

**PUBLIC WORKS CONDITIONS OF APPROVAL**  
**PROJECT NO. PL24-0140 (SA) & PL24-0141 (SCUP)**

DATE: November 8, 2024 PC MEETING DATE: November 20, 2024

PROJECT DESCRIPTION: Construct New School Bldg. (46,650 SF) & New Parking Structure

PROJECT LOCATION: 4201 Eucalyptus Ave

APPLICANT: Bergman KPRS PROJECT ENGINEER: Isidro Abreo

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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 record necessary drainage easements to implement the project in accordance with drainage law.
- 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 stormwater 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.

Reviewed/Approved By: JP Date: 11/5/24

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.)

<u>Street Names</u>	
	<u>Eucalyptus Avenue<sup>(1)</sup></u>
<u>Curb &amp; Gutter (Offset from Centerline)</u>	
<u>Sidewalk (Width)</u>	X(5')
<u>Asphalt Concrete Pavement on Aggregate Base (from centerline to EOP)<sup>(2)</sup></u>	X
<u>Asphalt Concrete Overlay<sup>(2)</sup></u>	X
<u>Driveways<sup>(3)</sup></u>	X
<u>Street Lights</u>	
<u>Median Island and Landscaping</u>	
<u>Parkway Landscaping<sup>(4)</sup></u>	X
<u>Striping and Traffic Controls<sup>(5)</sup></u>	X
<u>Traffic Signal Modification<sup>(6)</sup></u>	X
<u>Conduit System for CATV</u>	
<u>Sewer<sup>(7)</sup></u>	X
<u>Storm Drain<sup>(8)</sup></u>	X
<u>Domestic Water<sup>(9)</sup></u>	X
<u>Recycled Water</u>	
<u>Fire Hydrants as required by CVIFD<sup>(10)</sup></u>	

- (1) All pedestrian facilities along the project frontage shall be made accessible per the City's Policy on Accessible Pedestrian Facilities. Refer to Conditions 1.14 and 1.15. All existing public street improvements along the property frontage not up to current standards shall be replaced and/or repaired, including, but not limited to, any substandard or broken curb, gutter, sidewalk, crosswalk, and/or curb ramp.
- (2) Grind and overlay or replacement of the existing street paving shall be required on Eucalyptus Ave along the project frontage from the edge of pavement (EOP) to the centerline of the street. This will be based on the R-value and existing pavement condition of the street as determined by core samples and the extent of any proposed utility improvements. All paving requirements will be at the discretion of the City Engineer.
- (3) The existing driveways shall be reconstructed and follow City of Chino Standard No. 250 with 5-ft minimum sidewalks. Truncated domes are to be provided at the Appian Wy signalized intersection, per ADA requirements.
- (4) Parkway landscape and irrigation shall remain along the project frontage on Eucalyptus Ave. The property owner is responsible for parkway landscape maintenance.
- (5) The City Traffic Engineer will determine the limits of the signing & striping where applicable.
- (6) A traffic signal mod for the Eucalyptus Ave and Appian Way signalized intersection is required to accommodate the new pedestrian push buttons for the new curb ramps and the east leg crosswalk.
- (7) The public sewer lateral proposed on Eucalyptus Ave shall extend from the point of connection at the City main and the proposed sewer monitoring manhole at the R.O.W./property line. The proposed onsite sewer line shall be private. Refer to Condition 1.19 for private utility maintenance requirements.
- (8) Submit a copy of the approved permit and/or other form of approval from the San Bernardino County Flood Control District for the project's proposed storm drain connections if determined to be necessary.

- (9) The proposed onsite water lines shall be privately owned and maintained. Refer to Condition 1.19 for water utility lateral maintenance requirements.
  - (10) The applicant/property owner shall be solely responsible for any future maintenance and repair of fire service laterals at the project site in accordance with City Code, Chapters 13.04.175 and 13.12.150.
- 1.8. All improvements shall comply with federal, state, and local accessibility regulations and standards. 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. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply. 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.
- 1.9. Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection from any building into the City's main sewer or into a private sewer main that is tributary to the City's main sewer. In addition, design and install a sampling Wye on a stubbed-out sewer lateral connection into the main sewer for each industrial building in this development.
- 1.10. Obtain design and plan approval from the appropriate utility companies for undergrounding the existing overhead dry utility lines along the project frontage on Eucalyptus Ave. This includes any cable TV, telephone, and electrical lines that are 34.5kV or less in accordance with City Code, Chapter 13.32. The City may accept a fee in-lieu of undergrounding these overhead utilities as specified in City Code, Chapter 13.32.070.
- 1.11. 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.
- 1.12. Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-01.
- 1.13. Comply with all applicable requirements of the City Code.
- 1.14. The applicant/developer 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' 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 the proposed building and parking structure.
- 1.15. 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 spaces, clear spaces, etc)
    - a. East leg of the Appian Wy & Eucalyptus Ave intersection.
  - iv. driveway approach crossings
    - a. Main entrance to Calvary Chapel at Appian Way. (Std. 250)
    - b. New entrance to the proposed parking structure. (Std. 250)
- 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.
- 1.16. Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF), Eucalyptus Business Park Specific Plan Development Related Fees, 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).
- 1.17. 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](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml).
- 1.18. 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.

- 1.19. 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.
- 1.20. 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.
- 1.21. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.22. 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.
- 1.23. Submit all submittals, including reports, studies, improvement plans, and city redlines of previous submittals, to the City electronic files, in Adobe Acrobat PDF format. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.
- 1.24. Comply with all requirements of the Traffic Impact Analysis (TIA) dated, including participation in any fair share contributions and construction of required improvements and mitigation measures as shown on the Mitigation Monitoring and Reporting Program, to mitigate impacts.
- 1.25. The developer shall be responsible for any modifications necessary for the traffic signal on Appian Wy & Eucalyptus Ave, as required in Conditions 1.7 and 1.14. 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 until such time as the City accepts the improvements to the satisfaction of the City Engineer.

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 along the project frontage on Eucalyptus Ave or pay applicable fees in-lieu of undergrounding, in accordance with City Code, Chapter 13.32 and per Condition 1.10.
- 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 impacted by utility trench repairs 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 1-3 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**

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PROJECT NO. PL23-0140 (SA) & PL23-0141 (SCUP)

PROJECT ENGINEER: Isidro Abreo

DATE: 11/8/2024

**A COPY OF THIS CHECKLIST 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 Plan
- Precise Grading Plan- *with onsite storm drain improvements*
- Storm Drain Plan
- 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 Plan- *Eucalyptus Ave*
- Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- Sewer Plan- *Revise record drawings to add the sewer service lateral and monitoring manhole*
- Domestic Water Plan- *Revise record drawings to add the water service meters and laterals*
- Recycled Water Plan
- Street Light Plan
- Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- Signing and Striping Plan- *Eucalyptus Ave*
- Traffic Signal Interconnect Plan
- Traffic Signal Mod Plan- *Revise record drawings for Appian Wy & Eucalyptus Ave traffic signal*
- Water Quality Management Plan
- Construction Management Plan