A:
(PRIOR TO DEDICATION): 63,222SF (1.45 ACRE)
(AFTER TO DEDICATION): 50,580SF (1.16 ACRE)
ZONING: CS - COMMERCIAL SERVICE
BUILDING AREA: 4,738 SF
LOT COVERAGE: 9 %
F.A.R.: 0.09
DISTURBED AREA: 50,580 SF (1.16 ACRE)
PROP. IMPERVIOUS: 41,622 SF (0.96 ACRE)
PROP. PERVIOUS: 8,958 SF (0.21 ACRE)

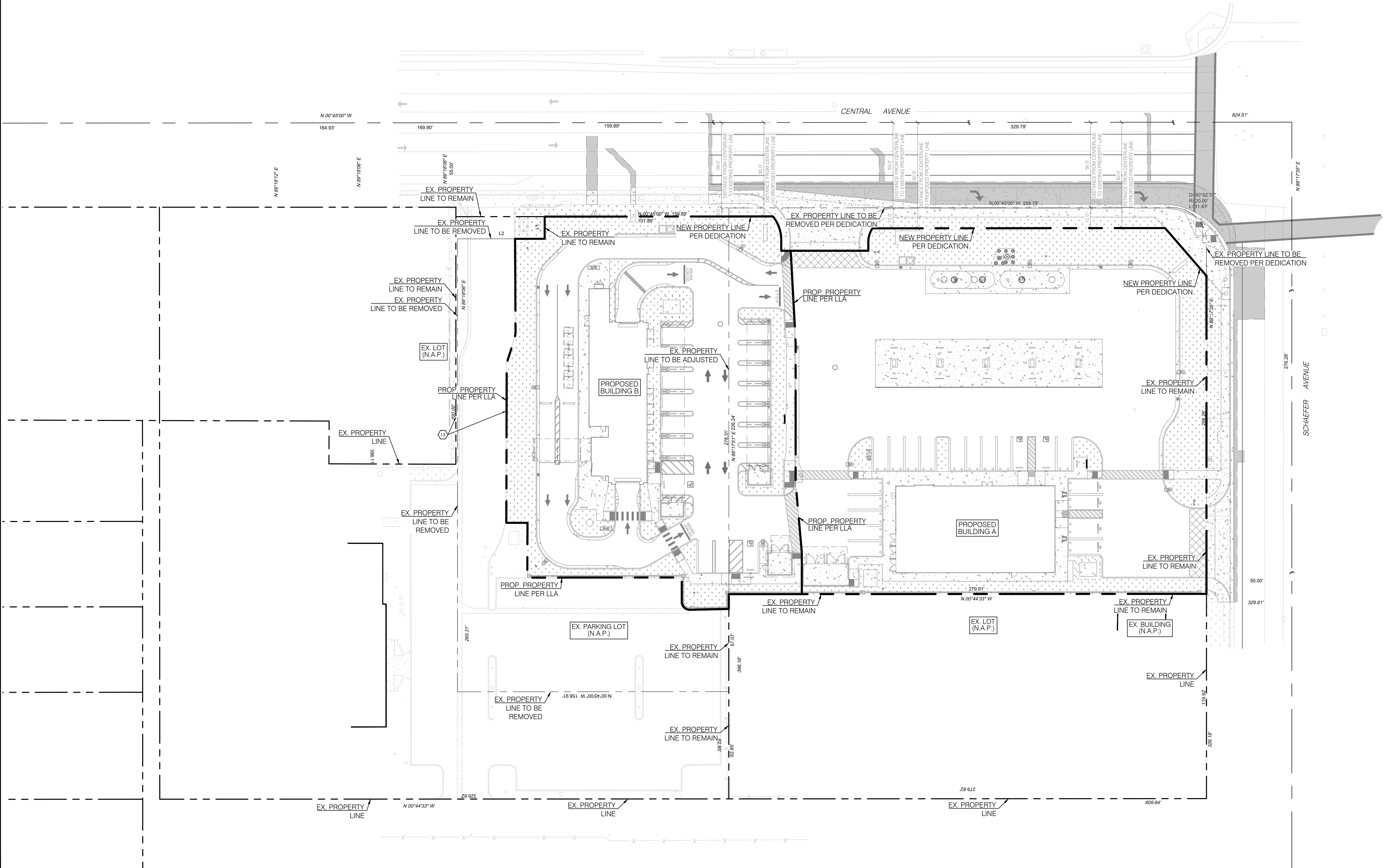
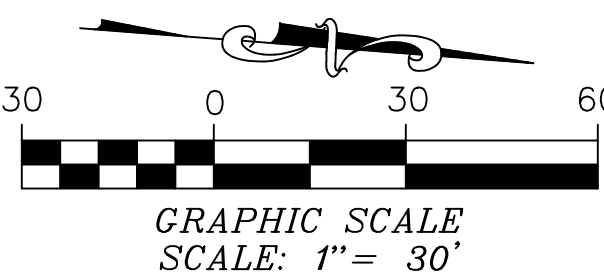
SITE AREA B:
(PRIOR TO LLA): 43,560 SF (1.00 ACRE)
(AFTER TO LLA): 35,570SF (0.82 ACRE)
ZONING: CO - COMMERCIAL OFFICE
BUILDING AREA: 3,297 SF
LOT COVERAGE: 6 %
F.A.R.: 0.06
DISTURBED AREA: 35,570 SF (0.82 ACRE)
IMPERVIOUS: 26,228 SF (0.60 ACRE)
PROP. PERVIOUS: 9,342 SF (0.22 ACRE)

SITE ADDRESS

5319 SCHAEFER AVENUE
CHINO, CA 91710

APN

1021-031-16-0-000
1021-031-22-0-000



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PLANS PREPARED BY:

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R.C.E. 65513, EXP. 9/30/27
7/15/2026
DATE



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LOT LINE ADJUSTMENT EXHIBIT

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

EH-01
01 OF 01