

PUBLIC WORKS CONDITIONS OF APPROVAL

PROJECT NO. PL24-0151 (SA)

DATE: August 5, 2025 PC MEETING DATE: August 20, 2025

PROJECT DESCRIPTION: Proposed residential 3-Story Townhomes (SB330)

PROJECT LOCATION: 14892 Corporate Center Avenue

APPLICANT: BCT Dev. Acquisition Co., LLC PROJECT ENGINEER: Jorge Alvarado

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. 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.
- 1.3. 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.
- 1.4. Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 1.5. Provide payment of the 14.39% fair share contribution towards the future traffic signal at the intersection of Ramona Avenue and Corporate Center Circle as indicated in the approved June 2025 Traffic Impact Analysis based upon the City of Chino Cost Estimate approved by the City Engineer.
- 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 improvements shall include, but not be limited to, the following: (Please coordinate and verify all requirements with the project engineer.)

Reviewed/Approved By: JP Date: 8/6/2025

		<u>Street Names</u>		
	Corp. Center Avenue ⁽⁷⁾			
Curb & Gutter (Offset from Centerline)				
Sidewalk (Width)	X ⁽¹⁾			
Asphalt Concrete Pavement Grind	X ⁽²⁾			
Asphalt Concrete Overlay	X ⁽²⁾			
Street Lights	X ⁽³⁾			
Median Island and Landscaping				
Parkway Landscaping	X			
Signing and Striping	X ⁽⁴⁾			
Traffic Signal Interconnect				
Conduit System for CATV				
Sewer	X ^{(6) (8)}			
Storm Drain Lateral (x1)	X ⁽⁶⁾			
Domestic Water Service w/ meter (x2)	X ⁽⁶⁾			
Irrigation Service w/ meter (x1)	X ⁽⁶⁾			
Fire Water Service w/ (x1)	X ^{(5) (6)}			
Fire Hydrant Relocation (x1)	X ⁽⁶⁾			
Drive Approach	X			

(1) Construct 5-foot meandering sidewalk across project frontage in accordance with the Eucalyptus Business Park Specific Plan.

(2) Grind and Overlay from street centerline to the edge of gutter.

(3) Verify whether the existing streetlights along property frontage meet the city's standards, specifically that they are LED. If the existing streetlights are not LED, the developer shall be responsible for upgrading them to meet the city's standards.

(4) The developer shall be responsible for replacing, updating, and/or installing all necessary signing and striping as required by the project improvements, including but not limited to pavement grind and overlay, utility connections (water, sewer, storm drain, and fire water laterals), and the establishment of new on-street parking areas. All signage and striping shall conform to applicable local and state standards and be completed to the satisfaction of the City of Chino Traffic Engineer prior to project completion.

(5) Fire water service to include the Fire System Detector Assembly Double Check/RP per city of chino standards.

(6) Rehabilitate all street pavement impacted by utility services construction per City of Chino Standard Drawings 109A thru 109D, Utility Trench Repair.

(7) The developer shall be responsible for repairing any damage to existing public improvements that result from construction activities associated with this project.

(8) The existing sewer lateral that will not be used shall be removed and plugged at the sewer wye per City of Chino standards and as directed by the Public Works Inspector.

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. 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.
- 1.10. Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-01 for maintenance of streetlights. Owner shall be responsible for landscape maintenance along project frontage.
- 1.11. Comply with all applicable requirements of the City Code.
- 1.12. 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. Pedestrian crossings at driveways
 - c. Path of travel from right-of-way to recreation facilities
- 1.13. 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. driveway approaches crossings
 - iii. parking space
 - 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.

- 1.14. 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. In accordance with Government Code Section 66007, the applicant shall make payment of fees at the time of impact. Additionally, all applicable fees shall comply with the fee protections established under the Senate Bill No. 330.

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).

- 1.15. 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.
- 1.16. 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.
- 1.17. 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.
- 1.18. Convey ownership of all existing onsite water wells to the City and convert to monitoring wells as directed by the City's Water Utilities Supervisor. Prepare and record any necessary easements to provide the City with access to the monitoring wells. Any existing water wells that cannot be feasibly converted to monitoring wells shall be destroyed per City Standard No. 465. If no existing water wells are present onsite, this condition shall not be applicable.
- 1.19. Provide adequate sight distance per City Standard No. 865 for the project driveway. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.20. 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.

- 1.21. Comply with all requirements of the Traffic Impact Analysis (TIA) dated June 2025 including participation in fair share contributions and construction of required improvements. Refer to Condition of Approval Number 1.5 above.
- 1.22. (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.

- 1.23. The applicant shall provide City staff with the necessary legal documents to amend the existing 20' wide easement to accommodate the proposed development. However, this amendment would require City Council approval, and the City must retain an easement area for any public improvements outside the existing right-of-way. Additionally, the applicant is responsible for all applicable fees related to processing the required documents.
- 1.24. An easement for access to public sidewalk on private property will be required.
- 1.25. Will be required to provide a copy to the City of Chino of the recorded document for the existing 26-foot EVA easement to be vacated.
- 1.26. A final Water Study is required to comply with the Preliminary Water Study addressing the minor redline corrections remaining that were provided during entitlement.

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. Distribute for signature of all buyers, the information and disclosure notice announcing that the development will be annexed to the City's Landscape and Street Lighting Maintenance Assessment District before transfer of property title and completion and acceptance of all public improvements.
- 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. Pay all remaining applicable fees pursuant to City Code and Government Code Section 66007.
- 2.5. Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.
- 2.6. 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 e-transmitted 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 1-3 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. PL24-0151 (SA)

PROJECT ENGINEER: Jorge Alvarado

DATE: 8/5/2025

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)
- ☐ 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 Vacation documents
- ☐ Rough Grading Plans
- ☒ Precise Grading Plans
- ☒ Storm Drain Plans (*New public storm drain lateral on Corporate Center Avenue*)
- ☒ 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 (*Revise record drawings to add the sewer service lateral and cleanout/MH*)
- ☒ Domestic Water Plans (*Revise record drawings to add the water and fire service laterals including applicable appurtenances i.e. meters & Fire System Detector Assembly Double Check/RP*)
- ☒ Recycled Water Plans (*Revise record drawings to add the recycled water service lateral & meter*)
- ☐ 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