EXHIBIT A

MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JULY 16, 2025

PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit)

LOCATION MAP

PROJECT NO.: PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit)

APPLICANT: Gateway Terminal LLC

REQUEST: A request for approval for the Chino Gateway Terminal Project located on approximately 7.35 acres of land within the Light Industrial (M1) zoning district. The project includes the following applications:

- PL24-0097 (Special Conditional Use Permit) – A request to allow an industrial building greater than 50,000 square feet in the M1 zoning district for warehousing, wholesaling and distribution use.
- PL24-0098 (Site Approval) – A request to construct a mixed-use project consisting of a 158,548 square foot industrial warehouse building, and a 3,540 square restaurant building with an outdoor dining area.
- PL24-0120 (Special Conditional Use Permit) – A request to allow restaurants in the M1 zoning district.

LOCATION: Southwest corner of Schaefer Avenue and Oaks Avenue (APNs: 1021-052-04, -06, -09 and -11)

RECOMMENDATION

Adopt Planning Commission Resolution No. PC2025-012, approving PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

SURROUNDING ZONING AND LAND USE:

	Existing Land Use	*General Plan*	*Zoning District*
Project Site -	Gateway Karis Church, Vacant	Light Industrial (LI)	Light Industrial (M1)
North -	Single-Family Residential	RD 4.5 (4.5 dwelling units/acre)	RD 4.5 (4.5 dwelling units/acre)
East -	Industrial	Light Industrial (LI)	Light Industrial (M1)
South -	Industrial	General Industrial (GI)	General Industrial (M2)
West -	Industrial	Light Industrial (LI)	Light Industrial (M1)

BACKGROUND

Gateway Terminal LLC, the applicant, acquired the project site in 2020 through a land exchange agreement with Gateway Karis Church, the former property owner and current occupant with the intent to develop the site with a mixed-use project. The project consists of a mixed-use development which includes a 158,548 square foot industrial building and a 3,540 square foot food and beverage building with an outdoor dining area. As part of the agreement, the applicant is constructing a new 27,000 square foot church facility at The Campus in College Park, located north of Eucalyptus Avenue, west of Satterfield, south of Notre Dame Avenue, and east of Oaks Avenue. The Campus entitlements were approved on September 6, 2022, and construction is currently underway. Once the facility is complete, the church will relocate to the location in College Park.

ISSUES/ANALYSIS

Site Design

The proposed project consists of a mixed-use development which includes a 3,540 square foot food and beverage building with an outdoor dining area as well as a 158,548 square foot speculative industrial building. Each building will be located on a separate lot which will be established by a lot line adjustment processed through the Public Works Department.

The 3,540 square foot food and beverage building, located at the northeast corner of the project site along Schaefer Avenue, includes four tenant spaces, shared restrooms, storage areas, and an outdoor seating area. Each tenant space is designed to accommodate individual restaurant operators, with service provided at the counter and outdoor dining available to patrons. Parking is provided along the west and south sides of the building. The proposed food and beverage building is required to provide 36 parking spaces and provides a total of 40 parking spaces dedicated to the building.

The industrial building is primarily plotted behind the food and beverage building, with the office portion fronting Schaefer Avenue. The building has a total footprint of 153,548 square feet, comprised of 150,048 square feet of warehouse space, 3,500 square feet of office space and 5,000 square feet of mezzanine space above the office area. At the rear of the building, twenty dock high loading doors and 10 truck trailer parking spaces are located within a secured private yard area. The yard area is screened from public view by a 10-foot-high solid tilt-up wall and metal gate, designed to match the architectural style of the building. The proposed industrial building provides a total of 92 spaces, which meets the minimum parking requirements. Parking is provided along the west and south sides of the building, as well as within the secured yard area.

Each building has dedicated site access with one driveway from Schaefer Avenue and one from Oaks Avenue, allowing separate and efficient circulation for customers and industrial operations.

Project statistics are as follows:

Item	
Project Area	7.35 acres
No. Lots	2
Lot Area	Parcel 1 – 285,640 square feet Parcel 2 – 34,683 square feet
No. of Buildings	2
Building Area	158,548 square feet (warehouse industrial) 3,520 square feet (food & beverage)
Lot Coverage (proposed/maximum)	49% proposed/50% maximum
Floor Area Ratio (proposed/maximum)	0.51 proposed /0.6 maximum
Landscape Coverage (proposed/required)	10.2% proposed/10% required
Parking (proposed/required)	132 parking spaces proposed/128 parking space required

Landscaping

The project provides a landscape coverage of 10.2%, satisfying the minimum landscape coverage requirement of 10% for properties in the M1 zoning district. Drought tolerant landscape design is provided throughout the development that is comprised of trees, shrubs and groundcover, primarily concentrated along the Schaefer Avenue and Oaks Avenue street frontages. Additional landscape features are provided near the outdoor seating areas for the food and beverage building. In addition, an outdoor employee break area is proposed at the northwest corner of the project site, located in front of the industrial building. This area features enhanced landscaping, decorative paving, wall seating, steal planter boxes, and decorative hardscape and is designed to serve the industrial building.

Architecture

The food and beverage building is designed with a modern industrial architectural style that draws inspiration from cargo shipping containers. This design is achieved through the use of steel wall panels that replicate the appearance of shipping containers, complemented by flat steel panels, and metal screens to adequately screen roof top equipment. The outdoor dining area is enclosed by corrugated steel panels, steel planter boxes, and rebar fencing, and is enhanced by curved steel light fixtures that provide illumination and reinforce the industrial design theme. In addition, climbing plant material will be integrated into the outdoor seating area along the fence and light fixtures to add warmth and soften the industrial aesthetic.

The warehouse industrial building features a concrete tilt-up design with smooth painted finish varying in shades of gray. Steel wall panels, designed to mimic the appearance of shipping containers, along with flat steel panels, are primarily concentrated at the office area facing Schaefer Avenue. These steel elements complement the architectural style of the food and beverage building, creating a cohesive site design. In addition, horizontal and vertical reveals enhance the elevations with reflective glass in clear anodized aluminum frames, which is concentrated at the corners of the building, enhancing the office area, and at the center of the building facing Schaefer Avenue. Architectural articulation is further achieved through four-foot insets and offsets along the street frontages and at the office area. Breaks in the roofline are provided as well, primarily where the insets and offsets occur.

Special Conditional Use Permit

The applicant has applied for two Special Conditional Use Permits (SCUP), one to allow restaurant uses within the food and beverage building, and a second to permit the industrial building to exceed 50,000 square feet in size.

A SCUP is required to be approved by the Planning Commission to establish a restaurant use in the M1 zoning district. The proposed food and beverage building has been designed to accommodate up to four tenant spaces, which would all be covered under the SCUP. A license through the Alcohol Beverage Control (ABC) is not currently requested in conjunction with the food uses. In the future, if an ABC license is requested by a tenant, an Administrative Approval would be required.

The second SCUP being requested is to allow the industrial building to exceed 50,000 square feet in size. The size of the building is generally consistent with other industrial buildings located on the east side of Oaks Avenue, along Schaefer Avenue. These buildings are all located on larger lots and designed for a single-tenant user. The proposed building has been designed with loading doors on the southern side of the building to minimize impacts to the existing residential neighborhood on the north side of Schaefer Avenue. Additionally, Schaefer

Avenue is designated as a City truck route. The proposed building is speculative, meaning that a tenant is not known at this time. Potential tenants would need to comply with the M1 zoning district, which allows for lighter industrial uses ranging from warehousing and distribution to light manufacturing.

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 July 5, 2025, and the City sent information out on the City's social media platforms. A total of two freestanding signs were posted along each of the project's street frontages with project information in accordance with Section 20.23.140.D.1 of the City's Zoning Code. In response to the public notice, no comments have been received. The notice exceeds legal noticing requirements.

ENVIRONMENTAL REVIEW

An Addendum to the City of Chino General Plan Environmental Impact Report (EIR) (SCH# 2008091064) for the Chino Gateway Terminal Project, dated June 2025, has been prepared for this project by LSA Associates, Inc. As outlined in CEQA Guidelines Section 15164, an Addendum is the appropriate environmental document if some changes or additions to the previously certified EIR are necessary, but the proposed project does not constitute new information and would not change the assumptions, analysis, conclusions, or mitigation measures of the EIR to a significant degree. The analysis concluded that the proposed project would not create any new significant impacts or impacts significantly different than those identified in the City of Chino's General Plan EIR. In addition, the proposed project would not increase the severity of any previously identified significant impacts. Therefore, the proposed project is within the scope of the previous EIR.

Link to EIR Addendum: Environmental Documents | Chino, CA

RESOLUTION NO. PC2025-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0097 (SPECIAL CONDITIONAL USE PERMIT), PL24-0098 (SITE APPROVAL), AND PL24-0120 (SPECIAL CONDITIONAL USE PERMIT) FOR APPROVAL TO CONSTRUCT THE CHINO GATEWAY TERMINAL PROJECT CONSISTING OF A 158,548 SQUARE FEET INDUSTRIAL WAREHOUSE BUILDING, A 3,540 SQUARE FOOT RESTAURANT BUILDING WITH AN OUTDOOR DINING AREA, AND TO CONDITIONALLY PERMIT RESTAURANTS, AND A WAREHOUSE INDUSTRIAL BUILDING GREATER THAN 50,000 SQUARE FEET, LOCATED ON APPROXIMATELY 7.35 ACRES OF LAND WITHIN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT AT THE SOUTHWEST CORNER OF SCHAEFER AVENUE AND OAKS AVENUE (APN: 1021-052-04, -06, -09 AND -11).

WHEREAS, Gateway Terminal LLC (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit) (the "Project") to construct the Chino Gateway Terminal Project consisting of a 158,548 square foot warehouse industrial building, a 3,540 square foot restaurant building with an outdoor dining area, and to conditionally permit restaurants and a warehouse industrial building greater than 50,000 square feet, located on approximately 7.35 acres of land within the Light Industrial (M1) zoning district at the southwest corner of Schaefer Avenue and Oaks Avenue (APN: 1021-052-04, -06, -09 and -11); and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA), an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project, dated June 2025, has been prepared by LSA Associates, Inc.; and

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

WHEREAS**,** on July 16, 2025, 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.

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 PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit):

1. *PL24-0098 (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 has a General Plan land use designation of Light Industrial (LI). The LI land use designation is intended for industrial uses with fewer impacts on traffic, noises, odors and pollutants and allows for a broad range of uses. The Project has been designed to meet applicable development standards and design guidelines. The Project serves General Plan Goal LU-2 and Objective LU-2.1 which aim to foster the development of new industrial uses in the City while preventing negative impacts on the health, safety, and welfare of residents and General Plan Objective LU-1.3 which encourages commercial development that will support and enhance vibrant commercial areas and serve existing neighborhoods;

   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 Project is located in the Light Industrial (M1) zoning district and consists of a 158,548 square foot warehouse industrial building and a 3,540 square foot food and beverage building with an outdoor dining area. The restaurant uses and the size of the warehouse building, which exceeds 50,000 square feet, require approval of a Special Conditional Use Permit. Additionally, the Project meets or exceeds all minimum development standards related to setbacks, building height, lot coverage, parking, and landscaping;

   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 use proposed, as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The 7.35-acre site is flat and will have adequate infrastructure and four points of vehicular access from Schaefer Avenue and Oaks Avenue. Utilities and stormwater improvements will be extended to serve the site;

   d. The subject site for the Project 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 Project, in that the Project site is located along Schaefer Avenue, which is designated as a primary arterial and Oaks Avenue, which is designated as an urban industrial collector. Access to the site is provided from the adjacent streets. Additionally,

Schaefer Avenue is designated as a truck route. Both streets are currently improved and has adequate capacity to serve the proposed Project;

e. The proposed Project is compatible with those abutting properties and in the surrounding area. The Project is located within an area designated for industrial uses and is surrounded by existing industrial developments to the east, south and west. To the north, Schaefer Avenue separates the single-family residential development from the Project. The Project will have no significant negative light, noise, and aesthetic impacts, as the building has been designed to meet all development and design requirements of the M1 zoning district, in which it is located;

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 proposed Project consists of a mixed-use development with an industrial building and a food and beverage building, which is consistent with the M1 zoning district. 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 an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. The Addendum satisfies the requirement of CEQA and the CEQA Guidelines (California Public Resources Code §§ 21000 *et seq*.; 14 Cal. Code Regs. §§ 15000 *et seq*.); 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 Chino Planning Commission. 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".

2. *PL24-0097 (Special Conditional Use Permit – Warehouse Building ≥ 50,000SF)*

a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), in that the proposed use consists of an industrial building exceeding 50,000 square feet, which is permitted subject to approval of a SCUP. The use supports General Plan Goal LU-2 and Objective LU-2.1, which aims to foster the

development of new industrial uses that contributes to the City's economic development, while ensuring such uses are planned and designed to prevent negative impacts on the health, safety, and welfare of residents;

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 use proposed, as all minimum zoning requirements governing parcel size, shape access, type and intensity of the use have already been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed with the development. Additionally, the proposed 158,548 square foot industrial building meets all requirements and development standards in the Zoning Ordinance;

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 use; as the 158,548 square foot industrial building will have direct access from one driveway off Schaefer Avenue and a second driveway off Oaks Avenue. Schaefer Avenue is designated as a primary arterial and truck route and Oaks Avenue is designated as an urban industrial collector, both streets designed to carry the volume of traffic typically generated by the use;

d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood. The Project is located within an area designated for industrial uses and is surrounded by existing industrial developments to the east, south and west. To the north, Schaefer Avenue, separates the single-family residential development from the use. The use will have no significant negative light, noise, and aesthetic impacts, as the building has been designed to meet all development and design requirements of the M1 zoning district, in which it is located. Additionally, the M1 zoning district is intended for industrial uses that are less intensive;

e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare, as the 158,548 square foot industrial building is allowed in the M1 zoning district, subject to the approval of a SCUP. In addition, certain safeguards have been required of the proposed use, 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 Project will not have a significant adverse impact on the environment as an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The

Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. The Addendum satisfies the requirement of CEQA and the CEQA Guidelines (California Public Resources Code §§ 21000 *et seq*.; 14 Cal. Code Regs. §§ 15000 *et seq*.); and

g. 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 Chino Planning Commission. In addition, certain safeguards have been required of the proposed use, 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".

3. *PL24-0120 (Special Conditional Use Permit - Restaurant):*

a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s); in that the proposed use consists of individual restaurants located within a multi-tenant building. The proposed use is permitted, subject to approval of a SCUP Furthermore, Objective LU-1.3 of the City's General Plan encourages commercial development that will support and enhance vibrant commercial areas to serve existing neighborhoods with a combination of daily and specialty daily needs;

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 use proposed, as all minimum zoning requirements governing parcel size, shape access, type and intensity of development have already been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed with the development;

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 use; as the restaurant building will have direct access from one driveway off Schaefer Avenue a second driveway off Oaks Avenue. Schaefer Avenue is designated as a primary arterial and Oaks Avenue is designated as an urban industrial collector, both streets designed to carry the volume of traffic typically generated by the proposed restaurant use;

d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, in that restaurants in the M1 zoning district are allowed, subject to approval of a SCUP. The proposed food and beverage building is located within an area designated for industrial uses and is surrounded by existing industrial developments to the east, south and west. The restaurant component is strategically located at the northeast corner of

the project site, serving as a transitional buffer between the single-family residential neighborhood, separated by Schaefer Avenue, and the larger warehouse industrial building to the south. The use will have no significant negative light, noise, and aesthetic impacts, as the building has been designed to meet all development and design requirements of the M1 zoning district, in which it is located;

e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare, as restaurant uses are allowed in the M1 zoning district, subject to the approval of a SCUP. 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 Project will not have a significant adverse impact on the environment as an Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project has been prepared for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. The Addendum satisfies the requirement of CEQA and the CEQA Guidelines (California Public Resources Code §§ 21000 *et seq*.; 14 Cal. Code Regs. §§ 15000 *et seq*.); and

g. 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 Chino Planning Commission. 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".

4. *CEQA Findings.* An Addendum to the City of Chino General Plan Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project has been prepared by LSA Associates, Inc. for this Project pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Planning Commission has considered the Addendum and Environmental Impact Report as part of its decision on this Project pursuant to Section 15164. The Planning Commission hereby finds that the Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. The Planning Commission hereby finds that the Project will not have any impacts that would require a revision to the EIR or any other additional environmental review.

5. *Approval of PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit).* The Planning

Commission hereby approves PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (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".

6. *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 16TH DAY OF JULY 2025.

_____
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 16th day of July 2025 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: July 16, 2025

PROJECT FILE NO.: PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit)

LOCATION: Southwest corner of Schaefer Avenue and Oaks Avenue (APN: 1021-052-04, -06, -09 and -11)

APPLICANT: Gateway Terminal LLC

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

Development Services Department –
- [X] Planning Division
- [ ] ADA Accessibility Division

Public Works Department –
- [X] Engineering Division
- [ ] Traffic Division

[X] Chino Valley Independent Fire District

[ ] Police Department

[ ] Finance Department

[ ] Community Services, Parks & Recreation Department

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION CONDITIONS OF APPROVAL

DATE: July 16, 2025

PROJECT FILE NO.: PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit)

LOCATION: Southwest corner of Schaefer Avenue and Oaks Avenue (APN: 1021-052-04, -06, -09 and -11)

APPLICANT: Gateway Terminal LLC

1.0 TIME LIMITS:

1.1. The above referenced Site Approval and Special Conditional Use Permits shall expire on July 16, 2026, if building permits are not obtained and/or the approved uses have 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.

1.2. Should any of the special conditionally permitted uses cease to exist for 180 or more consecutive days, then the permit shall be deemed null and void.

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 and/or City Council.

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. 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. If it is determined that the changes will be substantial, approval from the Planning Commission will be required.

2.4. Approval of this request shall not waive compliance with any section of the Chino Municipal Code, or any other applicable City ordinances, or applicable specific plan provision.

2.5. Pursuant to Government Code Section 66020, upon approval of the project, the applicant has a 90-day period in which to protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval.

2.6. In the event that any condition contained herein is determined to be invalid or legally unenforceable, all remaining conditions shall remain in force.

2.7. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the applicant and/or 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.

2.8. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, claims, liabilities, losses, damages, penalties, obligations and expenses, including but not limited to attorneys' fees and costs, (collectively "claims") against the City for any such claims and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City, including for the City's required participation in defense of the claims. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.

2.9. The City of Chino has an executive 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.

2.10. Any change in the project shall be reviewed by the Development Services Department for compliance with CEQA.

2.11. All proposed signs shall be designed to conform with the City's Sign Code (Chino Municipal Code, Title 16 – Signs) and shall require separate application and approval by the Director of Development Services prior to installation.

2.12. 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:**

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

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

3.1. The applicant/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. Revised plans, incorporating all conditions of approval, shall be submitted and approved by the Director of Development Services.

3.3. All plans shall be coordinated for consistency.

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

3.5. A construction management plan shall be submitted and approved 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 shall 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. This plan shall show which buildings and landscaping 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.

3.6. A precise wall plan identifying the design, location and construction details of all walls and fences shall be submitted and approved by the Planning and Building Divisions. All perimeter and street-facing walls, including retaining walls, shall be decorative in nature.

3.7. Prior to the issuance of any grading permit, 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 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.

3.7.1. 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.

3.8. 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.

3.9. All new 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, 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 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. 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 July 16, 2025, as prepared by Gateway Terminal LLC, O.C. Design & Engineering, Phil May Landscape Architecture and Pacific Consulting Group, Inc. 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.

3.12. A detailed on-site exterior lighting plan shall be submitted and approved by the Director of Development Services. Plans shall be designed pursuant to Chino Municipal Code Section 20.10.090 *(Outdoor Lighting)*

and shall identify fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.

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. The condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.

3.14. 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.

3.15. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements and submitted and approved by the City.

3.16. No grading permits shall be issued until all applicable biological resource mitigation measures, identified in the Addendum to the City of Chino General Plan Certified Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project, prepared by LSA Associates, Inc., dated June 2025, as they apply to the project area, have been complied with to the satisfaction of the Director of Development Services.

4.0 PRIOR TO START OF CONSTRUCTION:

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 applicable subcontractors.

4.2. The final landscape and irrigation plans for the development shall be approved by the Director of Development Services.

4.3. The approved construction management plan shall be distributed to all contractors and subcontractors and shall be maintained on-site through the duration of construction.

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 both the City and the City's landscape architect shall be paid by the developer.

5.3. All landscaping and irrigation shall be installed in accordance with the approved Planning Commission plans on file with the Development Services Department, and irrigation systems fully operational. In addition, all hardscaped and landscaped areas shall be free of trash and debris.

5.4. 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 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.

5.5. 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.

5.6. Prior to issuance of a certificate of occupancy for the final unit, any temporary sales and/or construction office buildings/trailers shall be removed from the site.

5.7. 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 ENVIRONMENTAL REQUIREMENTS & MITIGATION MEASURES:

6.1. Comply with all mitigation measures identified in the attached *Mitigation Monitoring and Reporting Program* contained within the Addendum to the City of Chino General Plan Certified Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project and attached as Exhibit "A" to the conditions of approval, which identifies each environmental mitigation measure, the time in which it will be implemented and the responsible party for monitoring its implementation.

7.0 OTHER REQUIREMENTS:

7.1. 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.

7.2. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within 90 days of the existing church vacating the site or issuance of a grading permit, whichever occurs first. The Director of Development Services may approve an extension of time to complete the demolition, based on evidence that the applicant has exercised reasonable progress. Approval of this application shall be deemed null and void upon failure of the applicant to comply with this condition within the aforementioned time periods.

7.3. The project site shall be cleared of all trash, debris, weeds, and other discarded items within two 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.

7.4. 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.

7.5. All signs, including subdivision and/or realty signs proposed for this development shall be designed to conform to the Sign Ordinance and shall require separate application and approval by the Planning and Building Divisions prior to installation.

7.6. Building and Site Design:

7.6.1. 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.

7.6.2. 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 building(s).

7.6.3. 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 structure, 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.

7.6.4. 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.

7.6.5. New ladders for roof access shall be mounted on the inside of the building or shall be completely concealed from view for commercial and industrial projects.

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

7.6.7. An outdoor employee break area shall be provided at the northwest corner of the project site, in front of the industrial warehouse building. This area shall be provided with seating, tables, enhanced paving treatments, hose bibs, decorative trash

receptacles, a shade trellis structure, and shade trees, to the satisfaction of the Director of Development Services.

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

7.7. Parking and Lighting:

7.7.1. 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.

7.7.2. 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.

7.7.3. 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).

7.7.4. Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation.

7.7.5. All parking spaces, aisles, entrances and exits shall be double-striped per City standards.

7.7.6. 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.

7.8. Refuse and Recycling:

7.8.1. Separate receptacles (bins) for the collection of refuse, recyclable, and organics materials shall be provided. An adequate number of bins to allow for the collection of refuse recyclable, and organic materials generated by the development shall be provided.

7.8.2. Refuse, recyclable, and organics materials bins shall be enclosed by a 6-foot-high (1.83 m) wall with a solid roof 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.

7.8.3. No refuse/recycling/organic enclosure shall be located within any required setback area.

7.8.4. All refuse, recyclable and organic 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.

7.8.5. Refuse storage, recycling and organic areas shall not be used for the storage of materials other than that for which it is designed (refuse, recyclable and organic materials). The premises shall be kept in a neat and orderly condition, and in good repair and appearance at all times.

7.9. Phased Projects:

7.9.1. All required street improvements and a minimum of 10 feet of landscaping on private property shall be installed in conjunction with the construction of Phase 1 of the proposed project. The landscaping within this area shall be included in the landscape maintenance program.

7.9.2. Prior to the first occupancy permit, all undeveloped building pads shall be improved according to the following requirements:

7.9.3. For an undeveloped building pad located adjacent to the street or main drive aisle of the site, the area shall be landscaped with a planting scheme consisting of a low-maintenance drought tolerant erosion control mix of Cucamonga brome (20 lbs/acre), tomcat clover (4 lbs/acre and small fescue (8 lbs/acre) at a minimum of 85% PLS (pure live seed). The irrigation system shall consist of

low precipitation sprinkler heads and/or drip system. In addition, shrubs may be required to provide screening from the street, if determined needed by the Director of Development Services. Said treatment shall be incorporated into the required landscape and irrigation plans.

7.9.4. For a larger phased area located on the interior of the site, a construction fence/green screen may be provided in lieu of the landscape treatment. The fence shall be maintained in good condition at all times.

7.10. Chino Climate Action Plan:

7.10.1. 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 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.

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 Deputy Director of Development Services.

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.

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.

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

9.1. All operations shall not create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration or other similar causes.

9.2. 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.

9.3. 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.

9.4. 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.

9.5. No operation or activity shall emit heat or cold that would cause a temperature increase or decrease on any adjacent parcel in excess of 10^0F (5.56^0C).

9.6. 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.

9.7. 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.

9.8. 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

Attachment:
Exhibit “A” – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM
CHINO GATEWAY TERMINAL PROJECT

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Chino Gateway Terminal Project
Special Conditional Use Permits (PL24-0097 and PL24-0120), Site Approval (PL24-0098)

The program has been prepared in compliance with State law and Addendum to The City of Chino General Plan Environmental Impact Report (State Clearinghouse No. 2008091064) prepared for the project by the City of Chino (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid significant effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in The City of Chino General Plan Environmental Impact Report (State Clearinghouse No. 2008091064).

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City shall monitor and report on all mitigation activities. Mitigation measures shall be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, City, Contractor, or a combination thereof. If, during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City shall then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, shall then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

REGULATORY COMPLIANCE MEASURES

Regulatory Compliance Measures are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Regulatory Compliance Measures outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, policies, etc.

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project Name: Chino Gateway Terminal Project **Applicant: Gateway Terminal, LLC.**

Date: June 13, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
V.1. AESTHETICS					
Since there are no significant impacts related to aesthetics as a result of the project, no mitigation measures are required.					
V.2. AGRICULTURAL RESOURCES					
Since there are no significant impacts related to agricultural resources as a result of the project, no mitigation measures are required.					
V.3. AIR QUALITY AND GREENHOUS EGAS EMISSIONS					
Since there are no significant impacts related to air quality and greenhouse gas emissions as a result of the project, no mitigation measures are required.					
V.4. BIOLOGICAL RESOURCES					
Since there are no significant impacts related to biological resources as a result of the project, no mitigation measures are required.					
V.5. CULTURAL RESOURCES					
Since there are no significant impacts related to cultural resources as a result of the project, no mitigation measures are required.					
V.6. GEOLOGY/SOILS and MINERAL RESOURCES					
Since there are no significant impacts related to geology/soils and mineral resources as a result of the project, no mitigation measures are required.					
V.7. HAZARDS & HAZARDOUS MATERIALS					
Since there are no significant impacts related to hazards and hazardous materials as a result of the project, no mitigation measures are required.					
V.8. HYDROLOGY/WATER QUALITY					
Since there are no significant impacts related to hydrology/water quality as a result of the project, no mitigation measures are required.					
V.9. LAND USE and PLANNING					
Since there are no significant impacts related to land use and planning as a result of the project, no mitigation measures are required.					

Project Name: Chino Gateway Terminal Project **Applicant: Gateway Terminal, LLC.**

Date: June 13, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
V.10. NOISE					
Since there are no significant impacts related to noise as a result of the project, no mitigation measures are required.					
V.11. POPULATION/HOUSING					
Since there are no significant impacts related to population/housing as a result of the project, no mitigation measures are required.					
V.12. PARKS and PUBLIC SERVICES					
Since there are no significant impacts related to parks and public services as a result of the project, no mitigation measures are required.					
V.13. TRANSPORTATION/TRAFFIC					
Since there are no significant impacts related to transportation/traffic as a result of the project, no mitigation measures are required.					
V.14. UTILITY SYSTEMS and INFRASTRUCTURE					
Since there are no significant impacts related to utility systems and infrastructure as a result of the project, no mitigation measures are required.					
V.15. ENERGY					
Since there are no significant impacts related to energy as a result of the project, no mitigation measures are required.					
V.16. VEHICLE MILES TRAVELED					
Since there are no significant impacts related to vehicle miles traveled as a result of the project, no mitigation measures are required.					
V.17. TRIBAL CULTURAL RESOURCES					
Since there are no significant impacts related to tribal cultural resources as a result of the project, no mitigation measures are required.					
V.18. WILDFIRE					
Since there are no significant impacts related to wildfire as a result of the project, no mitigation measures are required.					

REGULATORY COMPLIANCE MEASURES

Project Name: Chino Gateway Terminal Project **Applicant: Gateway Terminal, LLC.**

Date: June 16, 2025

Regulatory Compliance Measure / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
V.4. BIOLOGICAL RESOURCES					
REGUATORY COMPLIANCE MEASURE BIO-1: A preconstruction survey for burrowing will be conducted within 30 days prior to initial ground disturbance. If burrowing owl is found on the site, the developer will consult with California Department of Fish and Wildlife (CDFW) and relocate the owls in accordance with CDFW burrowing owl relocation protocols, including the creation of artificial burrows.	City of Chino Director of Development Services, or designee.	Within 30 days prior to initial ground disturbance and during construction.	Evidence to the City a qualified biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate consultation with the CDFW and relocation of owls in accordance with CDFW burrowing owl relocation protocols, including the creation of artificial burrows, has occurred.		Withhold grading permit and/or issuance of a stop work order.
REGUATORY COMPLIANCE MEASURE BIO-2: If tree removal is to be conducted during the nesting season (February through August), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests would not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial clearing of vegetation. The nesting bird survey shall include the project site and adjacent areas where project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance	City of Chino Director of Development Services, or designee.	No more than three days prior to initial clearing of vegetation if tree removal is to be conducted during the nesting season (February through August).	Evidence to the City a qualified avian biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate buffers have been implemented and enforced until the nest is deemed inactive by the qualified avian biologist.		Withhold grading permit and/or issuance of a stop work order.

Project Name: Chino Gateway Terminal Project **Applicant: Gateway Terminal, LLC.**

Date: June 16, 2025

Regulatory Compliance Measure / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
buffer between 100 and 300 feet (500 feet for raptors) around the nest, depending on bird species, behavior, and level of construction activity, using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist.					

PUBLIC WORKS CONDITIONS OF APPROVAL
PROJECT NO. PL24-0097 (SCUP)/-0098 (SA)/-0120(SCUP)

DATE: July 1, 2025 PC MEETING DATE: July 16, 2025

PROJECT DESCRIPTION: Proposal for a new mixed use development of two buildings: a building with 158,548 sq ft of industrial warehouse uses and 3,520 sq ft of food and beverage use building. Existing structures, totaling 17,716 SF, are to be demolished. Four (4) lots will be merged into two (2) lots.

PROJECT LOCATION: 5849 Schaefer Avenue

APPLICANT: Gateway Terminal LLC PROJECT ENGINEER: Daniel Aguirre

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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. Make the following dedications:

Street Name	Distance	Direction From C/L
Oaks Ave	33-ft total from CL to ROW (3-ft dedication)	West

1.2a Dedicate to the City of Chino, a corner cutoff dedication at the southwest corner of Schaefer Ave. and Oaks Ave., per the City's Municipal Code.

1.2b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

1.3. Apply for and record a Lot Merger (LM) prior to the issuance of building permits. Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the LM to conform the new legal description. Submit a copy of the recorded Conforming Deed to the Public Works Department.

1.4. 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.

1.5. 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.

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

1.7. 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.

1.8. 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 (1):

	Street Names			
	Schaefer Ave	Oaks Ave		
Curb & Gutter (Offset from Centerline)	36’	22’		
Sidewalk (Width)	5’ (2)	5’ (2)		
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)				
Asphalt Concrete Overlay (3)	X	X		
Street Lights (4)	X	X		
Median Island and Landscaping				
Parkway Landscaping (5)	X	X		
Striping and Traffic Controls (6)	X	X		
Traffic Signal Interconnect				
Conduit System for CATV				
Sewer (7)		X		
Storm Drain		X		
Domestic Water (8)	X	X		
Recycled Water				
Fire Hydrants as required by CVIFD (9)	X	X		
Driveways approaches (10)	X	X		

1. The public improvements listed above are required along the south side of Schaefer Avenue and the west side of Oaks Avenue as specified in our municipal code and per the City of Chino’s General Plan. All required street improvements should follow the new City standard for street trenching backfill and repair. Repair all damage to existing public improvements due to the proposed construction activities and as requested by the Public Works Inspector.
2. The sidewalk shall be extended along the project frontage on Schaefer Ave to the existing catch basin located near the northwesterly corner of the project site. ADA ramps shall be constructed at the southwest and southeast corners of Schaefer and Oaks to align with ADA standards.
3. Grind and overlay a minimum of 2 inches of the existing asphalt pavement along the project frontage in accordance with City of Chino standards. The limits of work shall extend to the street centerline along Oaks Avenue. The extent of asphalt pavement along Schaefer Avenue shall be determined based on the limits shown on the approved precise grading plan, including any areas impacted by new driveway installation, utility connections, or accessibility improvements.
4. Streetlights shall be installed per City of Chino standards and shall utilize an unmetered service pedestal.
5. The parkway maintenance shall be the responsibility of the property owner.
6. Extent of the signing & striping plan shall be dictated by the City Traffic Engineer.
7. Abandon unused sewer service(s) where applicable, per City standards.

8. Provide new water meters and services and abandon unused water meters and services where applicable, per City standards.
9. All existing fire hydrants that require relocation will need to be upgraded to the latest model per City of Chino standards.
10. All proposed driveway approaches shall be constructed per City Std. No. 250 with 5-ft sidewalks. Minimum width shall be 30-ft. Minimum radii per City and Chino Valley Independent Fire District (CVIFD) requirements.

1.9. 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.

1.10. Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection from any industrial 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.

1.11. 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 1.8. 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. 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.

1.14. 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.

1.15. Comply with all applicable requirements of the City Code.

1.16. 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' Policy on Accessible Pedestrian Facilities);
c. Pedestrian crossings at driveways; and
d. Crosswalks (marked, unmarked, signalized)

1.17. 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 near the southwest and southeast corners of Schaefer Ave and Oaks Ave
   iii. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
   iv. driveway approaches crossings
   v. 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.

1.18. 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).

1.19. 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.

1.20. 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.

1.21. 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.

1.22. City staff shall determine the type of water (potable or recycled) to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.

1.23. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.

1.24. 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.

1.25. Comply with all requirements of the Traffic Impact Analysis (TIA) dated May 21, 2025 including participation in fair share contributions (if applicable) and construction of required improvements.

1.26. If the design of the proposed curb ramps requires modifications to the existing traffic signal at the intersection of Schaefer Avenue and Oaks Avenue, the developer shall be responsible for implementing those modifications. 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.

1.27. 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.

1.28. The Developer may coordinate with the City to identify any eligible development impact fee (DIF) credits in accordance with the Chino Municipal Code. If any credits are identified, the Developer shall enter into a mutually agreed-upon DIF credit agreement with the City, which shall be subject to City Council approval.

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. 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.

2.4. 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.

2.5. 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.

2.6. Pay all remaining applicable fees pursuant to City Code.

2.7. Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.

2.8. 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

PROJECT NO. PL24-0097(SCUP)/-0098 (SA)/-0120 (SCUP)

PROJECT ENGINEER: Daniel Aguirre
DATE: 7/1/2025

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)
- ☒ 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 (Delta revisions for proposed connections)
- ☒ Domestic Water Plans (Delta revisions for proposed connections)
- ☐ 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 (dependent on curb ramp design)
- ☒ 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

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

Fire Chief
Dave Williams

June 25, 2025

2024-00002066

GATEWAY TERMINAL LLC 13925 CITY CENTER DR STE 200 CHINO HILLS, CA - California 91709	Project Name: GATEWAY TERMINAL, PL24-0097(SCUP), PL24-0098 (SA), PL24-0120 Project Address: 5835 & 5885 Schaefer Ave. 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 and minimum clear height of 13’6”. 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 2019 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 An automatic fire alarm 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 Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided in all new buildings, if ERRC evaluation determines the need for installation of system. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. System shall comply with current adopted edition of the California Fire Code, NFPA 70, 72 & 1221 and the contractor is required to submit a report to The Compliance Engine (TCE).

3.4 An automatic fixed fire extinguishing system may be required. An electronic/PDF set of detailed plans shall be submitted to the Community Risk Reduction Division for approval. System shall comply with current adopted edition of the California Fire Code, NFPA Standard 17-A, and UL 300. Please refer to Fire District Standard No. 112. The contractor is required to submit a report to The Compliance Engine (TCE).

3.5 Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with CFC, Section 5307.3.1., and shall be provided with mechanical ventilation or a gas detection system. The contractor is required to submit a report to The Compliance Engine (TCE).

3.6 A maximum occupant load sign shall be posted in a conspicuous location neat the main entrance/exit of the room, if occupant load is greater than 49 people. Such sign shall be legible.

3.7 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.

3.8 Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007

3.9 "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.

3.10 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.

3.11 An approved Knox key switch and/or Knox lock is required on each automatic electric or manual gate that crosses an EVA. All automatic gates shall be provided with a manual override. Fire District Standard No. 116 & 117 shall be complied with.

3.12 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.

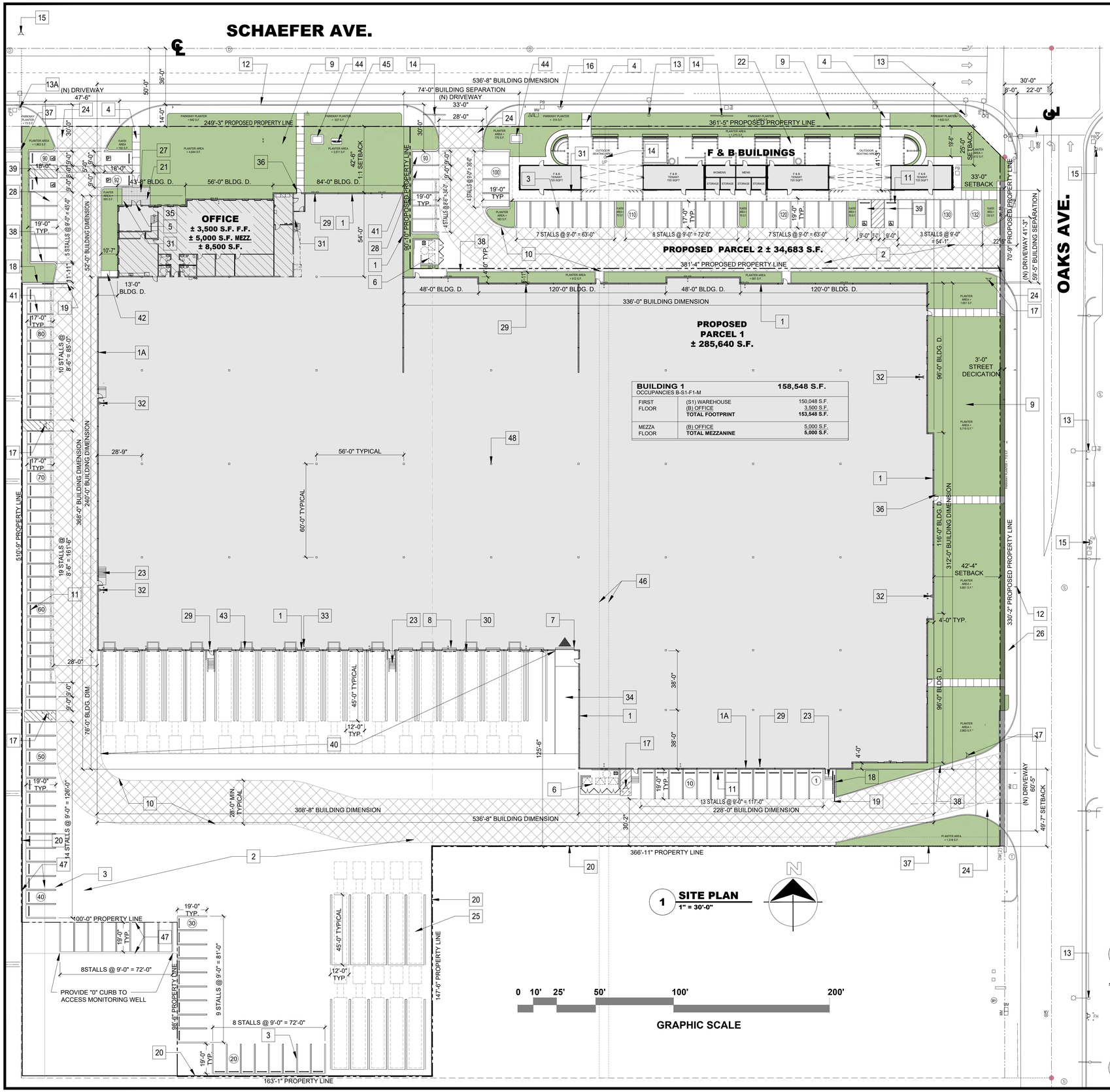
3.13 An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of 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.
f) Gas detection systems
g) Emergency Responder Radio Coverage Systems

Applicable Standards:

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

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



1 SITE PLAN
1" = 30'-0"

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M1- LIGHT INDUSTRIAL
PROJECT DESCRIPTION	• (1) NEW CONCRETE TILT UP WAREHOUSE (OFFICE BUILDING AS DESCRIBED BELOW • (1) NEW SHIPPING CONTAINER FOOD AND BEVERAGE BUILDING AS DESCRIBED BELOW
ASSESSOR'S PARCEL NO:	1021-052-04-0-000 1021-052-06-0-000 1021-052-09-0-000 1021-052-11-0-000
BUILDING CODE	CBC 2022
BLDG. OCCUPANCY	B - OFFICE F1: MANUFACTURING S1 : WAREHOUSE M : MERCANTILE
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA :	PARCEL SIZE GROSS ±320,139 S.F.
COVERAGE :	49.0% FAR: 0.51
ALLOWABLE LOT COVERAGE:	50.0% ALLOWABLE FAR: 0.60
RATIO OF IMPERVIOUS SURFACE:	EXISTING 30 % PROPOSED 88%
LANDSCAPED AREA REQUIRED 10% OF PARCEL	32,014 S.F. LANDSCAPED AREA PROVIDED = 32,727 S.F. AGGREGATE PLANTER AREAS
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3 = 75'
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4 = 3
AREA JUSTIFICATION	UNLIMITED AREA WITH 60' YARDS ALL AROUND. THE YARDS CAN BE REDUCED TO 40' IN NO MORE THAN 75% OF THE PERIMETER

*HEIGHT, NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 508.3. IN THIS CASE F1-S

ALL BUILDINGS — TOTAL AREA — **162,068 S.F.**

BUILDING 1 — OCCUPANCIES B-S1-F1-M — **158,548 S.F.**

FIRST FLOOR	(S1) WAREHOUSE	150,048 S.F.
	(B) OFFICE	3,500 S.F.
	TOTAL FOOTPRINT	**153,548 S.F.**
MEZZA FLOOR	(B) OFFICE	5,000 S.F.
	TOTAL MEZZANINE	**5,000 S.F.**

F & B BUILDING — OCCUPANCIES B & M — **3,520 S.F.**

FIRST FLOOR	(M) TENANT SPACES & RESTROOMS**	3,520 S.F.
	(M) INDOOR SEATING AREAS	N/A
	*(M) OUTDOOR SEATING AREAS** 3,600 S.F.*	
	TOTAL FOOTPRINT	**3,520 S.F.**

PARKING REQUIRED :

BUILDING 1

OFFICE PARKING 1/250	8,500/ 250 =	34	STALLS
WAREHOUSE PARKING 1/1000 FIRST 20,000	20,000/ 1000 =	20	STALLS
WAREHOUSE PARKING 1/2000 SECOND 20,000	20,000/ 2000 =	10	STALLS
WAREHOUSE PARKING 1/4000 EXCESS	110,048/ 4000 =	28	STALLS
TOTAL PARKING REQUIRED		92	STALLS

F & B BUILDINGS

RESTAURANT SEATING AREAS 1/100	3,600 / 100 =	36	STALLS

TOTAL PARKING REQUIRED 128

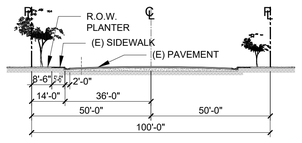
PARKING PROVIDED:

ACCESSIBLE (STANDARD) 14' X 20'	2 - STALLS
ACCESSIBLE (8' RAMP) 17' X 20'	4 - STALLS
STANDARD STALLS 9' X 19'	67 - STALLS
COMPACT STALLS (25%MAX) 8'-6" X 17'	33 - STALLS
CLEAN AIR STALLS 9' X 19'	13 - STALLS
CLEAN AIR STALL EVSE 9' X 19'	13 - STALLS
TOTAL	132 - STALLS
BICYCLE RACK @ 5% OF PARKING	7 SPACES
TRUCK LOADING REQUIRED	2 SPACES
TRUCK LOADING PROVIDED	20 SPACES
TRUCK PARKING REQUIRED (1 PER EA 2 LOADING)	10 SPACES
TRUCK PARKING PROVIDED	10 SPACES
TRASH ENCL. AREA PROVIDED	430 S.F.

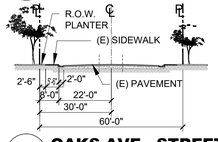
*CONTRIBUTES TO PARKING CALCULATIONS BUT NOT TO BUILDING AREA**
CONTRIBUTES TO BUILDING AREA BUT NOT TO PARKING CALCULATIONS**

SITE

VICINITY MAP
NOT TO SCALE



2 **SCHAEFFER AVE. STREET SECTION**
1" = 30'-0"



3 **OAKS AVE. STREET SECTION**
1" = 30'-0"

SITE PLAN KEYNOTES

1	CONCRETE TILT UP WALL
1A	3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS
2	CONCRETE PAVING, PER CIVIL DRAWINGS
3	PARKING STALL DOUBLE STRIPPING (PER CITY OF CHINO STDS.) TYPICAL
4	ACCESSIBLE PATH OF TRAVEL. 60" WIDE (MIN.)
5	BUILDING ENTRANCE. AFFIX A 4" SQ. INTERNATIONAL ACCESSIBILITY SYMBOL PER CBC 11B-216.6 & FIRE DEPARTMENT KNOX BOX
6	TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS (2-TRASH / RECYCLE BINS + 1 96 GALLON ORGANICS RECYCLING BIN) PER CITY OF CHINO STANDARDS SEE
7	12' X14' TRUCK DOOR (GRADE LEVEL)
8	9' X10' TRUCK DOOR (DOCK HIGH) TYPICAL
9	DROUGHT TOLERANT LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE, TYPICAL
10	28'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE PER THE CITY OF CHINO'S FIRE DEPARTMENT STANDARDS
11	PREFABRICATED CONCRETE BUMPER, TYPICAL
12	(E) CURB AND GUTTER, TYP.
13	(E) LIGHT POLE, TYP.
13A	(E) LIGHT POLE TO BE RELOCAED
14	(E) POWER POLE, TO BE RELOCATED
15	(E) PUBLIC FIRE HYDRANT
16	(N) PUBLIC FIRE HYDRANT
17	(N) PRIVATE FIRE HYDRANT
18	10'-0 HIGH CONCRETE TILT UP SCREEN WALL, COLOR AND REVEALS TO MATCH THE BUILDING, SEE ELEVATIONS.
19	10'-0 WROUGHT IRON SLIDING GATE, WITH 1" SQUARE TUBE STEEL PICKETS SPACED AT 6" O.C., PROVIDE PERFORATED SHEET METAL AFFIXED TO THE INSIDE SURFACE PROVIDING MINIMUM 50% SCREEN. PROVIDE FIRE DEPARTMENT KNOX BRAND KEY SWITCH COMPLIANT WITH ONTARIO FD STANDARDS #B-003, #B-004 & #H-001 PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE
20	8'-0 WROUGHT IRON FENCE
21	ENHANCED PEDESTRIAN ACCESS, TOP CAST ACID WASH CONCRETE GRAPHITE COLOR WITH SCORE LINES PER DESIGN.
22	EXTERIOR PATIO "BY OTHERS" SEE RAD PLANS.
23	CONCRETE STAIRS, MEDIUM BROOM FINISH TYPICAL. SEE GRADING PLANS FOR ELEVATIONS.
24	ENHANCED DRIVEWAY APPROACH, 6" MIN. THICK, 3500 PSI
25	TRACTOR TRAILER PARKING STALL, TYPICAL
26	EXISTING SIDEWALK.
27	LITHONIA KBC8 LED WHITE, LIGHTED BOLLARD AT ENTRY
28	FUTURE EVSE LOCATION COMPLIANT TO CGBSC § 5.106.5.3.2 SEE ELECTRICAL PLANS
29	LOCATION OF INTERIOR ROOF DRAIN, SEE CIVIL PLANS, TYP.
30	RUBBER BUMPER BY OTHERS, TYPICAL., PROVIDE EDGE OF DOCK LEVELERS WHERE NO PIT LEVELER IS PROVIDED.
31	BYCICLE RACK, (5 PARKING SPACES EACH)
32	PROPOSED LOCATION OF FIRE SPRINKLER RISER
33	6" DIAM. CONCRETE FILLED PIPE BOLLARD, TYPICAL.
34	FORKLIFT RAMP, SEE CIVIL DRAWINGS
35	NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
36	3'X7' HOLLOW METAL MAN DOOR (TYPICAL)WITH 60"x60" LANDING.
37	6" WIDE MOWSTRIP @ PROPERTY LINE, TYPICAL
38	6" WIDE, 6" MIN. HIGH CONCRETE CURB, TYPICAL. CURB TO BE 1' WIDE WHEN ADJACENT TO PARKING STALLS, SEE GRADING PLANS
39	ACCESSIBLE PARKING, TYP
40	CONCRETE APRON: 6" THICK CONCRETE PAVING OVER 4" CLASS 2 AGREGATE OVER 12" (90%) COMPACTED SUBGRADE, 3,000 PSI W/ #3 REBAR @ 18" O.C. EACH WAY, 4" SLUMP CONTROL JOINTS AT 20'-0" O.C. EACH WAY, HEAVY BROOM FINISH, SEE CIVIL PLANS
41	PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
42	DESIGNATED SMOKING AREA FURTHER THAN 25' AWAY FROM BUILDING DOORS AND VENTILATION OPENINGS.
43	PIT STYLE DOCK LEVELER, TYPICAL EVERY OTHER TRUCK DOOR
44	TRANSFORMER PAD, SCREENED WITH LANDSCAPING MATERIAL, COORDINATE WITH THE UTILITY EXACT LOCATION.
45	PROPOSED LOCATION OF PIV VALVE COMPLETELY SCREENED
46	UTILITY EASEMENT TO BE QUITCLAIMED
47	INGRESS / EGRESS & PARKING EASEMENT
48	BUILDING COLUMN PER STRUCTURAL, TYPICAL

architecture
O.C. DESIGN & ENGINEERING
7001 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL: 562.942.9804
LICENSED ARCHITECT LOUIS O. CIRESPO C-34996 10/31/2015 RENEWAL DATE STATE OF CALIFORNIA

REVISIONS:

CLIENT: GATEWAY TERMINAL LLC
13925 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: SITE PLAN
SCALE: INDICATED
PROJECT NO: A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A100 OF 1 SHEETS

CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

6/19/2025 3:12 PM - T:\2024\A-24-007-Oaks & Shaeffer Chino\OAKS-PLANNING\OAKS-A100.dwg

1 **SITE UTILIZATION**
1" = 100'-0"

N

0 20' 50' 100' 250' 500'
GRAPHIC SCALE

architecture

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT
LORETTO CIRESPO
C-34696
10/31/2015
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:
1.

CLIENT:
GATEWAY TERMINAL LLC
15825 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: SITE UTILIZATION
SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A101 OF 2 SHEETS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

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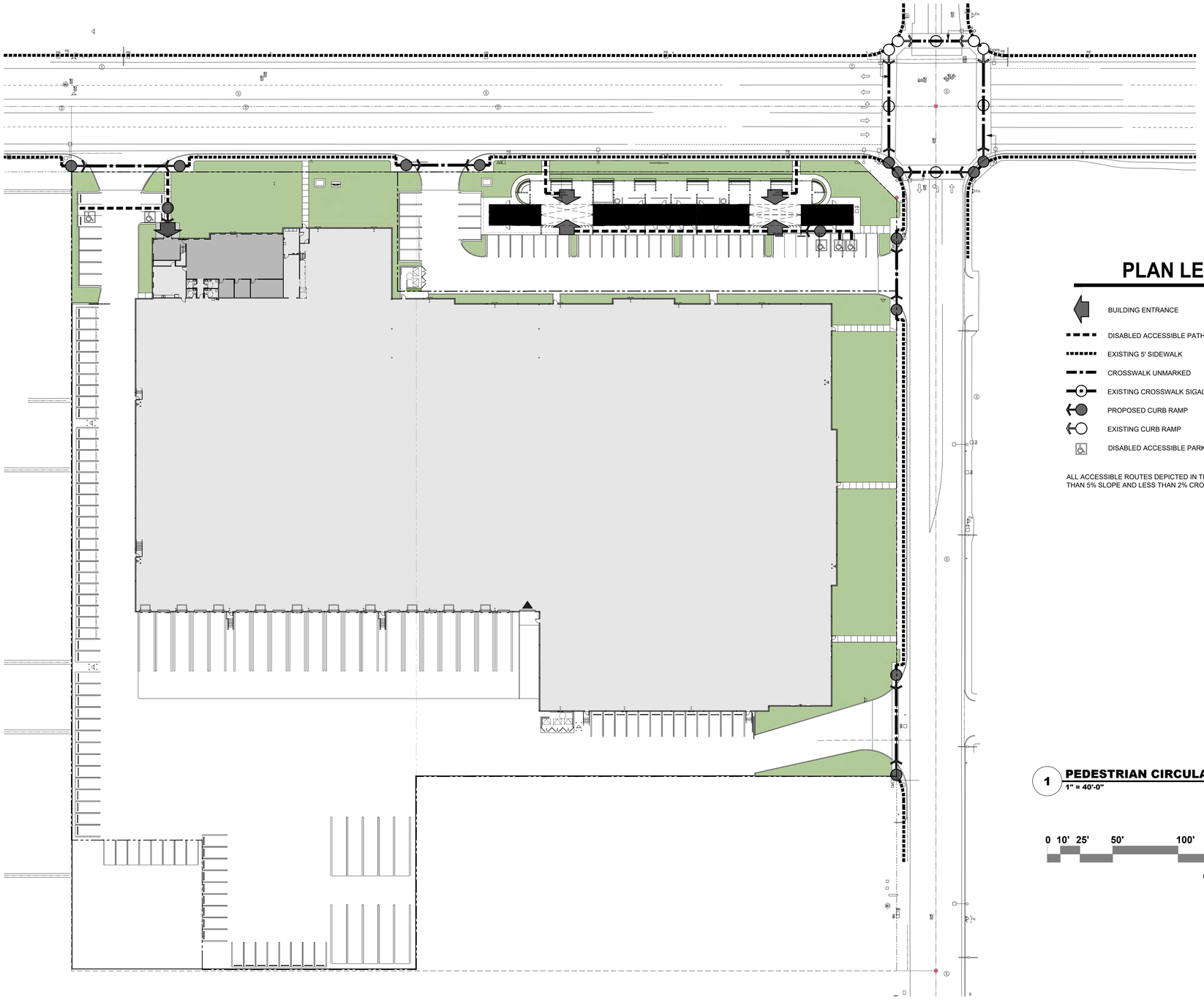


PLAN LEGEND

- BUILDING ENTRANCE
- DISABLED ACCESSIBLE PATH OF TRAVEL MIN. 5' WIDE
- EXISTING 5' SIDEWALK
- CROSSWALK UNMARKED
- EXISTING CROSSWALK SIGALIZED
- PROPOSED CURB RAMP
- EXISTING CURB RAMP
- DISABLED ACCESSIBLE PARKING

ALL ACCESSIBLE ROUTES DEPICTED IN THIS PLAN SHALL HAVE LESS THAN 5% SLOPE AND LESS THAN 2% CROSS SLOPE

1 **PEDESTRIAN CIRCULATION PLAN**
1" = 40'-0"

N

0 10' 25' 50' 100' 200'

GRAPHIC SCALE

architecture

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT
LUCIO CIRESFO
C-34996
10/31/2015
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL LLC
15962 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

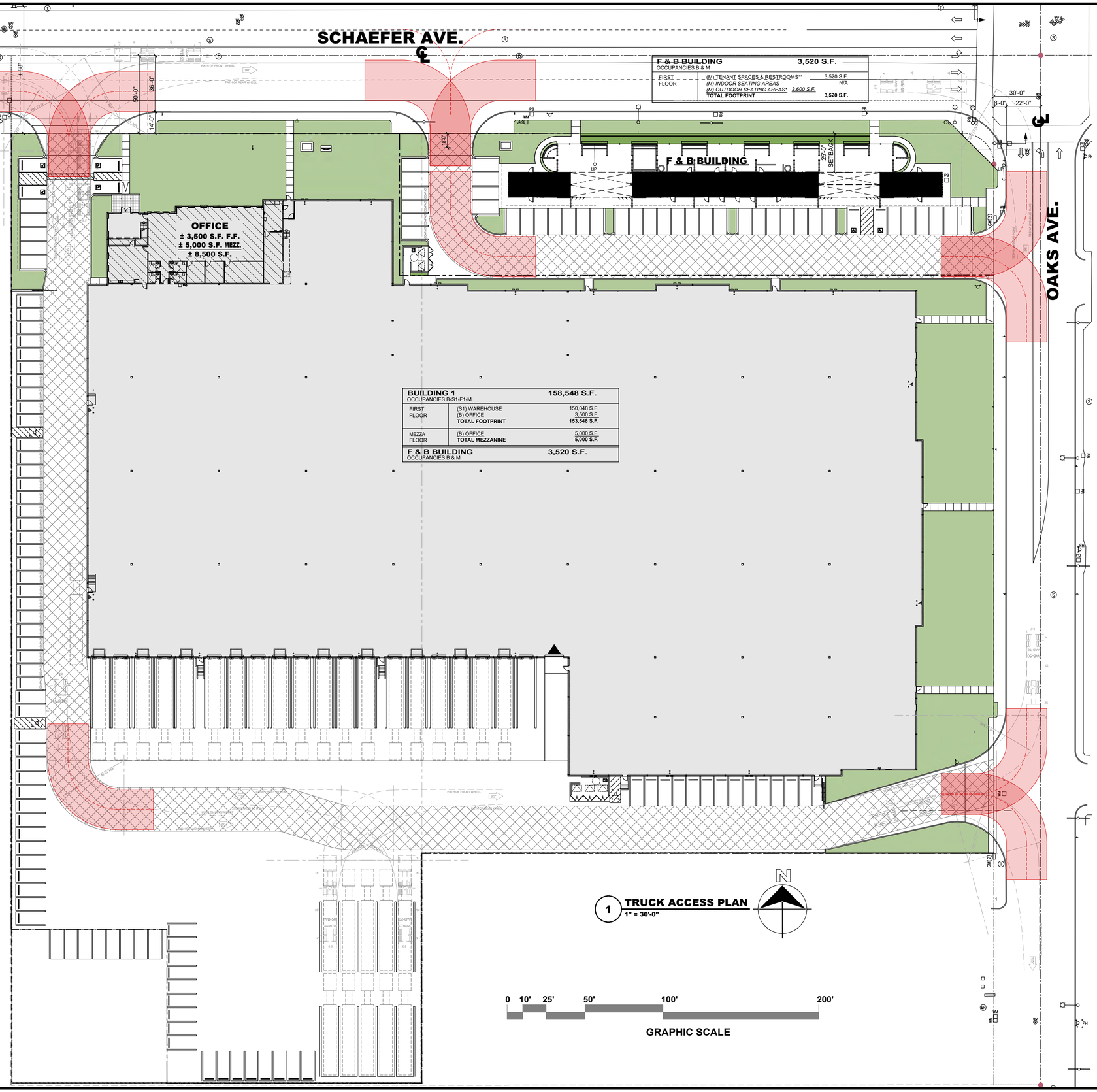
CONTENTS: PEDESTRIAN CIRCULATION PLAN

SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A102 OF 3 - SHEETS

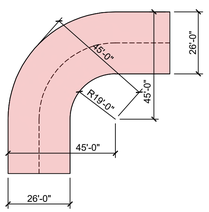
CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER



1 TRUCK ACCESS PLAN
1" = 30'-0"

FIRE APPARATUS ACCESS ROAD DESIGN PER STANDARD A-1



FIRE LANE, TYPICAL

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M1- LIGHT INDUSTRIAL
PROJECT DESCRIPTION	• (1) NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING AS DESCRIBED BELOW • (1) NEW SHIPPING CONTAINER FOOD AND BEVERAGE BUILDING AS DESCRIBED BELOW
ASSESSOR'S PARCEL NO:	1021-052-04-0-000 1021-052-06-0-000 1021-052-09-0-000 1021-052-11-0-000
BUILDING CODE	CBC 2022
BLDG. OCCUPANCY	B - OFFICE F1: MANUFACTURING S1 : WAREHOUSE M : MERCANTILE
BUILDING TYPE	IIIB, FULLY SPRINKLERED
LAND AREA :	PARCEL SIZE GROSS ±320,139 S.F.
COVERAGE :	49.0% FAR: 0.51
ALLOWABLE LOT COVERAGE:	50.0% ALLOWABLE FAR: 0.60
RATIO OF IMPERVIOUS SURFACE:	EXISTING 30 % PROPOSED 88%
LANDSCAPED AREA REQUIRED 10% OF PARCEL	32,014 S.F. LANDSCAPED AREA PROVIDED = 32,727 S.F. AGGREGATE PLANTER AREAS
CONSTRUCTION TYPE	IIIB WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3 = 75'
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4 = 3
AREA JUSTIFICATION	UNLIMITED AREA WITH 60' YARDS ALL AROUND, THE YARDS CAN BE REDUCED TO 40' IN NO MORE THAN 75% OF THE PERIMETER

*HEIGHT, NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 508.3. IN THIS CASE F1-S

ALL BUILDINGS — TOTAL AREA — **162,068 S.F.**

BUILDING 1 — OCCUPANCIES B-S1-F1-M — **158,548 S.F.**

FIRST FLOOR	(S1) WAREHOUSE	150,048 S.F.
	(B) OFFICE	3,500 S.F.
	TOTAL FOOTPRINT	**153,548 S.F.**
MEZZA FLOOR	(B) OFFICE	5,000 S.F.
	TOTAL MEZZANINE	**5,000 S.F.**

F & B BUILDING — OCCUPANCIES B & M — **3,520 S.F.**

FIRST FLOOR	(M) TENANT SPACES & RESTROOMS**	3,520 S.F.
	(M) INDOOR SEATING AREAS	N/A
	*(M) OUTDOOR SEATING AREAS** *3,600 S.F.*	
	TOTAL FOOTPRINT	**3,520 S.F.**

PARKING REQUIRED :

BUILDING 1

OFFICE PARKING 1/250	8,500/ 250 =	34	STALLS
WAREHOUSE PARKING 1/1000 FIRST 20,000	20,000/ 1000 =	20	STALLS
WAREHOUSE PARKING 1/2000 SECOND 20,000	20,000/ 2000 =	10	STALLS
WAREHOUSE PARKING 1/4000 EXCESS	150,048/ 4000 =	28	STALLS
TOTAL PARKING REQUIRED		92	STALLS

F & B BUILDINGS

RESTAURANT SEATING AREAS 1/100	3,600 / 100 =	36	STALLS

TOTAL PARKING REQUIRED 128

PARKING PROVIDED:

ACCESSIBLE (STANDARD)	14' X 20'	2 - STALLS
ACCESSIBLE (8' RAMP)	17' X 20'	4 - STALLS
STANDARD STALLS	9' X 19'	67 - STALLS
COMPACT STALLS (20%MAX)	8'-6" X 17'	33 - STALLS
CLEAN AIR STALLS	9' X 19'	13 - STALLS
CLEAN AIR STALL EVSE	9' X 19'	13 - STALLS
TOTAL		132 - STALLS

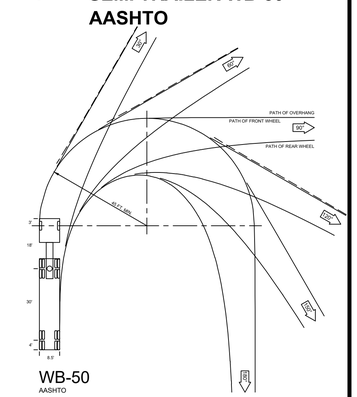
BICYCLE RACK @ 5% OF PARKING — 7 SPACES

TRUCK LOADING REQUIRED	2 SPACES
TRUCK LOADING PROVIDED	20 SPACES
TRUCK PARKING REQUIRED (1 PER EA 2 LOADING)	10 SPACES
TRUCK PARKING PROVIDED	10 SPACES
TRASH ENCL. AREA PROVIDED	430 S.F.

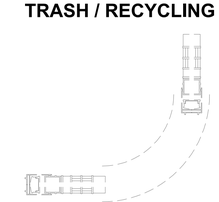
*CONTRIBUTES TO PARKING CALCULATIONS BUT NOT TO BUILDING AREA**
CONTRIBUTES TO BUILDING AREA BUT NOT TO PARKING CALCULATIONS**

TRUCK TURNING TEMPLATES

- **SEMI TRAILER WB-50 AASHTO**



- **TRASH / RECYCLING**



architecture
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TEL: 562.942.9804
LICENSED ARCHITECT ISIDRO O. CIRESFO C-34996 10/31/2015 RENEWAL DATE STATE OF CALIFORNIA

REVISIONS:

CLIENT: GATEWAY TERMINAL LLC
15825 CITY CREEK DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: TRUCK ACCESS PLAN

SCALE: INDICATED PROJECT NO. A-24-007

DATE: 07-23-2024 DRAWN: I.C.

SHEET A103 OF 1 SHEETS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

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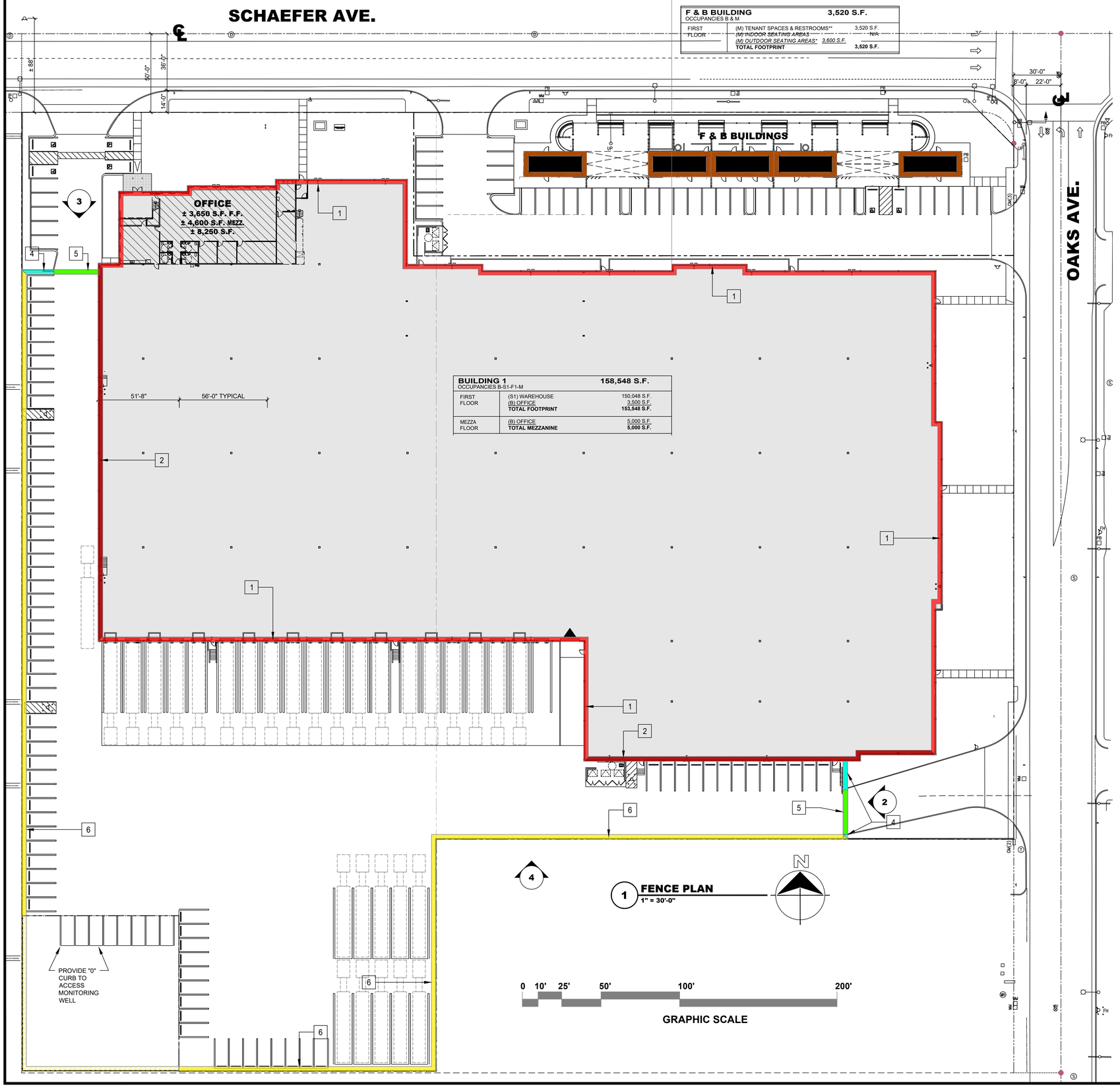

F & B BUILDING		3,520 S.F.
OCCUPANCIES B & M		
FIRST FLOOR	(M) TENANT SPACES & RESTROOMS**	3,520 S.F.
	(M) INDOOR SEATING AREAS	N/A
	*(M) OUTDOOR SEATING AREAS** *3,600 S.F.*	
	TOTAL FOOTPRINT	**3,520 S.F.**

BUILDING 1		158,548 S.F.
OCCUPANCIES B-S1-F1-M		
FIRST FLOOR	(S1) WAREHOUSE	150,048 S.F.
	(B) OFFICE	3,500 S.F.
	TOTAL FOOTPRINT	**153,548 S.F.**
MEZZA FLOOR	(B) OFFICE	5,000 S.F.
	TOTAL MEZZANINE	**5,000 S.F.**

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M1- LIGHT INDUSTRIAL
PROJECT DESCRIPTION	• (1) NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING AS DESCRIBED BELOW • (1) NEW SHIPPING CONTAINER FOOD AND BEVERAGE BUILDING AS DESCRIBED BELOW
ASSESSOR'S PARCEL NO:	1021-052-04-0-000 1021-052-06-0-000 1021-052-09-0-000 1021-052-11-0-000
BUILDING CODE	CBC 2022
BLDG. OCCUPANCY	B - OFFICE F1: MANUFACTURING S1 : WAREHOUSE M : MERCANTILE
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA : PARCEL SIZE	GROSS ±320,139 S.F.
COVERAGE : 49.0%	FAR: 0.51
ALLOWABLE LOT COVERAGE: 50.0%	ALLOWABLE FAR: 0.60
RATIO OF IMPERVIOUS SURFACE:	EXISTING 30 % PROPOSED 88%
LANDSCAPED AREA REQUIRED 10% OF PARCEL 32,014 S.F.	LANDSCAPED AREA PROVIDED = 32,727 S.F. AGGREGATE PLANTER AREAS
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3 = 75'
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4 = 3
AREA JUSTIFICATION	UNLIMITED AREA WITH 60' YARDS ALL AROUND, THE YARDS CAN BE REDUCED TO 40' IN NO MORE THAN 75% OF THE PERIMETER

*HEIGHT, NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 508.3. IN THIS CASE F1-S

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TOTAL AREA		
BUILDING 1		**158,548 S.F.**
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	TOTAL MEZZANINE	**5,000 S.F.**
F & B BUILDING		**3,520 S.F.**
OCCUPANCIES B & M		
FIRST FLOOR	(M) TENANT SPACES & RESTROOMS**	3,520 S.F.
	(M) INDOOR SEATING AREAS	N/A
	*(M) OUTDOOR SEATING AREAS** *3,600 S.F.*	
	TOTAL FOOTPRINT	**3,520 S.F.**

PARKING REQUIRED :

BUILDING 1

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WAREHOUSE PARKING 1/1000 FIRST 20,000	20,000/ 1000 =	20	STALLS
WAREHOUSE PARKING 1/2000 SECOND 20,000	20,000/ 2000 =	10	STALLS
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F & B BUILDINGS

RESTAURANT SEATING AREAS 1/100	3,600 / 100 =	36	STALLS

TOTAL PARKING REQUIRED 128

PARKING PROVIDED:

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ACCESSIBLE (8' RAMP)	17' X 20'	4 - STALLS
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COMPACT STALLS (25%MAX)	8'-6" X 17'	33 - STALLS
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CLEAN AIR STALL EVSE	9' X 19'	13 - STALLS
TOTAL		132 - STALLS

BICYCLE RACK @ 5% OF PARKING	7 SPACES
TRUCK LOADING REQUIRED	2 SPACES
TRUCK LOADING PROVIDED	20 SPACES
TRUCK PARKING REQUIRED (1 PER EA 2 LOADING)	10 SPACES
TRUCK PARKING PROVIDED	10 SPACES
TRASH ENCL. AREA PROVIDED	430 S.F.

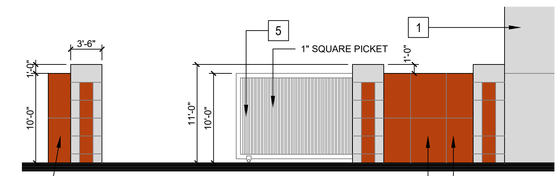
*CONTRIBUTES TO PARKING CALCULATIONS BUT NOT TO BUILDING AREA**
CONTRIBUTES TO BUILDING AREA BUT NOT TO PARKING CALCULATIONS**

KEY NOTES:

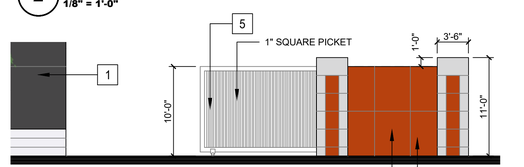
1	CONCRETE TILT UP WALL, TYPICAL
2	3HR FR CONCRETE TILT UP WALL @ REDUCED YARD
3	STUD WALL / CONTAINER WALL, TYPICAL
4	10'-0 HIGH CONCRETE TILT UP SCREEN WALL, COLOR AND REVEALS TO MATCH THE BUILDING, SEE ELEVATIONS.
5	10'-0 WROUGHT IRON SLIDING GATE, WITH 1" SQUARE TUBE STEEL PICKETS SPACED AT 6" O.C., PROVIDE PERFORATED SHEET METAL AFFIXED TO THE INSIDE SURFACE PROVIDING MINIMUM 50% SCREEN. PROVIDE FIRE DEPARTMENT KNOX BRAND KEY SWITCH COMPLIANT WITH ONTARIO FD STANDARDS #B-003, #B-004 & #H-001 PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE
6	(N) 8'-0 WROUGHT IRON FENCE
7	(E) 8'-0 WROUGHT IRON FENCE

SITE

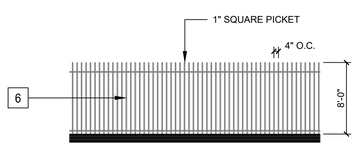
VICINITY MAP
NOT TO SCALE



2 FENCE ELEVATION
1/8" = 1'-0"



3 FENCE ELEVATION
1/8" = 1'-0"



4 W.I. FENCE ELEVATION, TYP.
1/8" = 1'-0"

O.C. DESIGN & ENGINEERING
7501 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL: 562.942.9804

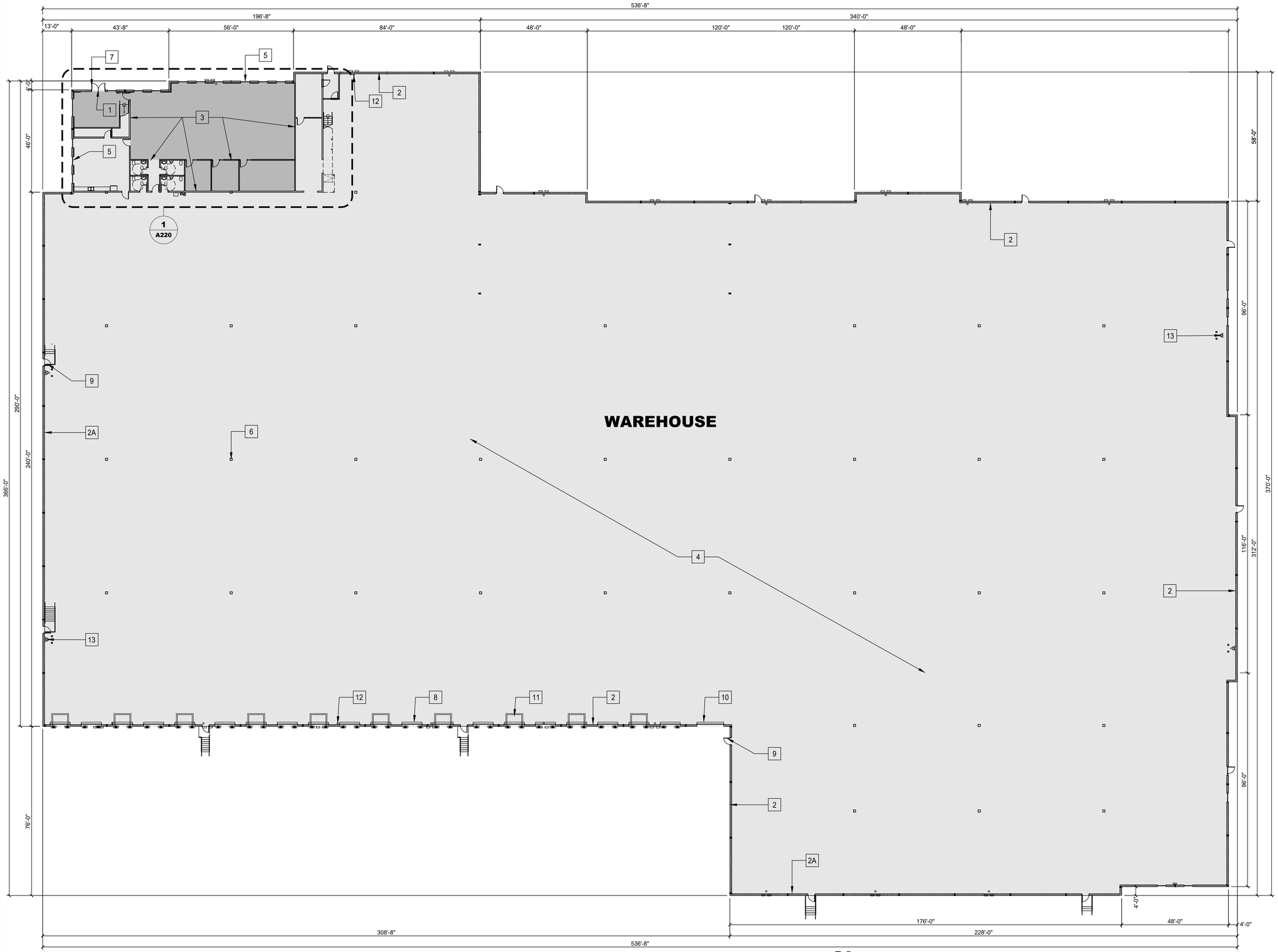
REVISIONS:

CLIENT:
GATEWAY TERMINAL LLC
13925 ALTON PARKWAY DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: FENCE PLAN
SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A104 OF 1 SHEETS

CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER



1 FIRST FLOOR PLAN BUILDING 1

SCALE 1" = 20'-0"

KEY NOTES:

1	BUILDING ENTRANCE.
2	CONCRETE TILT UP WALL, TYPICAL
2A	3HR FR CONCRETE TILT UP WALL, @ REDUCED YARD
3	STUD WALL, TYPICAL
4	CONCRETE SLAB PER STRUCTURAL
5	GLAZING, TYPICAL
6	STEEL COLUMN (TYP.)
7	6' X 7' FULL LITE DOUBLE DOORS, TYPICAL
8	9' X 10' DOCK HIGH DOOR, TYPICAL
9	3' X 7' HOLLOW METAL PAINTED TO MATCH THE BUILDING, TYPICAL
10	12' X14' TRUCK DOOR (GRADE LEVEL)
11	DOCK LEVELER, TYPICAL
12	ROOF DRAIN, TYPICAL
13	FIRE RISER, TYPICAL

architecture

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT
ISRAEL O. CIRESPO
C-34996
10/31/2015
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL LLC
15825 STATE CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

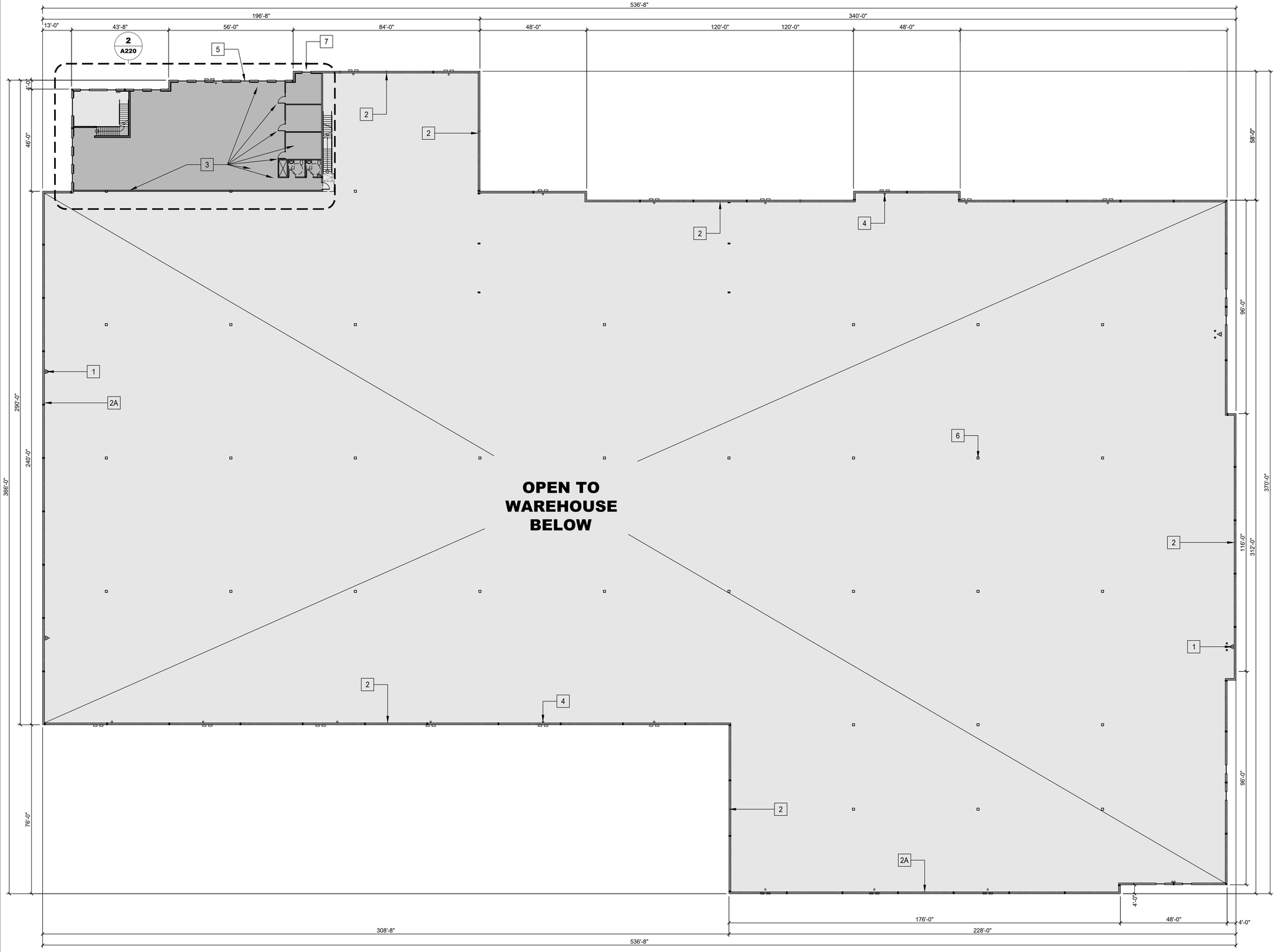
CONTENTS: FIRST FLOOR PLAN

SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A200 OF 4 - SHEETS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER



1 MEZZANINE PLAN BUILDING 1

SCALE 1" = 20'-0"

KEY NOTES:

1. FIRE RISER, TYPICAL
2. CONCRETE TILT UP WALL, TYPICAL
2A. 3HR FR CONCRETE TILT UP WALL @ REDUCED YARD
3. STUD WALL, TYPICAL
4. ROOF DRAIN, TYPICAL
5. GLAZING, TYPICAL
6. STEEL COLUMN (TYP.)
7. CLERESTORY WINDOW AT WAREHOUSE, TYPICAL

architecture

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT
LORETTA O. CIRESFO
C-34996
10/31/2015
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL LLC
15900 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: MEZZANINE PLAN

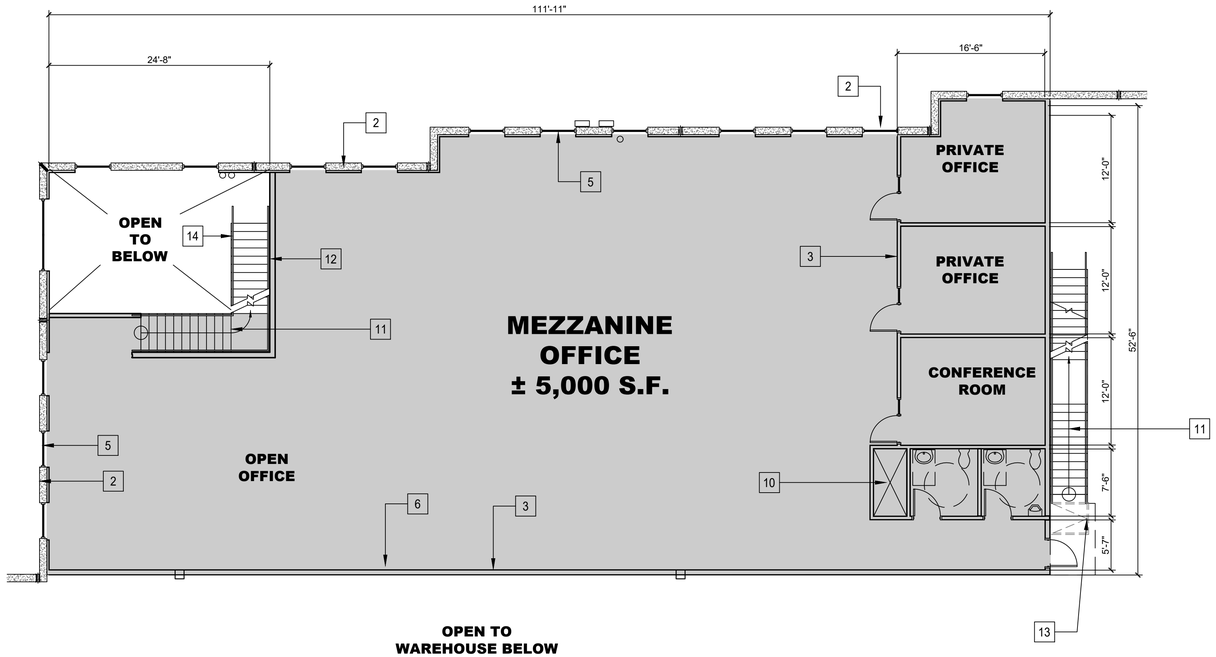
SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: L.C.

SHEET A210 OF 5 SHEETS

CHINO GATEWAY INDUSTRIAL

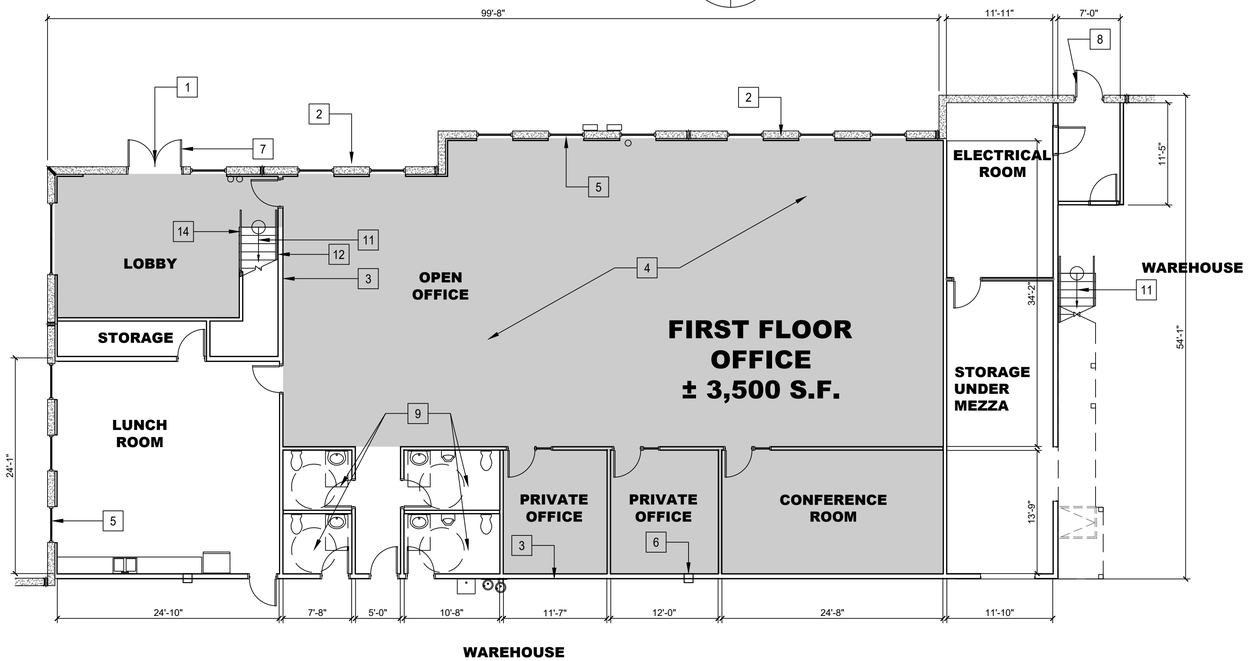
5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

4/14/2025 3:50 PM - Y:\2024\A-24-007-Oaks & Shaeffer Chino\OAKS-PLANNING\OAKS-A100.dwg



2 MEZZANINE FLOOR PLAN

SCALE 1/8" = 1'-0"



1 FIRST FLOOR OFFICE PLAN

SCALE 1/8" = 1'-0"

KEY NOTES:

1. BUILDING ENTRANCE.
2. CONCRETE TILT UP WALL, TYPICAL
3. STUD WALL, TYPICAL
4. CONCRETE SLAB PER STRUCTURAL
5. GLAZING, TYPICAL
6. STEEL COLUMN (TYP.)
7. 6' X 7' FULL LITE DOUBLE DOORS, TYPICAL
8. 3' X 7' HOLLOW METAL PAINTED TO MATCH THE BUILDING, TYPICAL
9. DISABLED ACCESSIBLE RESTROOMS, TYPICAL
10. HVAC SHAFT
11. STAIRS TO MEZZANINE
12. 42" HIGH GUARD, TYPICAL
13. ROOF ACCESS HATCH ABOVE
14. GLASS GUARDRAIL WITH HANDRAIL

architecture
O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT ★ STATE OF CALIFORNIA ★ LICENSE TO PRACTICE ARCHITECTURE C-34996 10/31/2015 RENEWAL DATE

REVISIONS:

CLIENT: GATEWAY TERMINAL LLC
15825 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: ENLARGED OFFICE PLAN

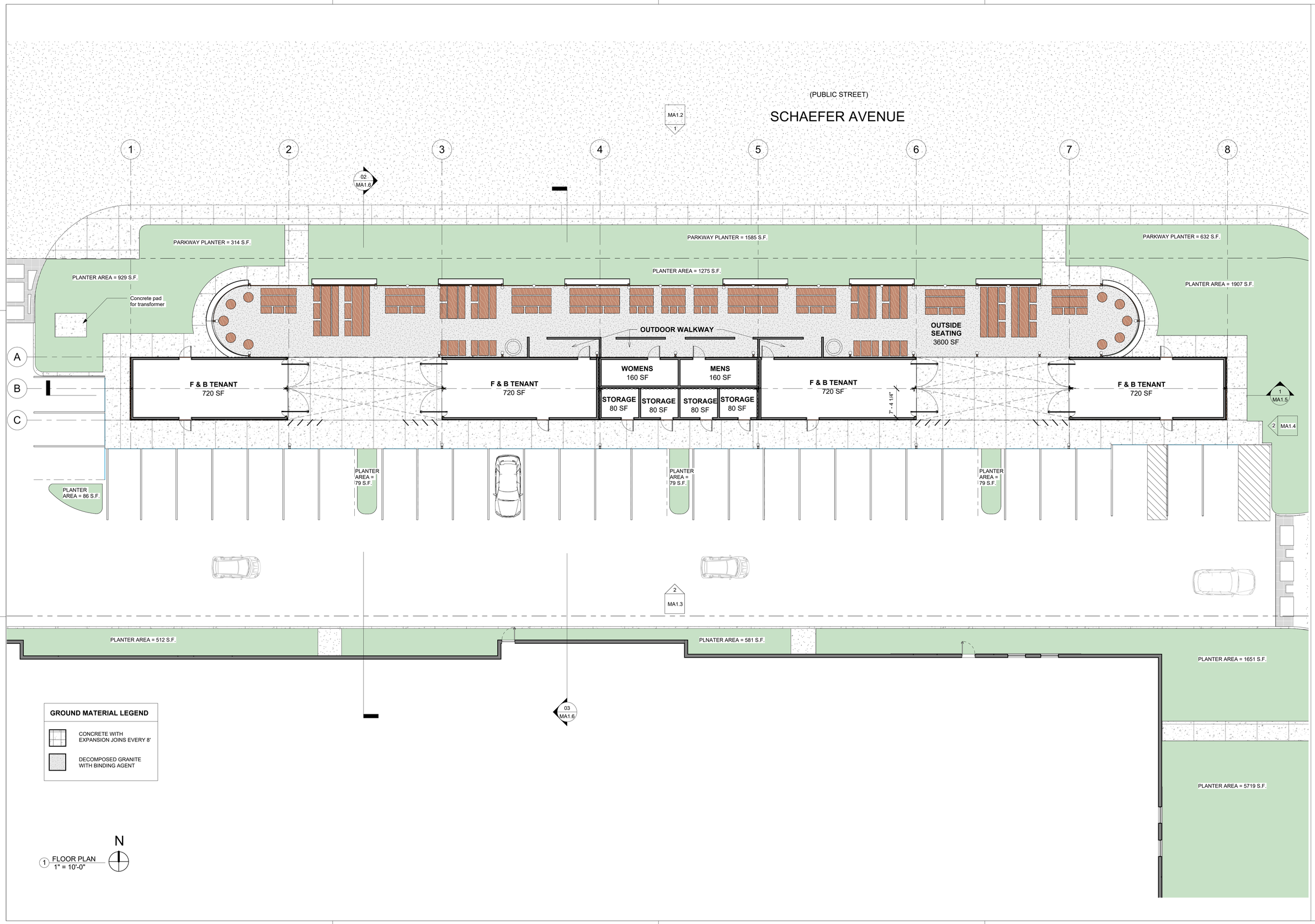
SCALE: INDICATED PROJECT NO. A-24-007

DATE: 07-23-2024 DRAWN: I.C.

SHEET A220 OF 6 - SHEETS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER



architecture
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9904

LICENSED ARCHITECT
LOUIS O. CIRELPO
C-34996
10/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL
13925 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

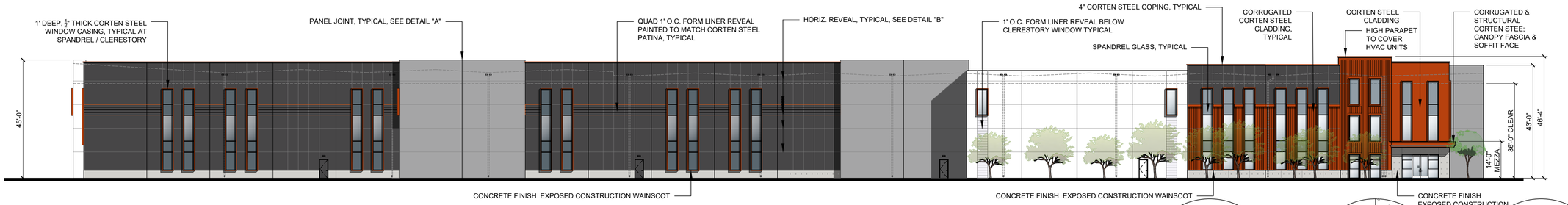
CONTENTS:

SCALE:
PROJECT NO. A-24-007
DATE: April 15, 2025
DRAWN: I.C.

SHEET FLOOR PLAN
MA1.1 OF - SHEETS

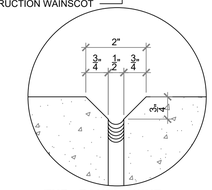
CHINO GETAWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

BLANK PAGE INSERTED FOR
ELIMINATED ADDITIONAL
FLOOR PLAN



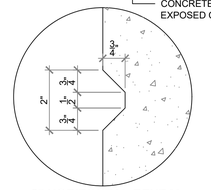
1 - NORTH ELEVATION @ SCHAEFER AVE.

SCALE 1= 20'-0"



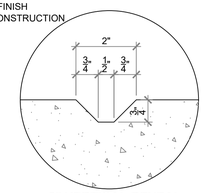
TYP. PANEL JOINT

DETAIL - A



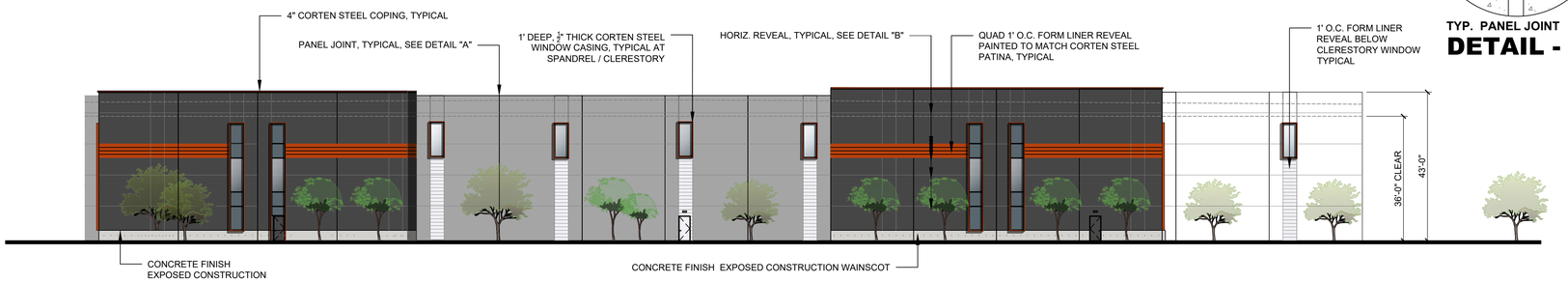
2" HORIZONTAL REVEAL

DETAIL - B



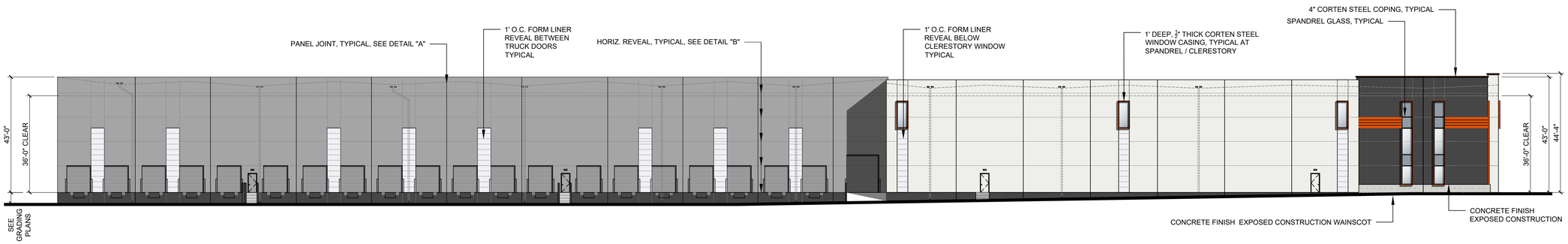
2" VERTICAL REVEAL

DETAIL - C



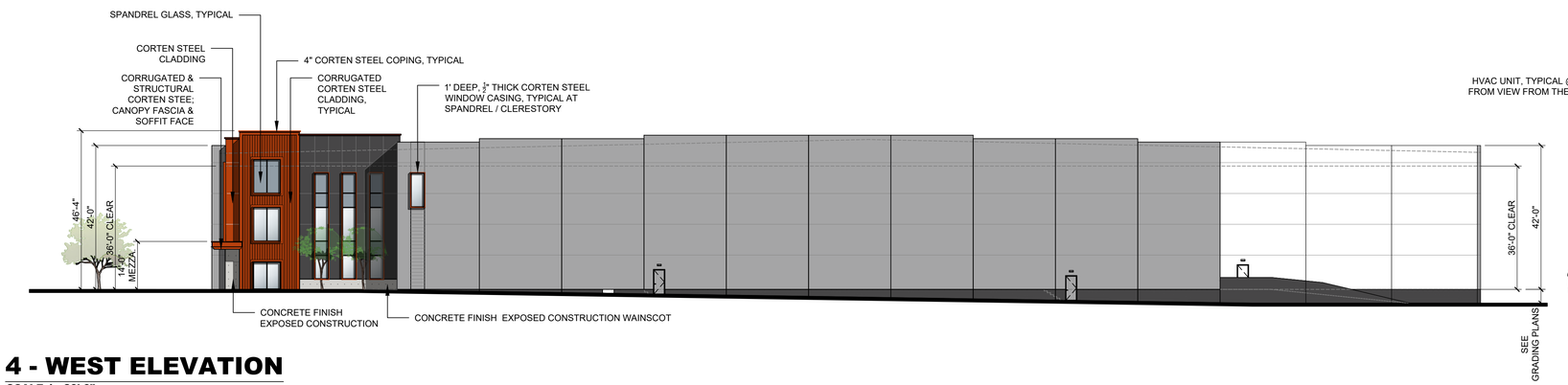
2 - EAST ELEVATION @ OAKS AVE.

SCALE 1= 20'-0"



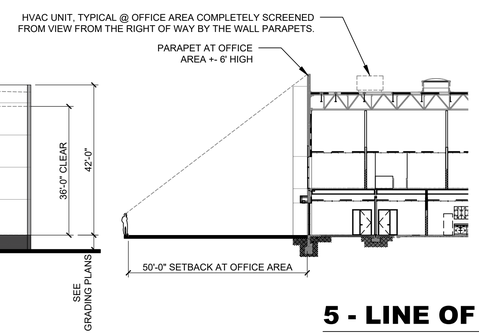
3 - SOUTH ELEVATION

SCALE 1= 20'-0"



4 - WEST ELEVATION

SCALE 1= 20'-0"



5 - LINE OF SIGHT

SCALE 1= 20'-0"

architecture

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL: 562.942.9804

LICENSED ARCHITECT — LEONEL O. CIRESPO — C-34996 — 10/31/2015 RENEWAL DATE — STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL LLC
15500 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: ELEVATIONS

SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A300 OF - SHEETS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

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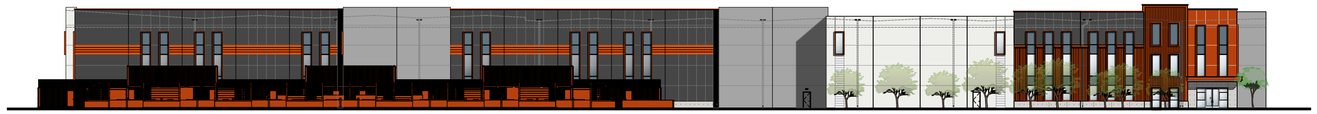
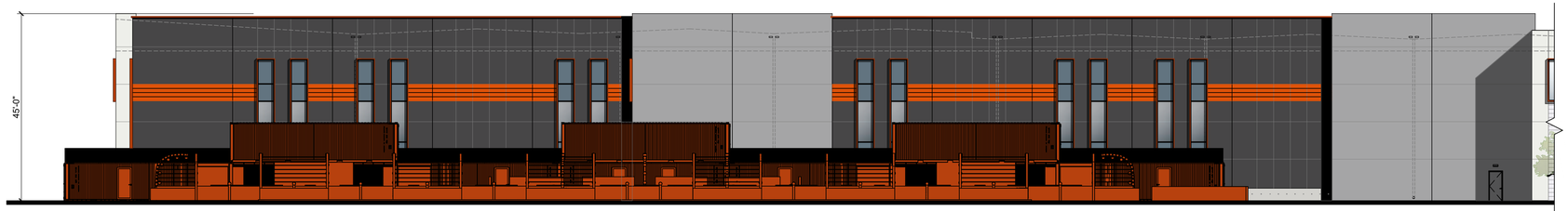


1 - CITY SCAPE NORTH ELEVATION @ SCHAEFER AVE.

SCALE 1/32" = 1'-0"



2 - CITY SCAPE PARTIAL NORTH ELEVATION @ SCHAEFER AVE.

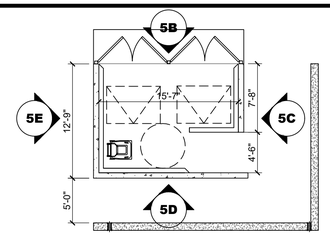
SCALE 1/16" = 1'-0"

3 - CITY SCAPE PARTIAL NORTH ELEVATION @ SCHAEFER AVE.

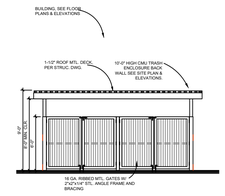
SCALE 1/16" = 1'-0"

4 - CITY SCAPE EAST ELEVATION @ OAKS AVE.

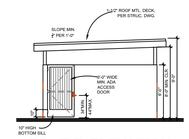
SCALE 1/16" = 1'-0"



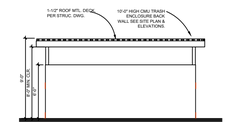
5A - T.E. FLOOR PLAN



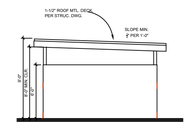
5B - T.E. ELEVATION



5C - T.E. ELEVATION



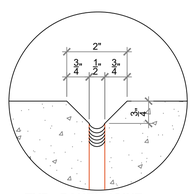
5D - T.E. ELEVATION



5E - T.E. ELEVATION

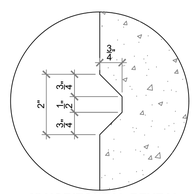
5 - TRASH ENCLOSURE PLAN & ELEVATIONS

SCALE 1/16" = 1'-0"



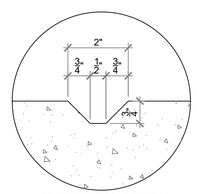
TYP. PANEL JOINT

DETAIL - A



2" HORIZONTAL REVEAL

DETAIL - B



2" VERTICAL REVEAL

DETAIL - C

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT ★ STATE OF CALIFORNIA ★ C-34996 10/31/2015 RENEWAL DATE

REVISIONS:

CLIENT:
GATEWAY TERMINAL LLC
15500 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: ELEVATIONS

SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET A301 OF SHEETS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

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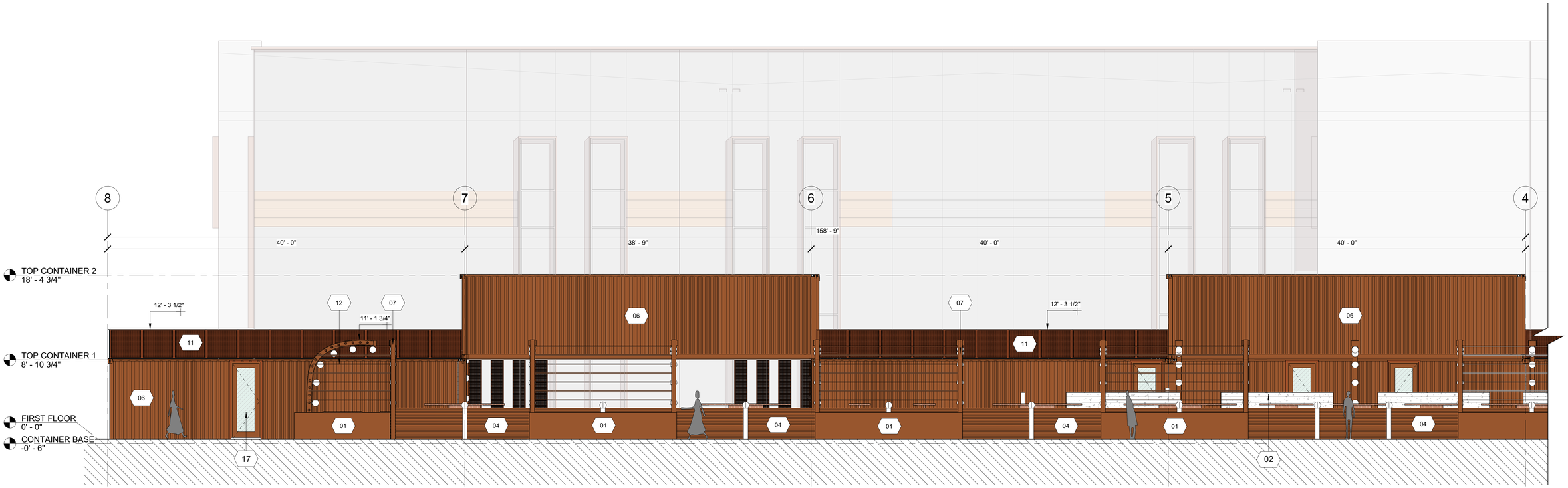
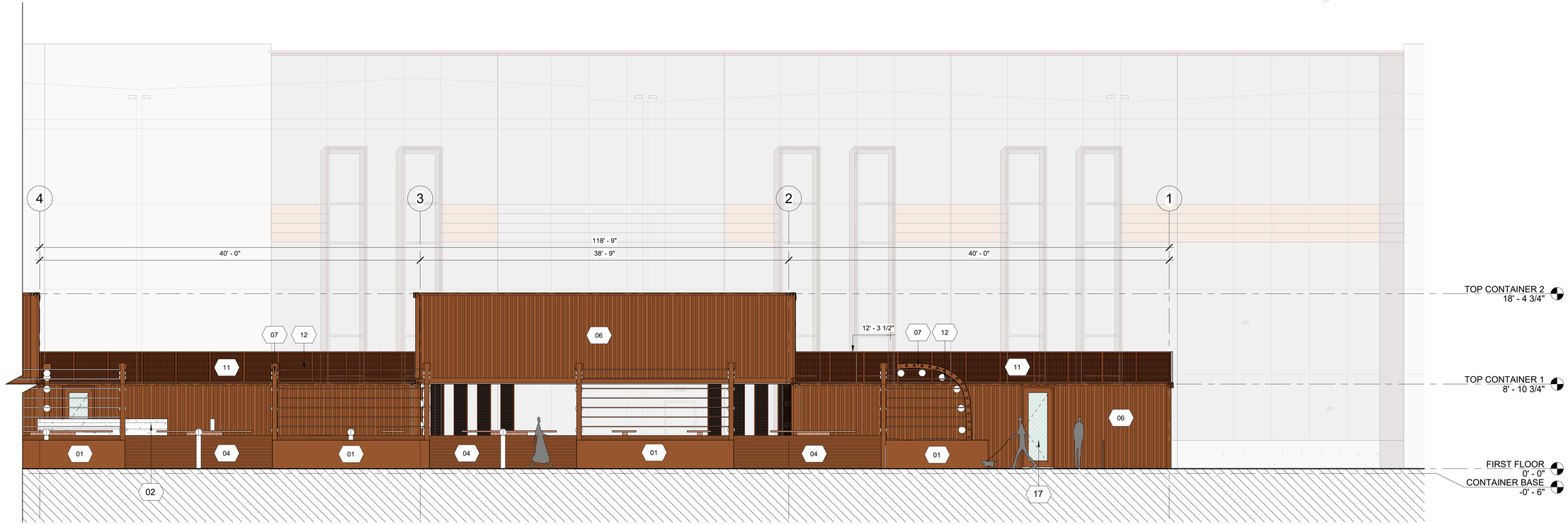


1 NORTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION B
3/16" = 1'-0"

SEE MATERIALS DETAILS IN NEXT PAGE

architecture

7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9804

LICENSED ARCHITECT
DAVID O. CIREFICE
C-34696
10/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

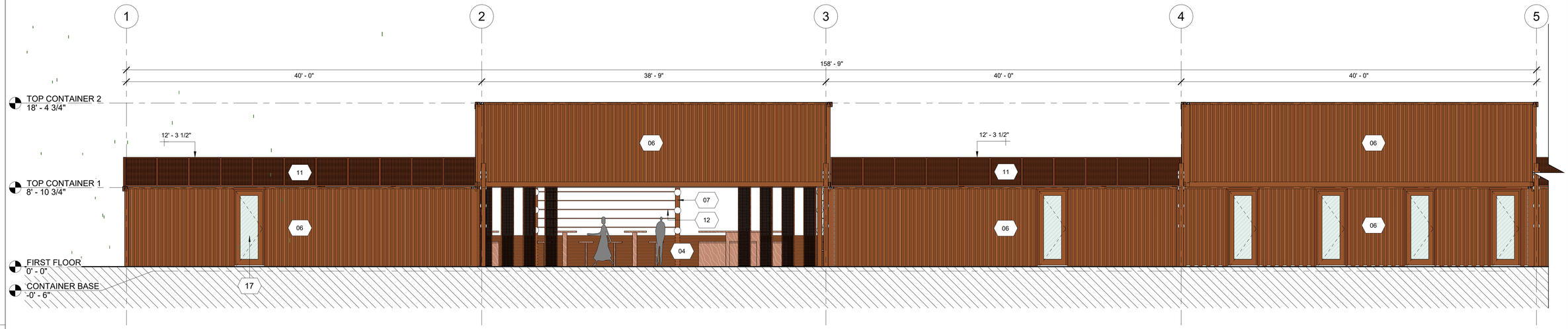
CLIENT:
GATEWAY TERMINAL
13005 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS:

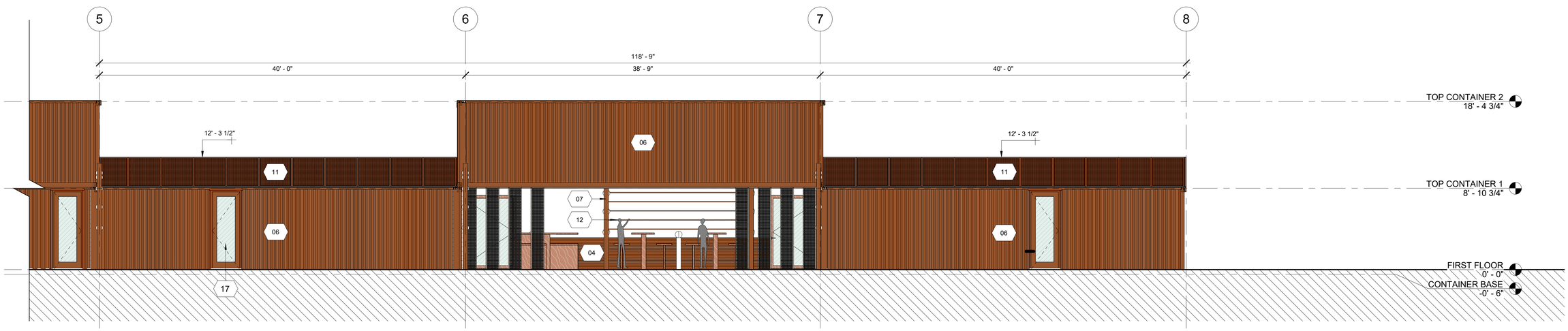
SCALE:
PROJECT NO. A-24-007
DATE: April 15, 2025
DRAWN: I.C.

SHEET ELEVATIONS
MA1.2 OF - SHEETS

CHINO GETAWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER



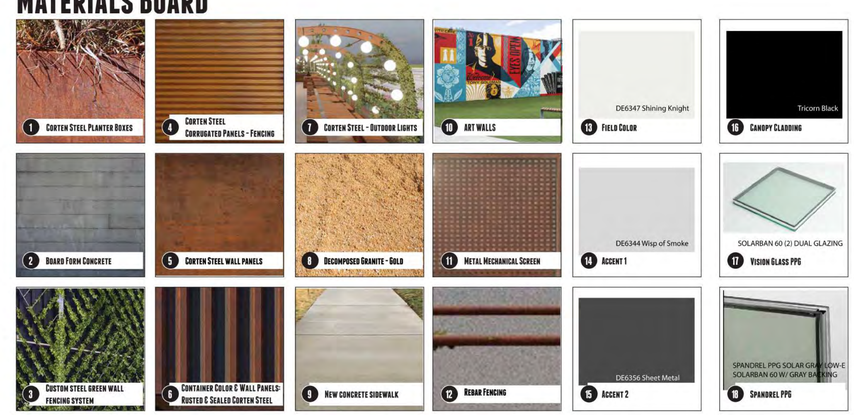
2 SOUTH ELEVATION B
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL BOARD		
Material	Description	Comments
01	Corten Steel Planter Boxes	Containers are Corten Steel - Rusted, Sealed and Clear Coated
02	Board Form Concrete	
03	Custom steel green wall fencing system	
04	Corten Steel Corrugated Panels - Fencing	Corrugated Metal Fencing, Horizontal Corten Steel - Rusted, Sealed and Clear Coated
05	Corten Steel wall panels	
06	Rusted and sealed corten steel	Containers are Corten Steel - Rusted, Sealed and Clear Coated
07	Corten Steel	Custom Outdoor Lighting - Corten Steel - Rusted, Sealed and Clear Coated
08	Decomposed Granite Gold	
09	New concrete sidewalk	
10	Art walls	
11	Metal Mechanical Screen	Metal Mechanical Screen Corten Steel - Rusted, Sealed and Clear Coated, holes not to exceed .25"
12	Rebar Fencing	Rebar Fencing, Horizontal - Rusted, Sealed and Clear Coated
13	Field Color	DE6347 Shining Knight
14	Accent 1	DE6344 Wisp of Smoke
15	Accent 2	DE6356 Sheet Metal
16	Canopy Cladding	Tricorn Black
17	Vision Glass PPG	SOLARBAN 60 (2) DUAL GLAZING
18	Spandrel PPG	SPANDREL PPG SOLAR GRAY LOW-E SOLARBAN 60 W/ GRAY BACKING

MATERIALS BOARD



architecture
7991 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9904

LICENSED ARCHITECT
LEWIS O. CREEPO
C-34996
10/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL
19825 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

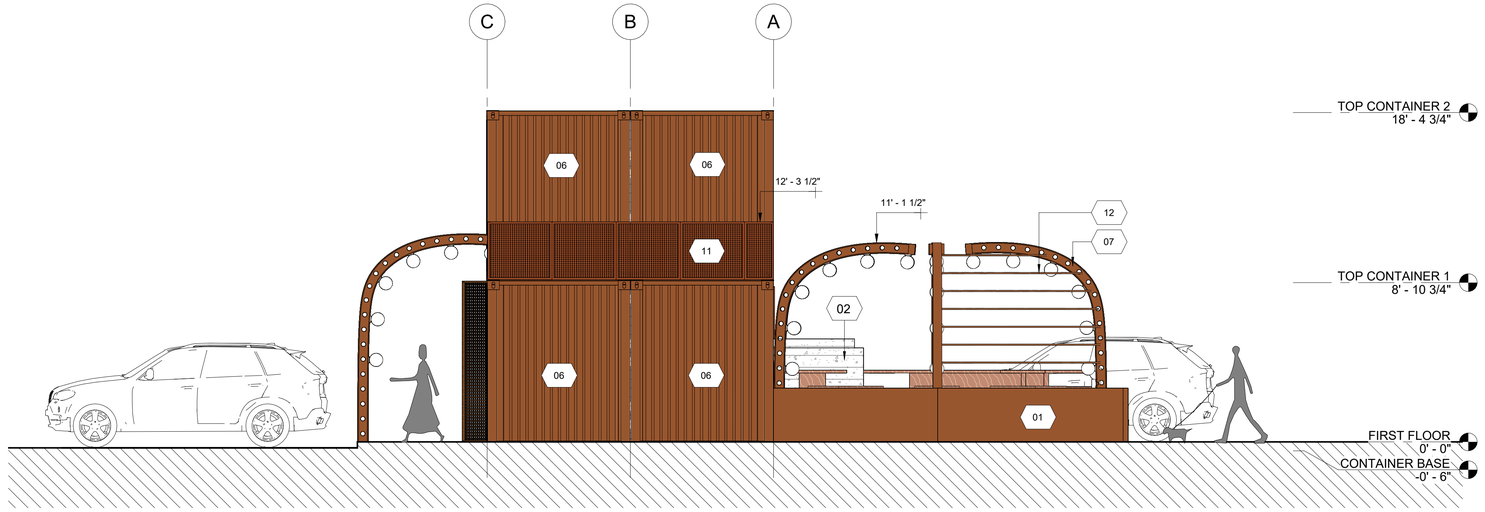
CONTENTS:

PROJECT NO. A-24-007
SCALE:
DRAWN: I.C.
DATE: April 15, 2025

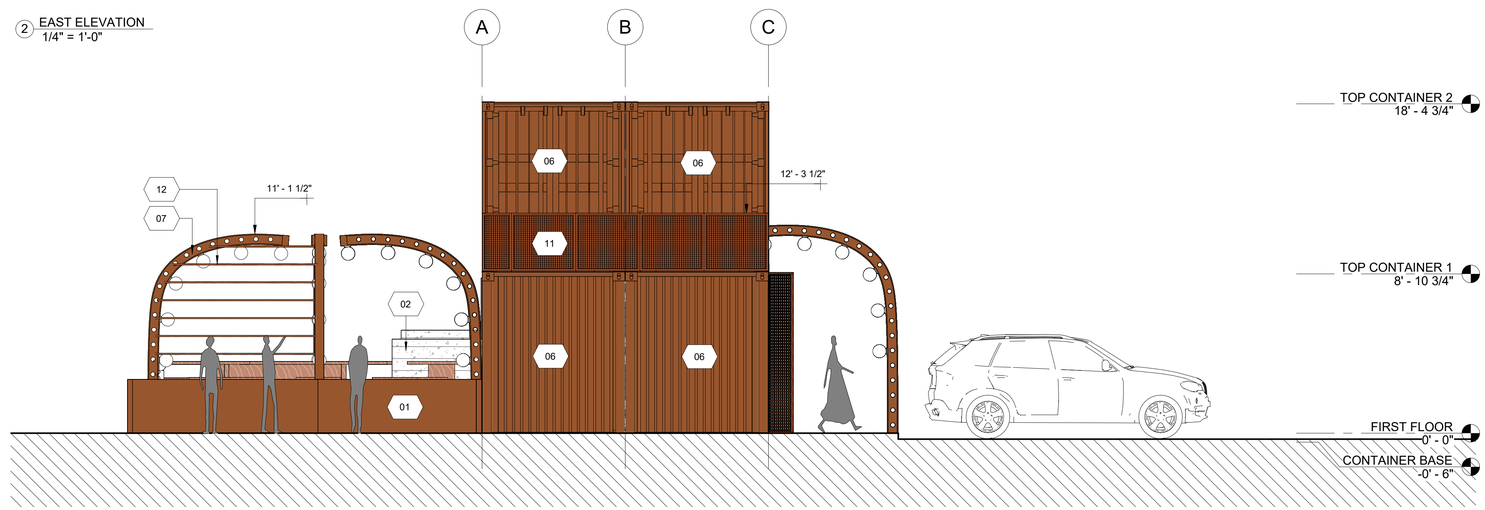
SHEET ELEVATIONS

MA1.3 OF - SHEETS

CHINO GETAWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER



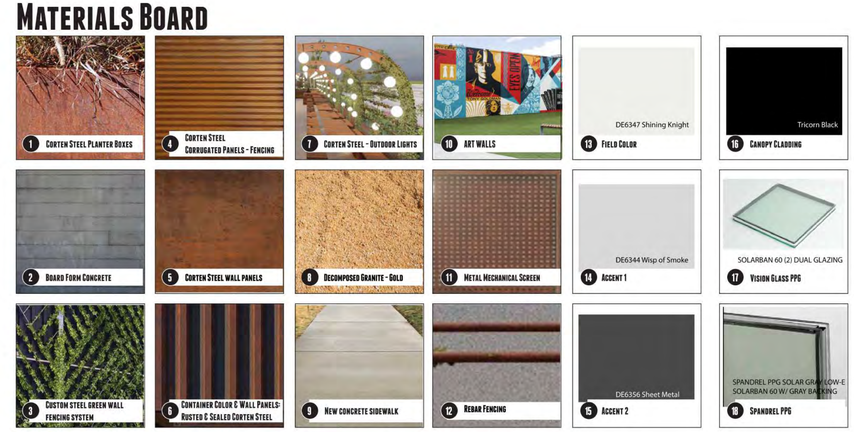
2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

MATERIAL BOARD		
Material	Description	Comments
01	Corten Steel Planter Boxes	Containers are Corten Steel - Rusted, Sealed and Clear Coated
02	Board Form Concrete	
03	Custom steel green wall fencing system	
04	Corten Steel Corrugated Panels - Fencing	Corrugated Metal Fencing, Horizontal Corten Steel - Rusted, Sealed and Clear Coated
05	Corten Steel wall panels	
06	Rusted and sealed corten steel	Containers are Corten Steel - Rusted, Sealed and Clear Coated
07	Corten Steel	Custom Outdoor Lighting - Corten Steel - Rusted, Sealed and Clear Coated
08	Decomposed Granite Gold	
09	New concrete sidewalk	
10	Art walls	
11	Metal Mechanical Screen	Metal Mechanical Screen Corten Steel - Rusted, Sealed and Clear Coated, holes not to exceed .25"
12	Rebar Fencing	Rebar Fencing, Horizontal - Rusted, Sealed and Clear Coated
13	Field Color	DE6347 Shining Knight
14	Accent 1	DE6344 Wisp of Smoke
15	Accent 2	DE6356 Sheet Metal
16	Canopy Cladding	Tricorn Black
17	Vision Glass PPG	SOLARBAN 60 (2) DUAL GLAZING
18	Spandrel PPG	SPANDREL PPG SOLAR GRAY LOW-E SOLARBAN 60 W/ GRAY BACKING

Materials Board



architecture

7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL 562.942.9904

LICENSED ARCHITECT
LORENZO O. CIRILEPO
C-34996
10/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS:

CLIENT:
GATEWAY TERMINAL
13305 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS:

SCALE:
PROJECT NO. A-24-007
DATE: April 15, 2025
DRAWN: I.C.

SHEET ELEVATIONS
MA1.4 OF - SHEETS

CHINO GETAWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

1 SITE PLAN
1" = 30'-0"

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M1- LIGHT INDUSTRIAL
PROJECT DESCRIPTION	• (1) NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING AS DESCRIBED BELOW • (1) NEW SHIPPING CONTAINER FOOD AND BEVERAGE BUILDING AS DESCRIBED BELOW
ASSESSOR'S PARCEL NO:	1021-052-04-0-000 1021-052-06-0-000 1021-052-09-0-000 1021-052-11-0-000
BUILDING CODE	CBC 2022
BLDG. OCCUPANCY	B - OFFICE F1: MANUFACTURING S1 : WAREHOUSE M : MERCANTILE
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA : PARCEL SIZE	GROSS ±320,139 S.F.
COVERAGE : 49.0%	FAR: 0.51
ALLOWABLE LOT COVERAGE: 50.0%	ALLOWABLE FAR: 0.60
RATIO OF IMPERVIOUS SURFACE:	EXISTING 30 % PROPOSED 88%
LANDSCAPED AREA REQUIRED 10% OF PARCEL 32,014 S.F.	LANDSCAPED AREA PROVIDED = 33,733 S.F. AGGREGATE PLANTER AREAS
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3 = 75'
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4 = 3
AREA JUSTIFICATION	UNLIMITED AREA WITH 60' YARDS ALL AROUND. THE YARDS CAN BE REDUCED TO 40' IN NO MORE THAN 75% OF THE PERIMETER

*HEIGHT, NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 508.3. IN THIS CASE F1-S

ALL BUILDINGS 162,068 S.F.
TOTAL AREA

BUILDING 1 158,548 S.F.
OCCUPANCIES B-S1-F1-M

FIRST FLOOR	(F1) MANUFACTURING	74,500 S.F.
	(S1) WAREHOUSE	75,548 S.F.
	(B) OFFICE	3,500 S.F.
	TOTAL FOOTPRINT	**153,548 S.F.**
MEZZA FLOOR	(B) OFFICE	5,000 S.F.
	TOTAL MEZZANINE	**5,000 S.F.**

F & B BUILDING 3,520 S.F.
OCCUPANCIES B & M

FIRST FLOOR	(M) TENANT SPACES & RESTROOMS**	3,520 S.F.
	(M) INDOOR SEATING AREAS	N/A
	*(M) OUTDOOR SEATING AREAS**	*3,600 S.F.*
	TOTAL FOOTPRINT	**3,520 S.F.**

PARKING REQUIRED :

BUILDING 1

OFFICE PARKING 1/250	8,500/ 250 =	34 STALLS
WAREHOUSE PARKING 1/1000 FIRST 20,000	20,000/ 1000 =	20 STALLS
WAREHOUSE PARKING 1/2000 SECOND 20,000	20,000/ 2000 =	10 STALLS
WAREHOUSE PARKING 1/4000 EXCESS	31,048/ 4000 =	8 STALLS
MANUFACTURING PARKING 1/500	74,500 / 500 =	149 STALLS
TOTAL PARKING REQUIRED		221 STALLS

F & B BUILDINGS

RESTAURANT SEATING AREAS 1/100	3,600 / 100 =	36 STALLS

TOTAL PARKING REQUIRED 257

PARKING PROVIDED:

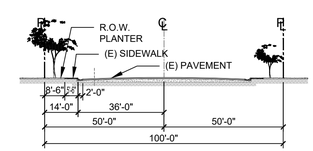
ACCESSIBLE (STANDARD) 14' X 20'	4 - STALLS
ACCESSIBLE (8' RAMP) 17' X 20'	4 - STALLS
STANDARD STALLS 9' X 19'	165 - STALLS
COMPACT STALLS (25%MAX) 8'-6" X 17'	32 - STALLS
CLEAN AIR STALLS 9' X 19'	26 - STALLS
CLEAN AIR STALL EVSE 9' X 19'	26 - STALLS
TOTAL	257 - STALLS
BICYCLE RACK @ 5% OF PARKING	13 SPACES

TRUCK LOADING REQUIRED	2 SPACES
TRUCK LOADING PROVIDED	2 SPACES
TRUCK PARKING REQUIRED (1 PER EA 2 LOADING)	1 SPACES
TRUCK PARKING PROVIDED	1 SPACES
TRASH ENCL. AREA PROVIDED	430 S.F.

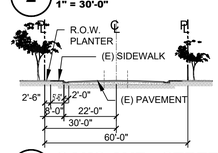
*CONTRIBUTES TO PARKING CALCULATIONS BUT NOT TO BUILDING AREA**
CONTRIBUTES TO BUILDING AREA BUT NOT TO PARKING CALCULATIONS**

SITE

VICINITY MAP
NOT TO SCALE



2 SCHAEFFER AVE. STREET SECTION
1" = 30'-0"



3 OAKS AVE. STREET SECTION
1" = 30'-0"

SITE PLAN KEYNOTES

1 CONCRETE TILT UP WALL
1A 3 HOUR CONCRETE TILT UP WALL W/ 3 HOUR JOINTS
2 CONCRETE PAVING, PER CIVIL DRAWINGS
3 PARKING STALL DOUBLE STRIPPING (PER CITY OF CHINO STDS.) TYPICAL
4 ACCESSIBLE PATH OF TRAVEL. 60" WIDE (MIN.)
5 BUILDING ENTRANCE. AFFIX A 4" SQ. INTERNATIONAL ACCESSIBILITY SYMBOL PER CBC 11B-216.6 & FIRE DEPARTMENT KNOX BOX
6 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS (2-TRASH / RECYCLE BINS + 1 96 GALLON ORGANICS RECYCLING BIN) PER CITY OF CHINO STANDARDS SEE
7 12' X14' TRUCK DOOR (GRADE LEVEL)
8 9' X10' TRUCK DOOR (DOCK HIGH) TYPICAL
9 DROUGHT TOLERANT LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE, TYPICAL
10 28'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE PER THE CITY OF CHINO'S FIRE DEPARTMENT STANDARDS
11 PREFABRICATED CONCRETE BUMPER, TYPICAL
12 (E) CURB AND GUTTER, TYP.
13 (E) LIGHT POLE, TYP.
13A (E) LIGHT POLE TO BE RELOCAED
14 (E) POWER POLE, TO BE RELOCATED
15 (E) PUBLIC FIRE HYDRANT
16 (N) PUBLIC FIRE HYDRANT
17 (N) PRIVATE FIRE HYDRANT
18 10'-0 HIGH CONCRETE TILT UP SCREEN WALL, COLOR AND REVEALS TO MATCH THE BUILDING, SEE ELEVATIONS.
19 10'-0 WROUGHT IRON SLIDING GATE, WITH 1" SQUARE TUBE STEEL PICKETS SPACED AT 6" O.C., PROVIDE PERFORATED SHEET METAL AFFIXED TO THE INSIDE SURFACE PROVIDING MINIMUM 50% SCREEN. PROVIDE FIRE DEPARTMENT KNOX BRAND KEY SWITCH COMPLIANT WITH ONTARIO FD STANDARDS #B-003, #B-004 & #H-001 PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE
20 8'-0 WROUGHT IRON FENCE
21 ENHANCED PEDESTRIAN ACCESS, TOP CAST ACID WASH CONCRETE GRAPHITE COLOR WITH SCORE LINES PER DESIGN.
22 EXTERIOR PATIO "BY OTHERS" SEE RAD PLANS.
23 CONCRETE STAIRS, MEDIUM BROOM FINISH TYPICAL. SEE GRADING PLANS FOR ELEVATIONS.
24 ENHANCED DRIVEWAY APPROACH, 6" MIN. THICK, 3500 PSI
25 TRACTOR TRAILER PARKING STALL, TYPICAL
26 EXISTING SIDEWALK.
27 LITHONIA KBC8 LED WHITE, LIGHTED BOLLARD AT ENTRY
28 FUTURE EVSE LOCATION COMPLIANT TO CGBSC § 5.106.5.3.2 SEE ELECTRICAL PLANS
29 LOCATION OF INTERIOR ROOF DRAIN, SEE CIVIL PLANS, TYP.
30 RUBBER BUMPER BY OTHERS, TYPICAL., PROVIDE EDGE OF DOCK LEVELERS WHERE NO PIT LEVELER IS PROVIDED.
31 BICYCLE RACK
32 PROPOSED LOCATION OF FIRE SPRINKLER RISER
33 6" DIAM. CONCRETE FILLED PIPE BOLLARD, TYPICAL.
34 FORKLIFT RAMP, SEE CIVIL DRAWINGS
35 NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
36 3'X7' HOLLOW METAL MAN DOOR (TYPICAL)WITH 60"x60" LANDING.
37 6" WIDE MOWSTRIP @ PROPERTY LINE, TYPICAL
38 6" WIDE, 6" MIN. HIGH CONCRETE CURB, TYPICAL. CURB TO BE 1' WIDE WHEN ADJACENT TO PARKING STALLS, SEE GRADING PLANS
39 ACCESSIBLE PARKING, TYP
40 CONCRETE APRON: 6" THICK CONCRETE PAVING OVER 4" CLASS 2 AGREGATE OVER 12" (90%) COMPACTED SUBGRADE, 3,000 PSI W/ #3 REBAR @ 18" O.C. EACH WAY, 4" SLUMP CONTROL JOINTS AT 20'-0" O.C. EACH WAY, HEAVY BROOM FINISH, SEE CIVIL PLANS
41 PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
42 DESIGNATED SMOKING AREA FURTHER THAN 25' AWAY FROM BUILDING DOORS AND VENTILATION OPENINGS.
43 PIT STYLE DOCK LEVELER, TYPICAL EVERY OTHER TRUCK DOOR
44 TRANSFORMER PAD, SCREENED WITH LANDSCAPING MATERIAL, COORDINATE WITH THE UTILITY EXACT LOCATION.
45 PROPOSED LOCATION OF PIV VALVE COMPLETELY SCREENED
46 UTILITY EASEMENT TO BE QUITCLAIMED
47 INGRESS / EGRESS & PARKING EASEMENT
48 BUILDING COLUMN PER STRUCTURAL, TYPICAL

architecture
O.C. DESIGN & ENGINEERING
7001 CROSSWAY DRIVE
PICO RIVERA, CA 90660
TEL: 562.942.9804

LICENSED ARCHITECT ★ CHRISTOPHER J. CIRESFO ★ C-34696 10/31/2015 RENEWAL DATE ★ STATE OF CALIFORNIA

REVISIONS:
1 -

CLIENT: GATEWAY TERMINAL LLC
13925 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709

CONTENTS: SITE PLAN
SCALE: INDICATED
PROJECT NO. A-24-007
DATE: 07-23-2024
DRAWN: I.C.

SHEET: A100ALT
1 OF - SHEETS

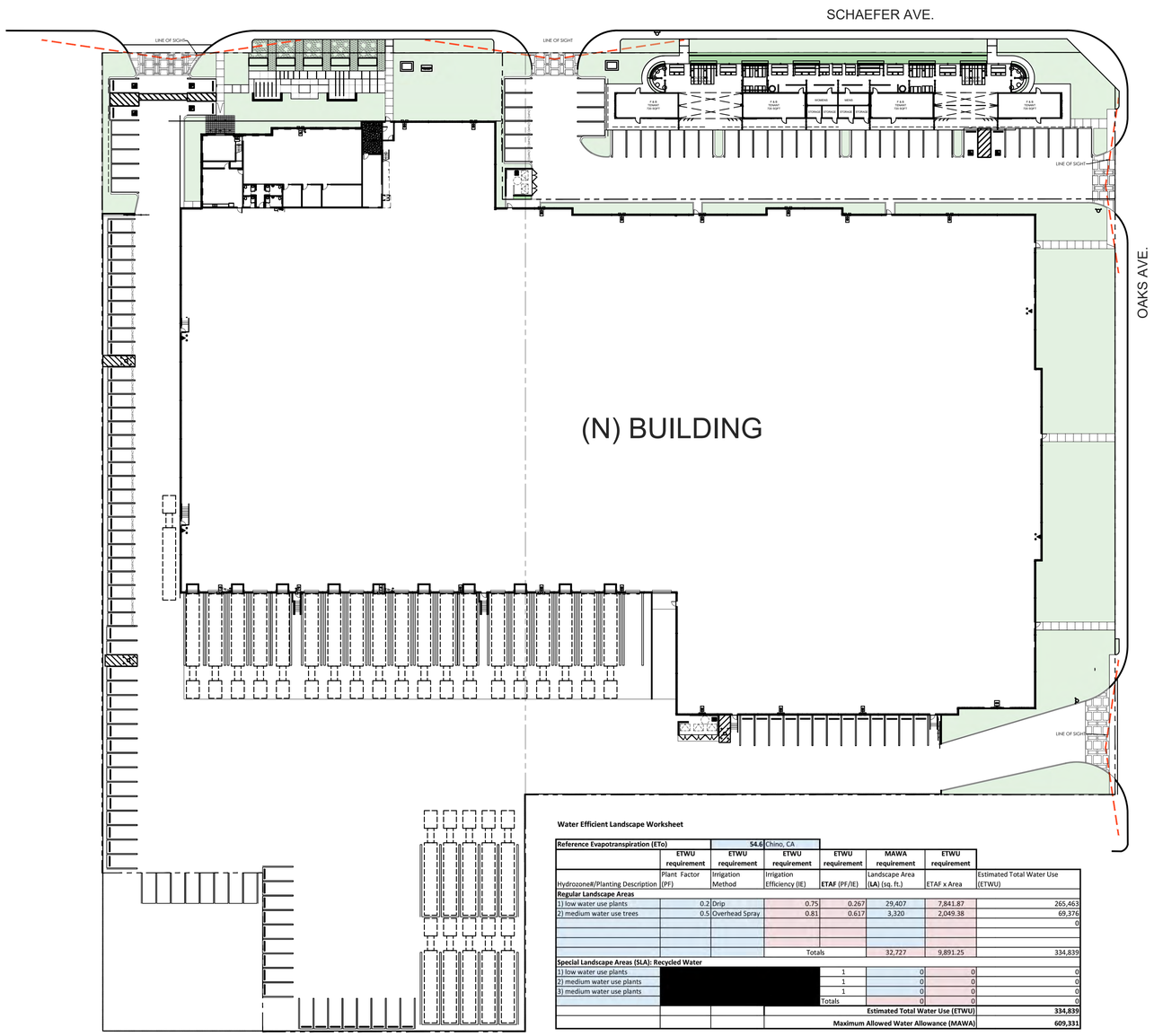
CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE., CHINO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING - UTR # 0180SCHAEFER

4/14/2025 3:45 PM - Y:\2024\A-24-007-Oaks & Shaeffer Chino\OAKS-PLANNING\OAKS-A100 ALT.dwg

ARCHITECTURAL LANDSCAPE PLANS

CHINO GATEWAY INDUSTRIAL

5885 SCHAEFER AVE., CHINO, CA



LANDSCAPE AREA = 32,727 s.f.

NOTE:
ALL PROPOSED LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION CONTROLLER SYSTEM

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)		54.6	Chino, CA				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.75	0.267	29,407	7,841.87	265,463
2) medium water use trees	0.5	Overhead Spray	0.81	0.617	3,320	2,049.38	69,376
							0
			Totals		32,727	9,891.25	334,839
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**334,839**
						Maximum Allowed Water Allowance (MAWA)	**609,331**

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	9,891
Total Area	32,727
Average ETAF	**0.30**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	9,891
Total Area	32,727
Sitewide ETAF	**0.30**

VICINITY MAP
NOT TO SCALE

N

	SHEET INDEX
L-1	COVER SHEET
L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PRELIMINARY LANDSCAPE PLAN-2
L-4	PLANT PICTURES PLAN—1
L-5	PLANT PICTURES PLAN—2
L-6	PLANT PICTURES PLAN—3
L-7	COLOR LANDSCAPE PLAN

CONSULTANTS

OWNER / DEVELOPER
GATEWAY TERMINAL LLC
13925 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA91709

ARCHITECT
O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
562-942-9804

LANDSCAPE ARCHITECT
PHIL MAY LANDSCAPE ARCHITECTURE
2532 WALLACE AVE.
FULLERTON, CA 92831
909-373-1959

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
(2) The landscape design and water use calculations for the property located at _ REDLANDS INDUSTRIAL 2810 REDLANDS AVE, PERRIS, CA
(3) (provide street address or parcel number(s)) were prepared by me or under my supervision.
(4) The landscape design and water use calculations for the identified property comply with the requirements of the City of Chino, CA, Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Chino, CA, Water Efficient Landscape Guidelines.
(5) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Chino, CA, Water Efficient Landscape Guidelines.

PHIL MAY — Print Name
05-28-2025 — Date
Signature
3104 — License Number
2532 WALLACE AVE., FULLERTON CA 92831 — Address
(909) 373-1959 — Telephone
pmay@philmaydesign.com — E-mail Address
Landscape Design Professional's Stamp

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — 3104 — EXPIRATION DATE 05-31-2027 — RENEWAL DATE 05-28-2025 — DATE — STATE OF CALIFORNIA

NORTH

0 20' 40' 80'
SCALE: 1" = 40'-0"

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — 3104 — EXPIRATION DATE 05-31-2027 — RENEWAL DATE 05-28-2025 — DATE — STATE OF CALIFORNIA

COVER SHEET

CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-28-2025
SHEET L-1
OF 7 SHEETS
JOB NO. 24049

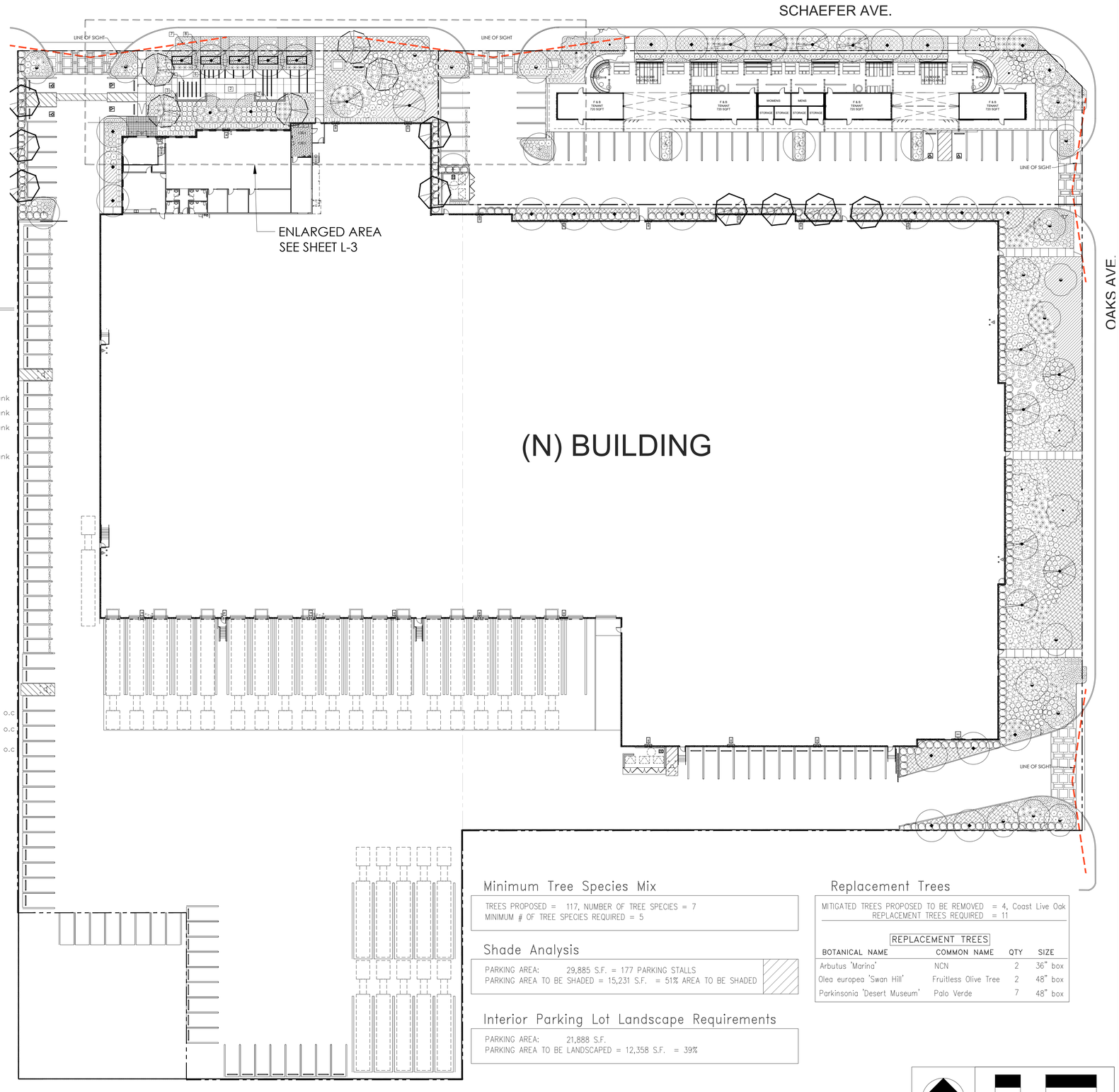
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED ©

PROPOSED LANDSCAPE ELEMENTS

1	PORCELAIN STONE BY BELGARD (QUARZITI– MANTLE)
2	CONCRETE PAVING NATURAL COLOR, WASHED FINISH
3	18" HIGH CAST IN PLACE SEAT WALL NATURAL COLOR, WASHED FINISH
4	CONCRETE MOW CURB
5	4'x4' CUT–OUT FOR PALM TREES
6	18" HIGH CORTEN STEEL PLANTERS
7	DECOMPOSED GRANITE, PALM SPRINGS GOLD
8	3/4" CRUSHED ROCK, PALM SPRINGS GOLD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS PLANT FACTOR	REMARKS
	TREES					
	Arbutus 'Marina'	NCN	5	36" box	L	Multi–trunk
	Olea europea 'Swan Hill'	Fruitless Olive Tree	2	48" box	L	Multi–trunk
	Olea europea 'Swan Hill'	Fruitless Olive Tree	17	24" box	L	Multi–trunk
	Cercis o. 'Forest Pansy'	Forest Pansy	21	24" box	M	Standard trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	17	24" box	M	Standard trunk
	Lophostemon confertus	Brisbane box	9	24" box	M	Standard trunk
	Parkinsonia 'Desert Museum'	Palo Verde	7	48" box	L	Multi–trunk
	Geijera parvifolia	Australian Willow	6	24" box	L	Standard trunk
	SHRUBS					
	Agave attenuata	Foxtail Agave	79	5 gal	L	
	Agave 'Blue Glow'	Blue Glow Agave	10	5 gal	L	
	Chondropetalum tectorum	Small Cape Rush	300	1 gal	L	
	Echinocactus grusonii	Golden Barrel Cactus	12	5 gal	L	
	Ligustrum j.'Texanum'	Texas Privet	219	5 gal	M	
	Leucophyllum f. 'Compacta'	Compact Texas Ranger	9	5 gal	L	
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	90	5 gal	L	
	Callistemon 'Little John'	Dwarf Bottlebrush	67	5 gal	M	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	242	5 gal	L	
	Westringia fruticosa	Coast Rosemary	216	5 gal	L	
	PERENNIALS					
	Verbena peruviana	Verbena	128	1 gal	L	
	Dianella 'Little Rev'	Little Rev Flax Lily	412	1 gal	L	
	Sesleria autumnalis	Moor Grass	381	1 gal	L	
	Juncus tenuis 'Blue Dart'	Blue Dart Rush	50	1 gal	L	
	Senecio serpens	Blue Chalksticks	103	1 gal	L	
	GROUNDCOVER					
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush	157	1 gal	L	plant @ 48" o.c
	Carissa m. 'Emerald Blanket'	Emerald Blanket	282	1 gal	L	plant @ 36" o.c
	Rosmarinus officinalis 'Irene'	Irene Trailing Rosemary	323	1 gal	L	plant @ 48" o.c
	3/4" crushed rock, Palm Springs Gold					
	Decomposed granite, Palm Springs Gold					



ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF CHINO DESIGN GUIDELINES, CODES AND REGULATIONS.

COMPLIANCE STATEMENT

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — SIGNATURE — 05-31-2027 — RENEWAL DATE — 05-28-2025 — DATE — STATE OF CALIFORNIA

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF CHINO. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Minimum Tree Species Mix

TREES PROPOSED = 117, NUMBER OF TREE SPECIES = 7
MINIMUM # OF TREE SPECIES REQUIRED = 5

Shade Analysis

PARKING AREA: 29,885 S.F. = 177 PARKING STALLS
PARKING AREA TO BE SHADED = 15,231 S.F. = 51% AREA TO BE SHADED

Interior Parking Lot Landscape Requirements

PARKING AREA: 21,888 S.F.
PARKING AREA TO BE LANDSCAPED = 12,358 S.F. = 39%

Replacement Trees

MITIGATED TREES PROPOSED TO BE REMOVED = 4, Coast Live Oak
REPLACEMENT TREES REQUIRED = 11

REPLACEMENT TREES

BOTANICAL NAME	COMMON NAME	QTY	SIZE
Arbutus 'Marina'	NCN	2	36" box
Olea europea 'Swan Hill'	Fruitless Olive Tree	2	48" box
Parkinsonia 'Desert Museum'	Palo Verde	7	48" box

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

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REVISIONS	BY

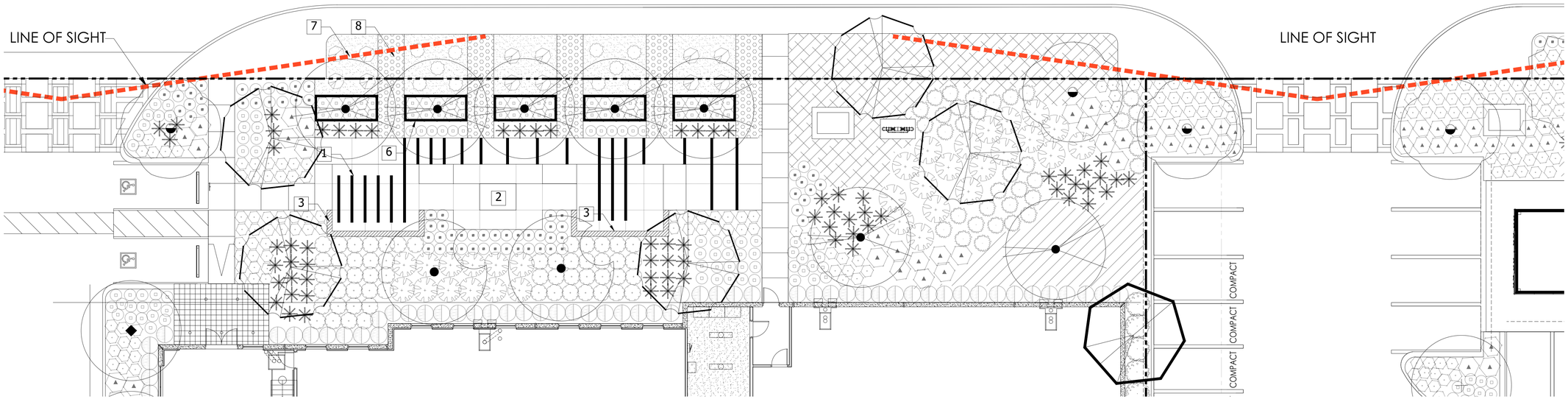
PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — SIGNATURE — 05-31-2027 — RENEWAL DATE — 05-28-2025 — DATE — STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-28-2025
SHEET L-2
OF 7 SHEETS
JOB NO. 24049



PROPOSED LANDSCAPE ELEMENTS

1	PORCELAIN STONE BY BELGARD (QUARZITI– MANTLE)
2	CONCRETE PAVING NATURAL COLOR, WASHED FINISH
3	18" HIGH CAST IN PLACE SEAT WALL NATURAL COLOR, WASHED FINISH
4	CONCRETE MOW CURB
5	4'x4' CUT–OUT FOR PALM TREES
6	18" HIGH CORTEN STEEL PLANTERS
7	DECOMPOSED GRANITE, PALM SPRINGS GOLD
8	3/4" CRUSHED ROCK, PALM SPRINGS GOLD

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF CHINO DESIGN GUIDELINES, CODES AND REGULATIONS.

COMPLIANCE STATEMENT

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY
SIGNATURE
05-31-2027
RENEWAL DATE
05-28-2025
DATE
STATE OF CALIFORNIA

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF CHINO. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	
	Arbutus 'Marina'	NCN
	Olea europea 'Swan Hill'	Fruitless Olive Tree
	Olea europea 'Swan Hill'	Fruitless Olive Tree
	Cercis o. 'Forest Pansy'	Forest Pansy
	Lagestroemia i. 'Tuscarora'	Crape Myrtle
	Lophostemon confertus	Brisbane box
	Parkinsonia 'Desert Museum'	Palo Verde
	Geijera parvifolia	Australian Willow
	Existing trees to remain in place, see "Tree Report"	
	SHRUBS	
	Agave attenuata	Foxtail Agave
	Agave 'Blue Glow'	Blue Glow Agave
	Chondropetalum tectorum	Small Cape Rush
	Echinocactus grusonii	Golden Barrel Cactus
	Ligustrum j.'Texanum'	Texas Privet
	Leucophyllum f. 'Compacta'	Compact Texas Ranger
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea
	Callistemon 'Little John'	Dwarf Bottlebrush
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary
	Westringia fruticosa	Coast Rosemary
	PERENNIALS	
	Verbena peruviana	Verbena
	Dianella 'Little Rev'	Little Rev Flax Lily
	Sesleria autumnalis	Moor Grass
	Juncus tenuis 'Blue Dart'	Blue Dart Rush
	Senecio serpens	Blue Chalksticks
	GROUNDCOVER	
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush
	Carissa m. 'Emerald Blanket'	Emerald Blanket
	Rosmarinus officinalis 'Irene'	Irene Trailing Rosemary
	3/4" crushed rock, Palm Springs Gold	
	Decomposed granite, Palm Springs Gold	

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

REVISIONS	BY

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY
SIGNATURE
05-31-2027
RENEWAL DATE
05-28-2025
DATE
STATE OF CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN-2

CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-28-2025
SHEET
L-3
OF 7 SHEETS
JOB NO. 24049

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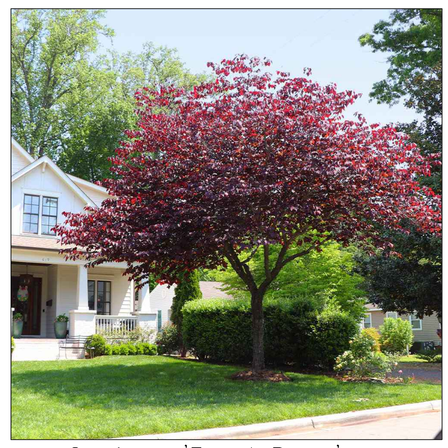
TREES

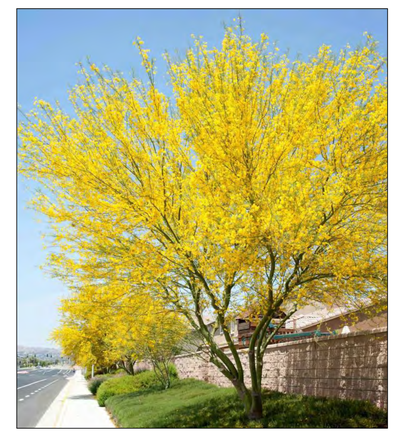
Olea europea 'Swan Hill'

Geijera parvifolia

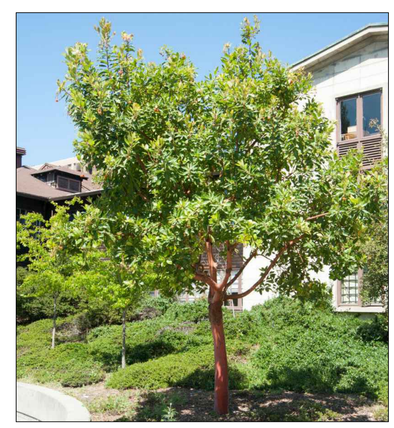
Lophostemon confertus



Cercis o. 'Forest Pansy'



Parkinsonia 'Desert Museum'



Arbutus marina

Lagestroemia i. 'Tuscarora'

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 1010
Phil May
SIGNATURE
05-31-2027
RENEWAL DATE
05-28-2025
DATE
STATE OF CALIFORNIA

PLANT
PICTURES - 1

CHINO GATEWAY
INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN
R.S.
CHECKED
R.S.
DATE
05-28-2025
SHEET
L-4
OF 7 SHEETS

JOB NO.
24049

SHRUBS

Westringia fruticosa

Callistemon 'Little John'

Bougainvillea 'Raspberry Ice'

Echinocactus grusonii

Leucophyllum f. 'Compacta'

Agave attenuata

Ligustrum j.'Texanum'

Westringia fruticosa 'Smokey'

Agave 'Blue Glow'

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY
05-31-2027
RENEWAL DATE
05-28-2025
DATE
STATE OF CALIFORNIA

PLANT
PICTURES -2

CHINO GATEWAY
INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN
R.S.
CHECKED
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DATE
05-28-2025
SHEET
L-5
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JOB NO.
24049

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PERENNIALS

Dianella 'Little Rev'

Verbena peruviana

Sesleria autumnalis

Senecio serpens

Juncus tenuis 'Blue Dart'

GROUND COVERS

Rosmarinus officinalis 'Irene'

Decomposed Granite

Carissa m. 'Emerald Blanket'

3/4" Crushed Stone

Baccharis p. 'Coyote Bush'

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY
Phil May
05-31-2027
RENEWAL DATE
05-28-2025
DATE
STATE OF CALIFORNIA

PLANT
PICTURES - 3

CHINO GATEWAY
INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN
R.S.
CHECKED
R.S.
DATE
05-28-2025
SHEET
L-6
OF 7 SHEETS
JOB NO.
24049

PROPOSED LANDSCAPE ELEMENTS

1. PORCELAIN STONE BY BELGARD (QUARZITI– MANTLE)
2. CONCRETE PAVING NATURAL COLOR, WASHED FINISH
3. 18" HIGH CAST IN PLACE SEAT WALL NATURAL COLOR, WASHED FINISH
4. CONCRETE MOW CURB
5. 4'x4' CUT–OUT FOR PALM TREES
6. 18" HIGH CORTEN STEEL PLANTERS
7. DECOMPOSED GRANITE, PALM SPRINGS GOLD
8. 3/4" CRUSHED ROCK, PALM SPRINGS GOLD

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS PLANT FACTOR	R
	TREES					
	Arbutus 'Marina'	NCN	5	36" box	L	M
	Olea europea 'Swan Hill'	Fruitless Olive Tree	2	48" box	L	M
	Olea europea 'Swan Hill'	Fruitless Olive Tree	17	24" box	L	M
	Cercis o. 'Forest Pansy'	Forest Pansy	21	24" box	M	St
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	17	24" box	M	St
	Lophostemon confertus	Brisbane box	9	24" box	M	St
	Parkinsonia 'Desert Museum'	Palo Verde	7	48" box	L	M
	Geijera parvifolia	Australian Willow	6	24" box	L	St
	SHRUBS					
	Agave attenuata	Foxtail Agave	79	5 gal	L	
	Agave 'Blue Glow'	Blue Glow Agave	10	5 gal	L	
	Chondropetalum tectorum	Small Cape Rush	300	1 gal	L	
	Echinocactus grusonii	Golden Barrel Cactus	12	5 gal	L	
	Ligustrum j.'Texanum'	Texas Privet	219	5 gal	M	
	Leucophyllum f. 'Compacta'	Compact Texas Ranger	9	5 gal	L	
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	90	5 gal	L	
	Callistemon 'Little John'	Dwarf Bottlebrush	67	5 gal	M	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	242	5 gal	L	
	Westringia fruticosa	Coast Rosemary	216	5 gal	L	
	PERENNIALS					
	Verbena peruviana	Verbena	128	1 gal	L	
	Dianella 'Little Rev'	Little Rev Flax Lily	412	1 gal	L	
	Sesleria autumnalis	Moor Grass	381	1 gal	L	
	Juncus tenuis 'Blue Dart'	Blue Dart Rush	50	1 gal	L	
	Senecio serpens	Blue Chalksticks	103	1 gal	L	
	GROUNDCOVER					
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush	157	1 gal	L	pl
	Carissa m. 'Emerald Blanket'	Emerald Blanket	282	1 gal	L	pl
	Rosmarinus officinalis 'Irene'	Irene Trailing Rosemary	323	1 gal	L	pl
	3/4" crushed rock, Palm Springs Gold					
	Decomposed granite, Palm Springs Gold					

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ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF CHINO DESIGN GUIDELINES, CODES AND REGULATIONS.

COMPLIANCE STATEMENT

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 3101 SIGNATURE 06-31-2027 RENEWAL DATE 05-27-2025 DATE STATE OF CALIFORNIA

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF CHINO. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

REVISIONS	BY

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www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 3101 SIGNATURE 06-31-2027 RENEWAL DATE 05-27-2025 DATE STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

CHINO GATEWAY INDUSTRIAL
5885 SCHAEFER AVE.,
CHINO, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-27-2025
SHEET L-3
OF 7 SHEETS
JOB NO. 24049

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PRECISE GRADING PLANS

5885 SCHAEFER AVE

GENERAL NOTES FOR GRADING PLANS:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, MUNICIPAL CODE SECTIONS 15.05.192, 19.07.140, AND 19.09.030, APPENDIX J OF THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND PRELIMINARY SOILS REPORT DATED _____ DONE UNDER THE DIRECTION AND SUPERVISION OF A LICENSED SOILS ENGINEER. DEVIATION FROM THE APPROVED GRADING PLAN SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

2. SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED PR COVERED MONUMENTS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

3. HOURS OF OPERATION FOR ON–SITE WORK SHALL BE FROM 7:00 AM TO 8:00 PM, MONDAY THROUGH FRIDAY. OTHER HOURS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR THE BUILDING OFFICIAL. ROAD/LANE CLOSURES SHALL BE LIMITED TO THE HOURS 8:30 AM TO 3:30 PM ON WEEKDAYS.

4. PRIOR TO CONSTRUCTION WORK, ALL CONTRACTORS, INCLUDING SUBCONTRACTORS, SHALL OBTAIN A CITY BUSINESS LICENSE AND AN ENCROACHMENT PERMIT.

5. NO WORK SHALL BY UNDERTAKEN WITHOUT OBTAINING A PERMIT FROM THE CITY. THE CITY INSPECTOR SHALL BE NOTIFIED AT (909) 334–6250 AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.

6. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.

7. ANY MATERIAL INCORPORATED AS PART OF THE COMPACTED FILL SHALL BE APPROVED BY A SOILS ENGINEER. INSPECTION AND CERTIFICATION OF FILL PLACEMENT SHALL BE PROVIDED BY A SOILS ENGINEER DURING THE PROCESS OF GRADING. NO ROCK OR SIMILAR MATERIAL GREATER THAN EIGHT INCHES IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY A SOILS ENGINEER IN ADVANCE AND APPROVED BY THE CITY ENGINEER.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES, ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. HE SHALL BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY HIS OPERATIONS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS. CONSTRUCTION SHALL BE TERMINATED, AND STREETS RESTORED UNTIL CORRECTIVE MEASURES HAVE BEEN APPROVED BY THE CITY ENGINEER.

9. ANY UNKNOWN SUB–SURFACE STRUCTURES ENCOUNTERED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF A SOILS ENGINEER AND THE CITY ENGINEER PRIOR TO PROCEEDING WITH GRADING OPTIONS.

10. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREET, DRIVE OR SWALE UNLESS SHOWN OTHERWISE

11. MAXIMUM FILL SLOPE SHALL NOT EXCEED 2:1 UNLESS APPROVED BY A SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D 1557–70 AND CERTIFIED BY A SOILS ENGINEER. TOES OF SLOPES SHALL BE LOCATED PER APPENDIX J OF THE CALIFORNIA BUILDING CODE.

12. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT–OF–WAY.

13. BACKFILL OF TRENCHES SHALL BE CERTIFIED BY A SOILS ENGINEER (90% MINIMUM COMPACTION) PER CITY STANDARDS AND SPECIFICATIONS. EXCAVATIONS, CONSTRUCTION AND INSTALLATIONS IN THE PUBLIC RIGHT–OF–WAY SHALL REQUIRE INSPECTION BY THE CITY INSPECTOR. FAILURE TO HAVE INSPECTION MAY REQUIRE RE–EXCAVATION OF THE CONSTRUCTION.

14. THE CONTRACTOR SHALL SWEEP DAILY AND CLEAN UP ALL VISIBLE DIRT, SILT, SAND OR OTHER SUBSTANCES DEPOSITED IN PUBLIC STREETS BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT.

15. EARTHWORK QUANTITIES FOR STREET AND SITE GRADING ARE ESTIMATED TO BE:

CUT: FILL: IMPORT:

THESE QUANTITIES ARE BASED ON THE ASSUMPTION THAT A SUBSIDENCE WILL OCCUR OVER THE ENTIRE SITE.

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THAT THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION J AND SECTION 1705.6 OF THE CALIFORNIA BUILDING CODE.

SIGNATURE R.C.E. NO. DATE

16. AN "AS–BUILT" OR RECORD DRAWING OF THE GRADING PLAN SHALL BE SUBMITTED BY THE DEVELOPER ALONG WITH A FINAL GRADE CERTIFICATION PRIOR TO AN ISSUANCE OF OCCUPANCY.

17. NO WATER SHALL BE TAKEN FROM CITY FIRE HYDRANTS WITHOUT AN AUTHORIZED HYDRANT METER.

18. THE CITY ENGINEER MAY REQUIRE PROTECTIVE MEASURES AND/OR TEMPORARY DRAINAGE PROVISIONS TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS AND PERIODS OF HEAVY RAINFALL. EROSION CONTROL PLANS SHALL BE APPROVED FOR THE PROJECT PRIOR TO ISSUANCE OF A GRADING PERMIT.

19. UTILITY LINES ADJOINING AND INTERIOR TO THE PROJECT, INCLUDING POWER LINES OF 34.5KV OR LESS, SHALL BE UNDERGROUNDED IN ACCORDANCE WITH CHAPTER 13.32 OF THE CITY CODE.

20. THESE PLANS ARE APPROVED FOR GRADING ONLY. RETAINING WALLS AND NON–RETAINING WALLS SHALL REQUIRE SEPARATE PERMITS AND INSPECTION.

21. APPROVAL OF THESE PLANS BY THE CITY OF ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OF THE APPLICANT OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

22. ALL EARTH MOVING OPERATIONS SHALL CEASE IF WIND VELOCITIES EXCEED 25 M.P.H. THE SITE SHALL BE KEPT REGULARLY WATERED TO MITIGATE BLOWING DUST FOR THE DURATION OF THE HIGH WINDS.

23. THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING TO THE CITY PROOF THAT A NOTICE OF INTENT (NOI) FOR THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAS BEEN FILED WITH AND APPROVED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). CONSTRUCTION SHALL NOT COMMENCE WITHOUT THIS APPROVAL. THE DEVELOPER SHALL BE RESPONSIBLE TO COMPLY WITH THE GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT BY IMPLEMENTING THEIR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE DURATION OF THE PROJECT.

24. THE CONTRACTOR SHALL WATER ALL ACTIVE CONSTRUCTION SITES AND UNPAVED ROAD SURFACES AS NECESSARY TO CONTROL BLOWING DUST.

25. THE CONTRACTOR SHALL WATER OR COVER ANY STORED OR STOCKPILED SOIL, SAND, OR OTHER FINE PARTICLE SUBSTANCE OR SOIL AMENDMENTS AS REQUIRED TO CONTROL BLOWING DUST.

26. GRADING ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE THE AREA OF EXPOSED EXCAVATED SOIL AND SHALL ESTABLISH VEGETATIVE COVER OR APPLY STABILIZATION MATERIAL TO EXPOSED SURFACE AREAS IN A TIMELY MANNER, FOLLOWING GRADING AND CONSTRUCTION.

27. ALL EQUIPMENT/TRUCKS EXPORTING SOIL, CEMENT, OR OTHER DRY, POWDERY SUBSTANCES OR BUILDING MATERIALS ON ANY PUBLIC STREET SHALL BE COVERED.

28. PARKING OF EMPLOYEE VEHICLES ARE UNPAVED AREAS OF THE CONSTRUCTION SITE SHALL BE PROHIBITED.

29. THE DEVELOPER SHALL PREPARE AN EROSION CONTROL PLAN (ECP) TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS OR WATER BODIES FOR CONSTRUCTION PROJECTS DISTURBING LESS THAN 1 ACRE OF SOIL. THE DEVELOPER SHALL SUBMIT THE ECP TO THE CITY'S PROJECT ENGINEER FOR REVIEW AND APPROVAL, PRIOR TO ISSUANCE OF A GRADING PERMIT.

30. FOR PROJECTS REQUIRING COVERAGE UNDER THE NPDES GENERAL CONSTRUCTION ACTIVITIES STORM WATER PERMIT (1 ACRES OR MORE OF SOIL DISTURBANCE), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY QSD. AFTER FILING THE NOI AND RECEIVING A WASTE DISCHARGER'S IDENTIFICATION NUMBER (WDID) FROM THE SWRCB, THE DEVELOPER SHALL PROVIDE A COPY OF THE WDID LETTER AND THE SWPPP TO THE CITY ENGINEER PRIOR TO ISSUANCE OF A GRADING PERMIT.

31. A SIX–FOOT HIGH SCREENING FENCE WITH FABRIC SHALL BE INSTALLED ALONG THE PROJECT BOUNDARIES EXPOSED TO PUBLIC VIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION.

32. RECYCLED WATER SHALL BE USED FOR ALL CONSTRUCTION PURPOSES, WHERE FEASIBLE.

SITE INFORMATION

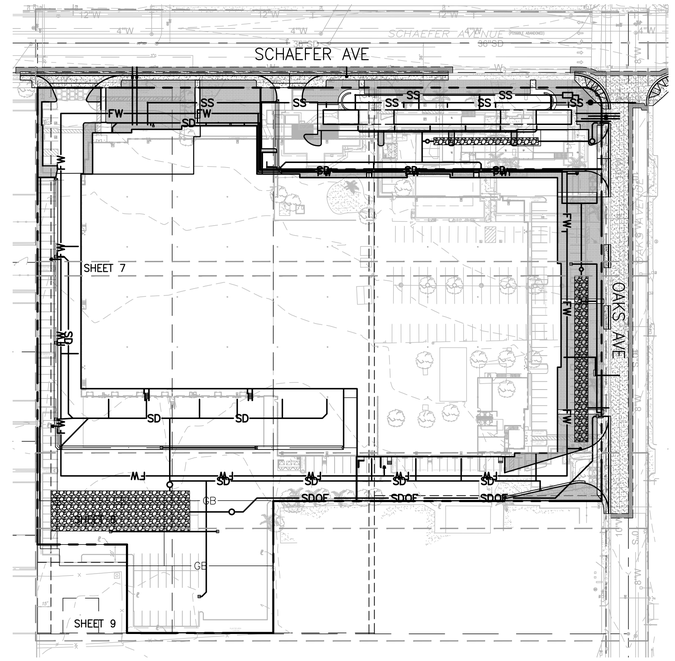
SITE ADDRESS:	5885 SCHAEFER AVE, CHINO, CA 91710
APN:	0209–092–09 & 0209–092–13
TOTAL SITE AREA:	7.355 AC / 320,382 SF
DISTURBED AREA:	7.355 AC / 320,382 SF
IMPERVIOUS AREA:	6.498 AC / 283,060 SF
ZONING CLASSIFICATION:	INDUSTRIAL PARK (IP)
EXISTING USE:	VACANT
PROPOSED USE:	MIXED–USE
TOTAL LOTS:	2

ESTIMATED EARTHWORK QUANTITIES

CUT:	**6,916** CUBIC YARDS
FILL:	**6,804** CUBIC YARDS
NET (CUT/EXPORT):	**112** CUBIC YARDS
(REMEDIAL GRADING)	**12,609** CUBIC YARDS

EARTHWORK CALCULATION NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.



INDEX MAP
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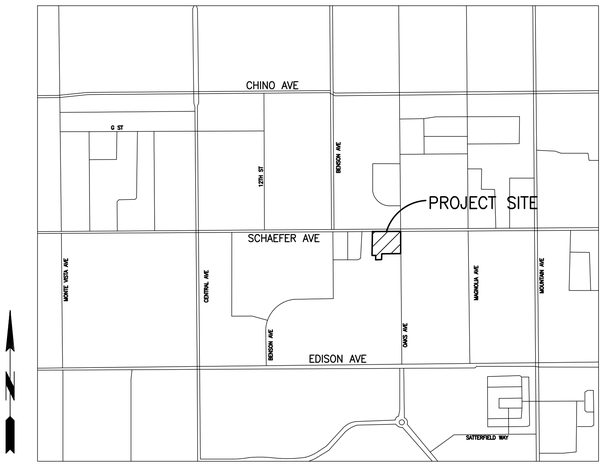

VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

SEWER AGENCY
CITY OF CHINO PW DEPT.
5050 SCHAEFER AVE
CHINO, CA 91710
(909) 334–3266

WATER COMPANY
CITY OF CHINO PW DEPT.
5050 SCHAEFER AVE
CHINO, CA 91710
(909) 334–3266

GAS COMPANY
SOUTHERN CALIFORNIA GAS
13525 12TH STREET
CHINO, CA 91761
(909) 335–7867

ELECTRIC COMPANY
SOUTHERN CALIFORNIA EDISON
1351 E. FRANCIS ST
ONTARIO, CA, 91761
(909) 930–8348

TELEPHONE COMPANY
FRONTEIR COMMUNICATIONS
(855) 849–4050

CABLE COMPANY
CHARTER COMMUNICATIONS
(951) 406–1627

FIRE DEPARTMENT
CHINO VALLEY INDEPENDENT
FIRE DISTRICT
14011 CITY CENTER DRIVE
CHINO HILLS, CA 91709
(909) 902–5260

PROJECT DIRECTORY

OWNER/DEVELOPER
GATEWAY TERMINAL LLC
13925 CITY CENTER DR.
SUITE 200
CHINO HILLS, CA 91709
TEL: 714.869.0560

ARCHITECT
O.C. DESIGN & ENGINEERING
7901 CROSSWAY DR.
PICO RIVERA, CA 90660
TEL: 562.942.9804

SURVEYOR
JOSEPH C. TRUXAW & ASSOCIATES, INC.
1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92868
TEL: 714.935.0265

CIVIL ENGINEER
PACIFIC CONSULTING GROUP, INC.
2239 STATE AVE., #B
COSTA MESA, CA 92627
TEL: 818.800.6991

GEOTECHNICAL CONSULTANT
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
TEL: 562.799.9469

SHEET INDEX

SHT 1	TITLE SHEET
SHT 2	GENERAL NOTES
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SHT 4	EROSION CONTROL NOTES AND DETAILS
SHT 5	ROUGH GRADING PLAN
SHT 6	GRADING SECTIONS
SHT 7	GRADING SECTIONS CONT'D
SHT 8	GRADING SECTIONS CONT'D
SHT 9	GRADING SECTIONS CONT'D
SHT 10	PRECISE GRADING PLAN
SHT 11	PRECISE GRADING PLAN CONT'D
SHT 12	PRECISE GRADING PLAN CONT'D
SHT 13	GRADING DETAILS
SHT 14	DRAINAGE PLAN
SHT 15	DRAINAGE DETAILS
SHT 16	UTILITY PLAN

ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIBAILITY, REALL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PLANS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONS OF THE RECORDED UTILITIES AS WELL AS ANY NOT SHOWN AND SHALL CONFIRM ALL ALIGNMENTS AND GRADES BY FIELD INVESTIGATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

LEGEND

SITE

- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE

EROSION CONTROL

- GRAVEL DBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW

GRADING

- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT
- LIMITS OF GRADING
- GRADING BENCH
- TOP / TOE — GRADED SLOPE (HORIZONTAL:VERTICAL)
- 4" SD — STORM DRAIN
- STORM DRAIN INLET

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FT	FOOT OR FEET	STD	STANDARD
BCR	BEGIN CURVE RETURN	FU	FIXTURE UNITS	SDMH	STORM DRAIN MANHOLE
BW	BACK OF WALK	FW	FIRE WATER	TC	TOP OF CURB
BLDG	BUILDING	GPM	GALLONS PER MINUTE	TEL	TELEPHONE
BM	BENCH MARK	HP	HIGH POINT	TG	TOP OF GRATE
BOS	BOTTOM OF STAIRS	INV.	INVERT	TOS	TOP OF STAIRS
BMP	BEST MANAGEMENT PRACTICES	LP	LOW POINT	TW	TOP OF WALL
CB	CATCH BASIN	MAX	MAXIMUM	TS	TRAFFIC SIGNAL
CL	CENTER LINE	MIN	MINIMUM	TSB	TRAFFIC SIGNAL BOX
CMU	CONCRETE MASONRY UNIT	MH	MANHOLE	TYP	TYPICAL
CO	CLEANOUT	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
CONC	PORTLAND CEMENT CONCRETE	PA	PLANTER AREA	VLT	VAULT
CF	CURB FACE	POC	POINT OF CONNECTION	VCP	VITRIFIED CLAY PIPE
DW	DOMESTIC WATER	PIV	POST INDICATOR VALVE	W	WATER
EG	EDGE OF GUTTER	PRV	PRESSURE REDUCING VALVE	WM	WATER METER
EL. OR ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
ELEC	ELECTRIC, ELECTRICAL	R	RADIUS		
EX. OR EXIST.	EXISTING	RD	ROOF DRAIN		
FDC	FIRE DEPARTMENT CONNECTION	RW	RIGHT–OF–WAY		
FF	FINISHED FLOOR	S=	SLOPE EQUALS		
FG	FINISHED GRADE (LANDSCAPE)	SD	STORM DRAIN		
FS	FINISHED SURFACE (HARDSCAPE)	SSMH	SANITARY SEWER MANHOLE		
FH	FIRE HYDRANT	SS	SANITARY SEWER		
FL	FLOW LINE				

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE JARDINE PRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

BASIS OF BEARINGS

THE BEARING OF NORTH 00°00'00" WEST ALONG THE CENTERLINE OF OAKS AVENUE PER RECORD OF SURVEY 17–0161, FILED IN BOOK 167, PAGE 54 OF RECORDS OF SURVEY, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTION

PARCEL A, B, C, AND D, PM NO 2272 IN THE CITY OF CHINO, COUNTY OF SAN BERNADINO STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 20 PAGE 15 OF PARCEL MAPS, RECORDED OF SAID COUNTY

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	1ST RE–SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	2ND RE–SUBMITTAL		12/18/24		
TELEPHONE: (818) 800–6991 FAX: ( )	3RD RE–SUBMITTAL		3/25/25		
	4TH RE–SUBMITTAL		5/28/25		
SIGNATURE RCE DATE					

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE	CITY ENGINEER'S STAFF	BY	DATE
WATER:			DRAWN:		
SEWER:			DESIGNED:		
FIRE:			CHECKED:		
PLANNING:			RECOMMENDED:		
TRAFFIC:					
SERVICES:					

APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION
GATEWAY CHINO
5885 SCHAEFER AVE
TITLE SHEET

PROJECT NO.
SHEET 1 OF 18
DRAWING NO.

GENERAL NOTES

1. IN CASE OF EMERGENCY. CALL MAURA JOHNSON, DIRECTOR OF HOUSING AT 818-332-8208.

2. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF CITY CHINO LOCAL ORDINANCES AS APPLICABLE.

3. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION, BY GEOCON WEST, INC. DATED SEPTEMBER 15, 2021. THE GEOTECHNICAL REPORT IS CONSIDERED A PART OF THESE PLANS AND IS TO BE ADHERED TO IN ALL OF ITS RECOMMENDATIONS AND REQUIREMENTS. WHERE MORE RESTRICTIVE, THE GEOTECHNICAL REPORT SHALL GOVERN.

2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

3. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.

4. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

5. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

7. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

8. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.

9. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.

10. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.

11. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

12. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.

13. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.

14. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

15. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

16. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.

17. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.

18. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.

19. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.

20. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

21. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.

22. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.

23. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.

24. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF CHINO FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

25. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.

26. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

SEAL

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	△ PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	△ 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	△ 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	△ 3RD RE-SUBMITTAL		3/25/25		
	△ 4TH RE-SUBMITTAL		5/28/25		
SIGNATURE RCE DATE	△				

BENCH MARK DATA

NO. 137/57 ELEV. 697.5040 FT

LOCATION:

FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:

PUBLIC WORKS DIRECTOR DATE:

CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO

5885 SCHAEFER AVE

GENERAL NOTES

PROJECT NO.

SHEET 2 OF 18

DRAWING NO.

LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- STORM DRAIN INLET PROTECTION
- DIRECTION OF FLOW

EROSION CONTROL NOTES

(E1) PLACE GRAVEL BAG BARRIER PER DETAIL **2**, SHEET **4**.

(E2) POSSIBLE LOCATION OF STABILIZED CONSTRUCTION ENTRANCE. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PER DETAIL **1**, SHEET **4**.

(E3) PLACE STORM DRAIN INLET PROTECTION PER DETAIL **3**, SHEET **4**.

DEMOLITION NOTES

(1) SEE GENERAL DEMOLITION NOTES HEREON. SEE ARCHITECTURAL PLAN FOR LIMITS OF STRUCTURE DEMOLITION.

(2) SEE ARCHITECTURAL PLANS FOR STRUCTURE REMOVAL.

NOTES:

1. CONTRACTOR TO REFERNCE ARCHITECTURAL DEMOLITION PLAN FOR STRUCTURE DEMOLITION. PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCY IN THE DEMOLITION PLAN SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO DEMOLITION.
2. POTHOLING OF EXISTING UTILITIES MAY BE REQUIRED. CONTRACTOR SHALL POTHOLE AND VERIFY POINT OF CONNECTIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIBAILITY, REALL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

ENGINEER'S NOTICE TO CONTRACTOR

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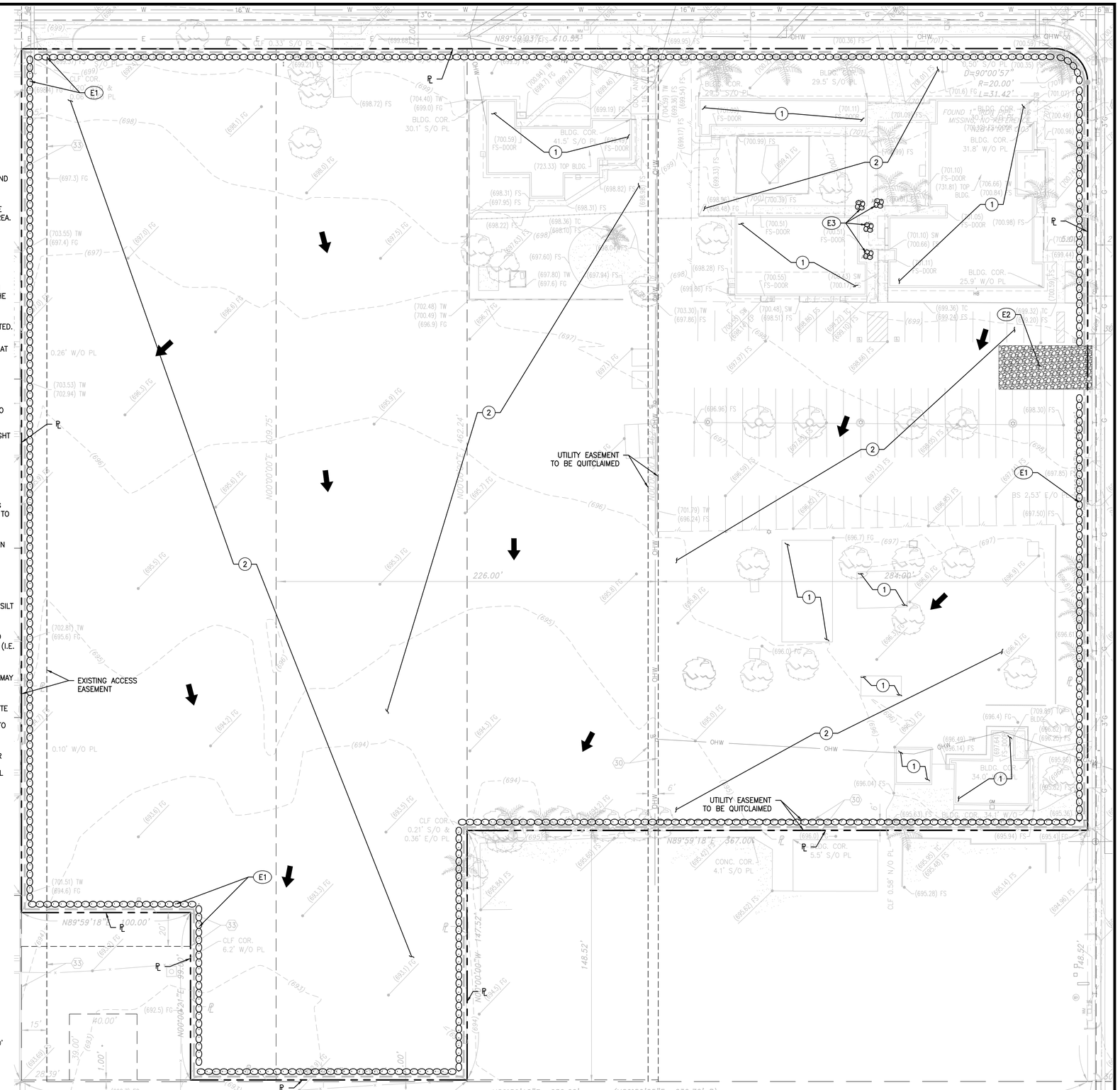
GENERAL NOTES FOR TEMPORARY EROSION CONTROL:

GENERAL NOTES FOR TEMPORARY EROSION CONTROL:

1. EROSION CONTROL SHALL BE REQUIRED FOR GRADING OPERATIONS AT ALL TIMES.
2. THE DESIGN CIVIL ENGINEER SHALL SUPERVISE AND ENSURE EROSION CONTROL WORK IS IN ACCORDANCE WITH APPROVED PLANS. THE QSP SHALL OVERSEE THE IMPLEMENTATION OF ALL BMP'S.
3. IN CASE OF EMERGENCY, CALL:

   _____ (RESPONSIBLE PERSON)
   _____ (FIRM NAME)
   _____ (24–HOUR TELEPHONE)

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL PREVENT THE TRESPASS OF IMPOUND WATER ON PUBLIC AREAS OR THE CREATION OF HAZARDOUS CONDITIONS.
5. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO THAT RUNOFF IS CONTAINED WITHIN THE PROJECT AREA OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE DIVERTED TO ANOTHER RUNOFF AREA.
6. NO CHANGES TO EXISTING OR NATURAL DRAINAGE COURSES SHALL BE PERMITTED DURING THE RAINY SEASON UNLESS THE APPROVED DRAINAGE FACILITIES HAVE BEEN COMPLETED.
7. CLEARING AND GRUBBING SHALL BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES SHALL BE REQUIRED AND MAY INCLUDE GRADED DITCHES, BRUSH BARRIERS AND SILT FENCING. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
8. DESILTING BASINS SHALL BE CONSTRUCTED AS INDIVIDUAL ROUGH GRADING AREAS ARE COMPLETED.
9. GRADED AREAS AROUND THE TRACT PERIMETER SHALL DRAIN AWAY FROM THE TOE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
10. TEMPORARY EROSION PROTECTION SHALL BE REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
11. FILL AREAS, DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED TO LIMIT EROSION AND THE SILTATION OF DOWNSTREAM PROPERTY. PROTECTION MEASURES MAY INCLUDE TEMPORARY DOWNDRAINS USING PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS, DESILTING PONDS, CHECK DAMS, SANDBAG PROTECTION AROUND INLETS NOT YET BROUGHT TO GRADE AND APPROPRIATE CHANNEL GRADING TO DIRECT RUNOFF AWAY FROM AREAS WHERE EARTHWORK IS NOT UNDERWAY.
12. PROJECT AREAS, AS WELL AS NEIGHBORING PROPERTY AREAS, SHALL HAVE MAINTAINED FIRE ACCESS AT ALL TIMES.
13. EQUIPMENT AND PERSONNEL FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT.
14. REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5–DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT.
15. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT APPROVAL FROM THE CITY ENGINEER OR CITY INSPECTOR.
16. AFTER A RAINSTORM, SILT AND DEBRIS SHALL BE IMMEDIATELY REMOVED FROM CHECK BERMS, SILT FENCES AND OTHER IMPACTED AREAS.
17. AN UPDATED COPY OF THE EROSION CONTROL PLAN AND SWPPP SHALL BE KEPT AVAILABLE TO THE CITY AT THE PROJECT SITE. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS (I.E. LOGS, INSPECTION REPORTS, ETC.).
18. INFORMATION ON THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY. THE CITY ENGINEER MAY MODIFY THIS PLAN AS NECESSARY.
19. APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITIES TO HIS SITE OR ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL INCLUDE CONSTRUCTION MEASURES NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC OR PRIVATE PROPERTY IMPACTED BY HIS CONSTRUCTION ACTIVITIES.
20. APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OR THE APPLICANT OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
21. ALL BMP DEVICES MUST BE INSTALLED ACCORDING TO THE CASQA MANUAL, LATEST EDITION.



SEAL

REGISTERED PROFESSIONAL ENGINEER — KYLE HARDINE PROUTY — C 95048 — EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	1ST RE–SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	2ND RE–SUBMITTAL		12/18/24		
TELEPHONE: (818) 800–6991 FAX: ( )	3RD RE–SUBMITTAL		3/25/25		
	4TH RE–SUBMITTAL		5/28/25		
SIGNATURE RCE DATE					

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO
5885 SCHAEFER AVE

EROSION CONTROL PLAN

PROJECT NO.

SHEET 3 OF 18
DRAWING NO.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

DUST CONTROL NOTES

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1-SCHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
EC4-HYDROSEEDING
EC5-SOIL BINDERS
EC6-STRAW MULCH
EC7-GEOTEXTILES AND MATS
EC8-WOOD MULCHING
EC9-EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-RESERVED
EC14-COMPOST BLANKET
EC15-SOIL PREPARATION/ROUGHENING
EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
SE2-SEDIMENT BASIN
SE3-SEDIMENT TRAP
SE4-CHECK DAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
SE9-STRAW BALE BARRIER
SE10-STORM DRAIN INLET PROTECTION
SE11-ACTIVE TREATMENT SYSTEMS
SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13-COMPOST SOCKS AND BERMS
SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2-STABILIZED CONSTRUCTION ROADWAY
TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

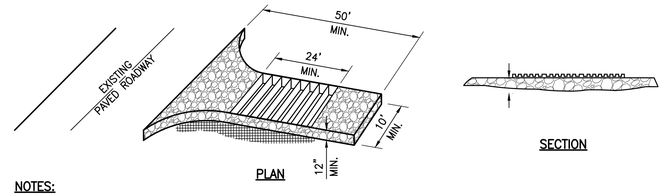
WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES
NS2-DEWATERING OPERATIONS
NS3-PAVING AND GRINDING OPERATIONS
NS4-TEMPORARY STREAM CROSSING
NS5-CLEAR WATER DIVERSION
NS6-ILLICIT CONNECTION/DISCHARGE
NS7-POTABLE WATER/IRRIGATION
NS8-VEHICLE AND EQUIPMENT CLEANING
NS9-VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11-PILE DRIVING OPERATIONS
NS12-CONCRETE CURING
NS13-CONCRETE FINISHING
NS14-MATERIAL OVER WATER
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1-MATERIAL DELIVERY AND STORAGE
WM2-MATERIAL USE
WM3-STOCKPILE MANAGEMENT
WM4-SPILL PREVENTION AND CONTROL
WM5-SOLID WASTE MANAGEMENT
WM6-HAZARDOUS WASTE MANAGEMENT
WM7-CONTAMINATED SOIL MANAGEMENT
WM8-CONCRETE WASTE MANAGEMENT
WM9-SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

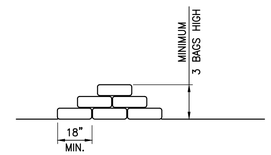


NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

1/4 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

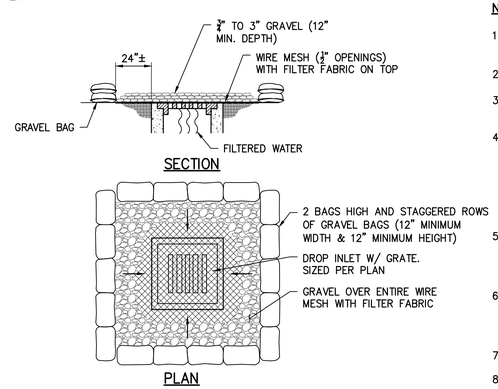


NOTES:

1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
5. USE PYRAMID APPROACH WHEN STACKING BAGS.

2/4 GRAVEL BAG BARRIER

N.T.S.



NOTES:

1. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE. (MESH OPENINGS NOT TO EXCEED ½" x ½" WIRE)
2. PLACE FILTER FABRIC OVER WIRE MESH.
3. PLACE ¾" TO 3" GRAVEL OVER THE WIRE MESH WITH FILTER FABRIC (12" MINIMUM DEPTH OVER THE ENTIRE INLET OPENING).
4. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
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7. USE PYRAMID APPROACH WHEN STACKING BAGS.
8. LEAVE GAP OF ONE BAG ON TOP ROW TO SERVE AS SPILLWAY.

3/4 STORM DRAIN INLET PROTECTION

N.T.S.

SEAL

REGISTERED PROFESSIONAL ENGINEER
TYLER JARDINE PRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	3RD RE-SUBMITTAL		3/25/25		
	4TH RE-SUBMITTAL		5/28/25		
SIGNATURE RCE DATE					

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO
5885 SCHAEFER AVE

EROSION CONTROL NOTES AND DETAILS

PROJECT NO.
SHEET 4 OF 18
DRAWING NO.

LEGEND

PROPERTY LINE

APPROX. LIMIT OF R&R

CONTRUCTION NOTES

(D1) FOUNDATION DRAIN PER DETAIL 1, SHOWN HEREON.

NOTES

1. SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.

2. REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.

3. FOOTING SHOWN HEREON ARE FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR DETAILS.

4. TEMPORARY EXCAVATIONS SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

5. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.

6. ROUGH GRADE ASSUMES PAD IS 4" BELOW SLAB (VAOPR BARRIER). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL SLAB ELEVATIONS AND FOUNDATION DETAILS.

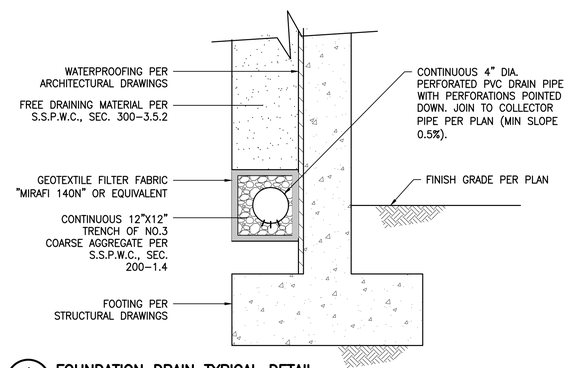
ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIBABILITY, REALL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

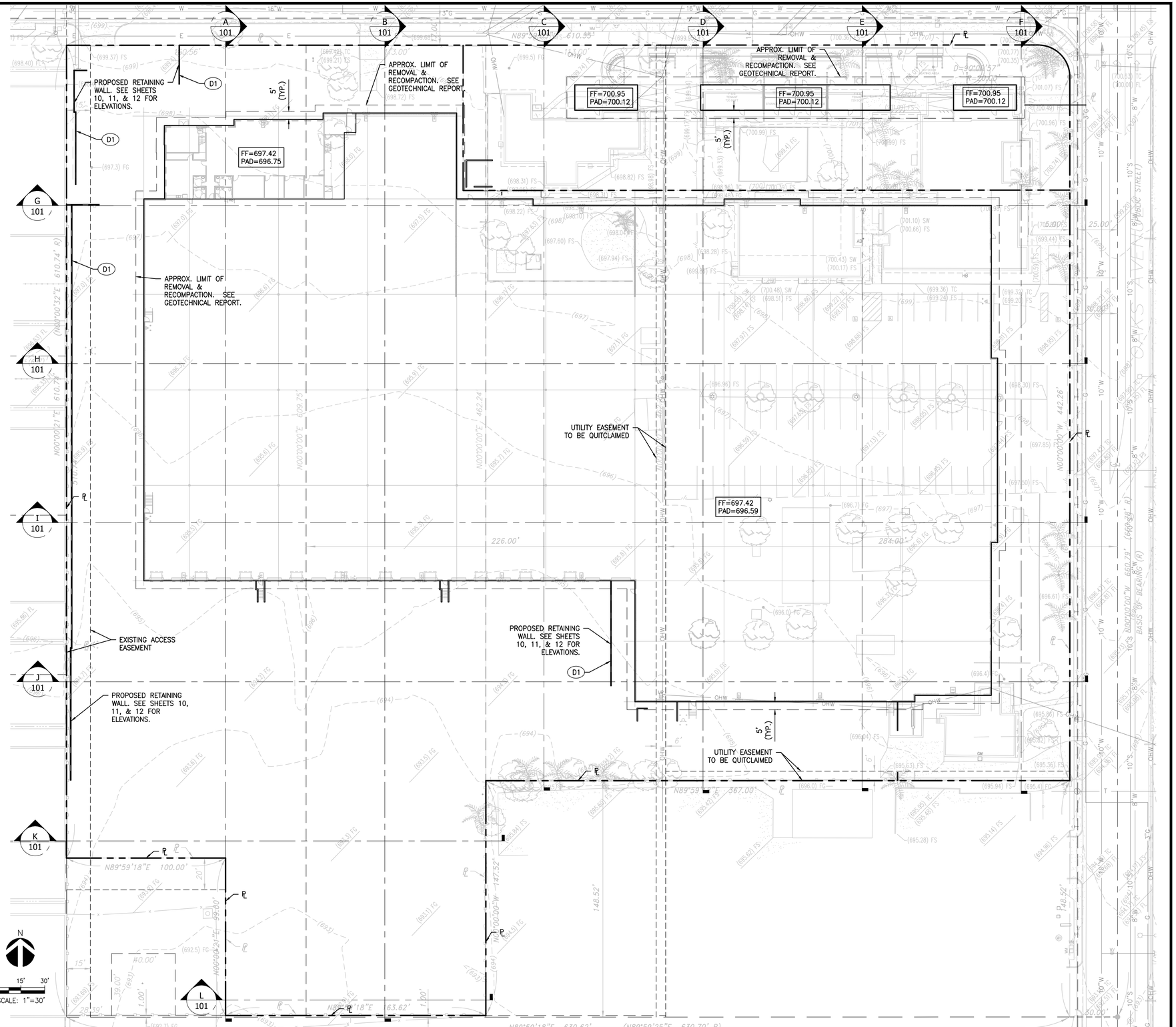
UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PLANS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONS OF THE RECORDED UTILITIES AS WELL AS ANY NOT SHOWN AND SHALL CONFIRM ALL ALIGNMENTS AND GRADES BY FIELD INVESTIGATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



1 / 5 FOUNDATION DRAIN TYPICAL DETAIL
N.T.S.



SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE JARDINE PRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	1 PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	2 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	3 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	4 3RD RE-SUBMITTAL		3/25/25		
	5 4TH RE-SUBMITTAL		5/28/25		
SIGNATURE RCE DATE	6				

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

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CITY ENGINEER'S STAFF	BY	DATE
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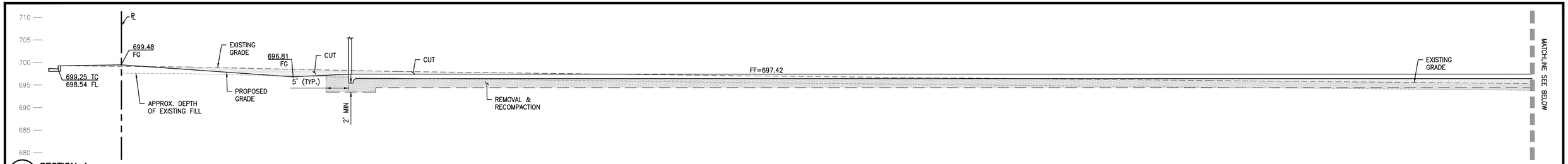
APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

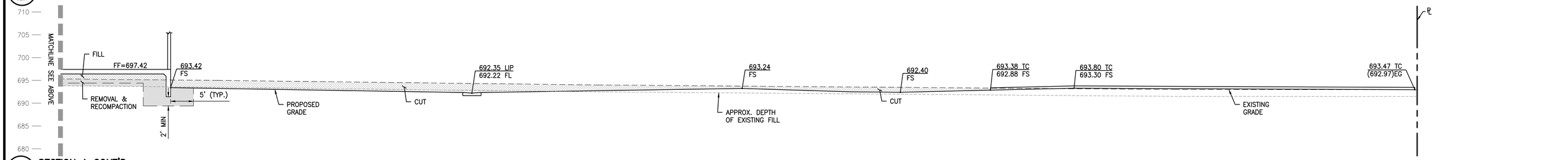
GATEWAY CHINO
5885 SCHAEFER AVE

ROUGH GRADING PLAN

PROJECT NO.
SHEET 5 OF 18
DRAWING NO.



A C201 SECTION A
1"=10'



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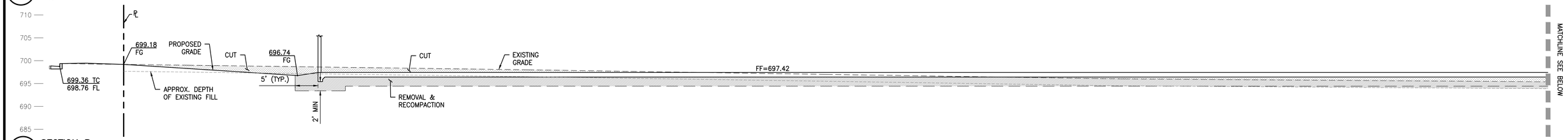

B C201 SECTION B
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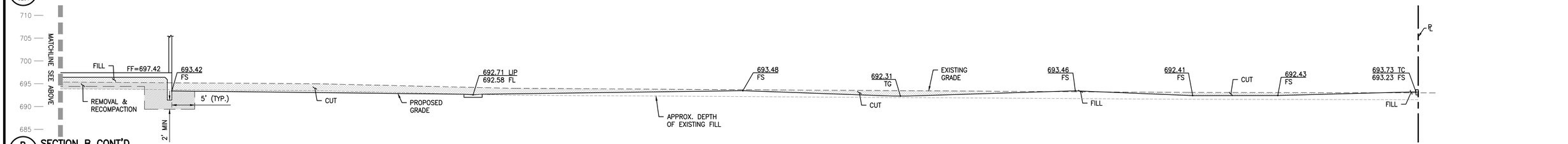

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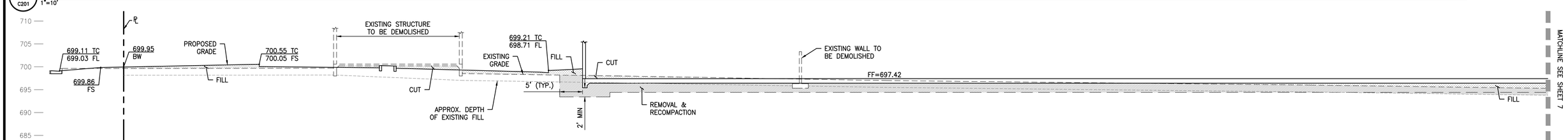

C C201 SECTION C
1"=10'

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE HARDINE FRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY		
FIRM: PACIFIC CONSULTING GROUP, INC.		
ADDRESS: 2239 STATE AVE., #B COSTA MESA, CA 92627		
TELEPHONE: (818) 800-6991	FAX: ( )	
SIGNATURE	RCE	DATE

REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
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2 1ST RE-SUBMITTAL		10/17/24		
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CITY OF CHINO ENGINEERING DIVISION

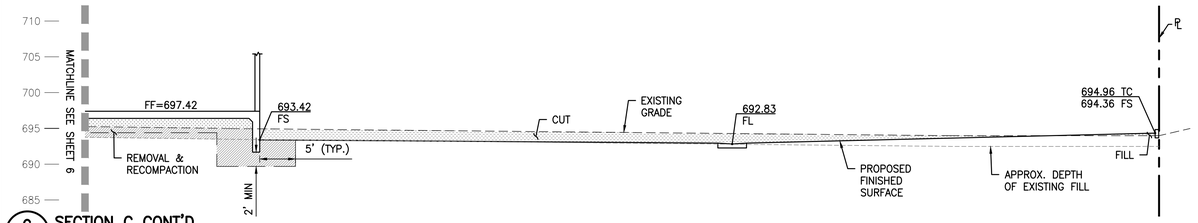
GATEWAY CHINO
5885 SCHAEFER AVE

GRADING SECTIONS

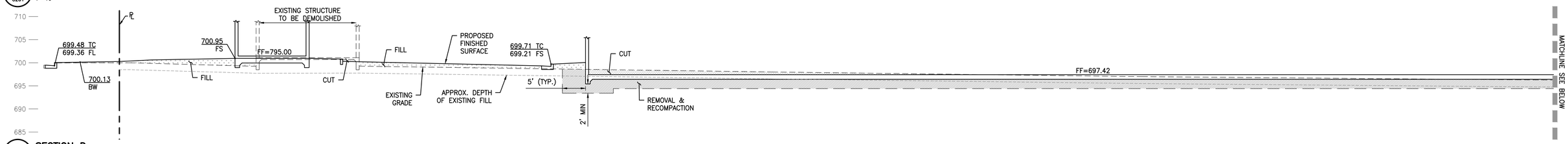
PROJECT NO.

SHEET 6 OF 18

DRAWING NO.



C C201 SECTION C CONT'D
1"=10'



D C201 SECTION D
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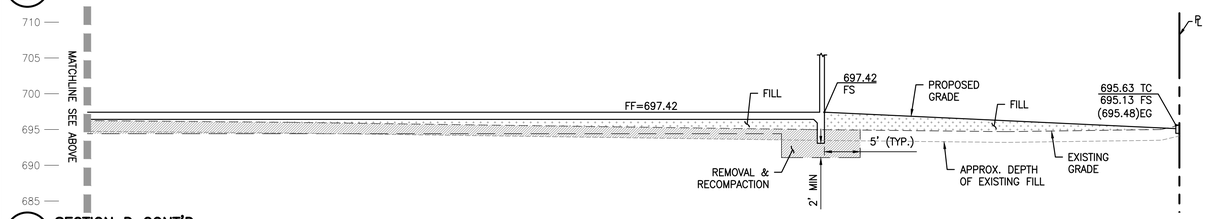

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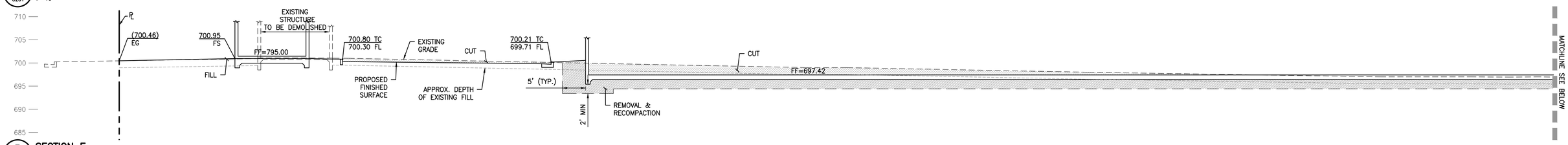
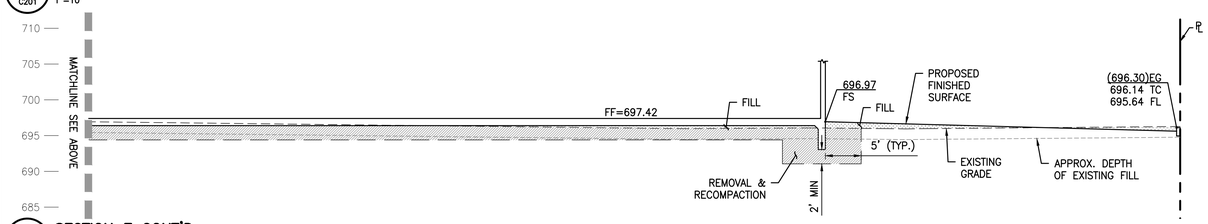
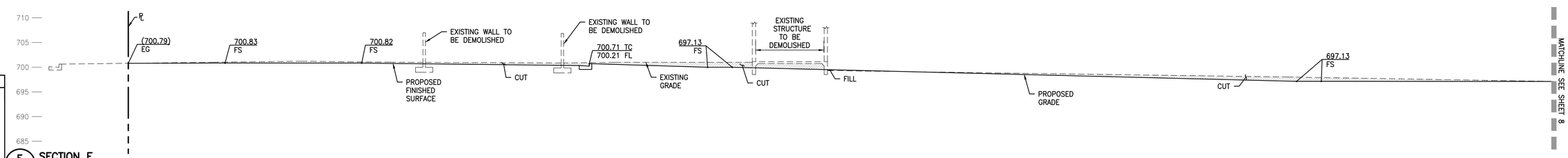


E C201 SECTION E
1"=10'



E C201 SECTION E CONT'D
1"=10'



F C201 SECTION F
1"=10'

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE JARDINE PRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	△ PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	△ 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	△ 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	△ 3RD RE-SUBMITTAL		3/25/25		
	△ 4TH RE-SUBMITTAL		5/28/25		
SIGNATURE RCE DATE	△				

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

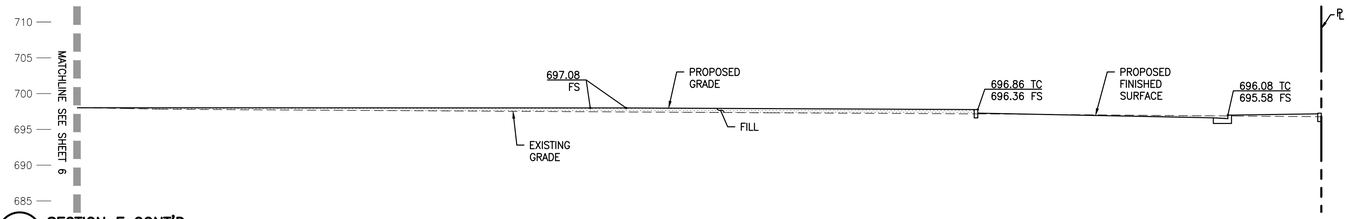
APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

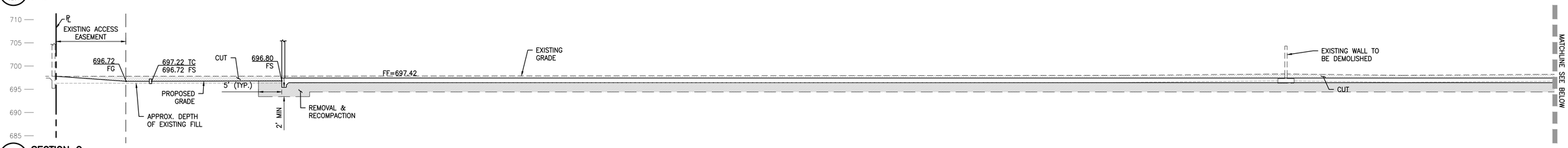
GATEWAY CHINO
5885 SCHAEFER AVE

GRADING SECTIONS CONT'D

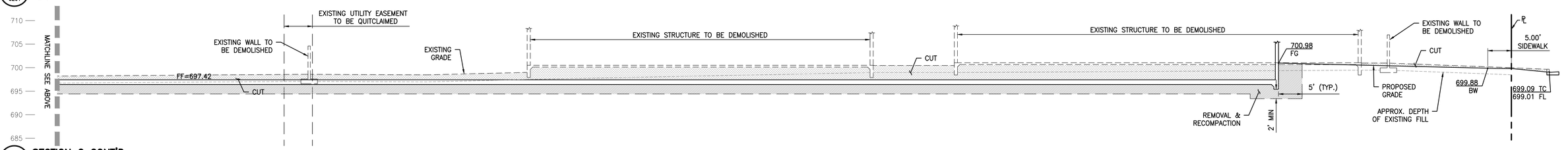
PROJECT NO.
SHEET 7 OF 18
DRAWING NO.



F C201 SECTION F CONT'D
1"=10'

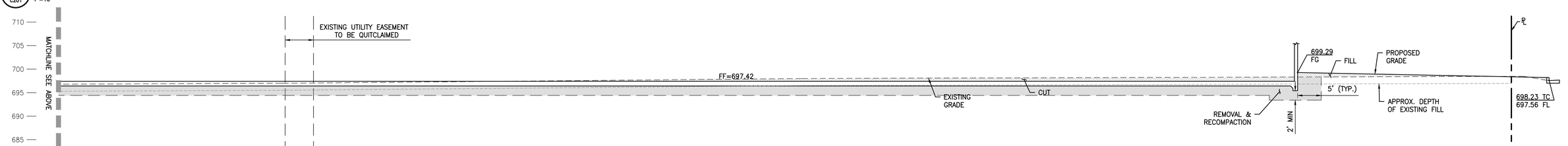


G C201 SECTION G
1"=10'



G C201 SECTION G CONT'D
1"=10'

H C201 SECTION H
1"=10'



H C201 SECTION H CONT'D
1"=10'

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE HARDINE PROUTY
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	3RD RE-SUBMITTAL		3/25/25		
	4TH RE-SUBMITTAL		5/28/25		
SIGNATURE RCE DATE					

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
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REFERENCE DRAWINGS

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WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

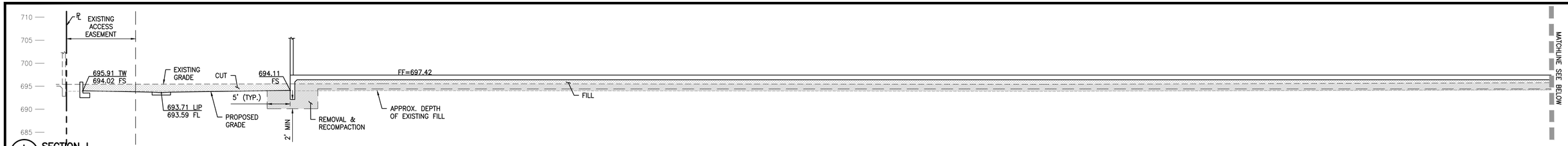
APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

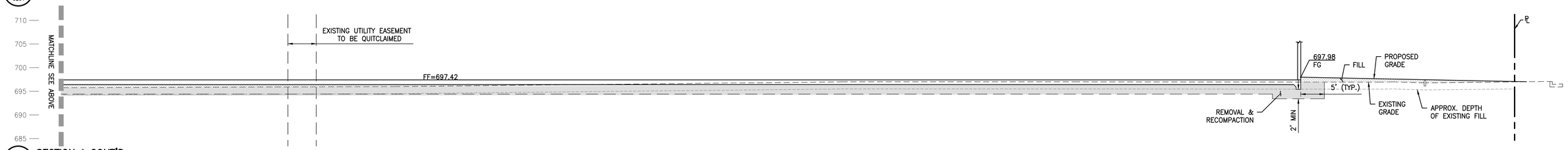
GATEWAY CHINO
5885 SCHAEFER AVE

GRADING SECTIONS CONT'D

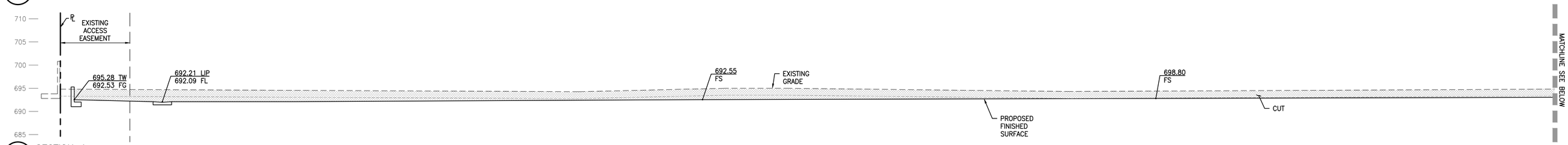
PROJECT NO.
SHEET 8 OF 18
DRAWING NO.



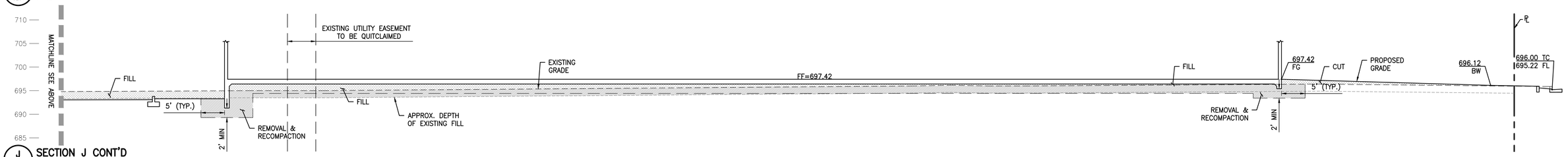
I C201 SECTION I
1"=10'



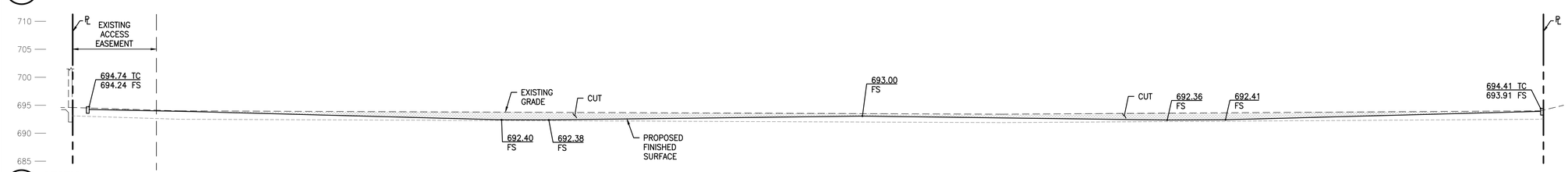
I C201 SECTION I CONT'D
1"=10'



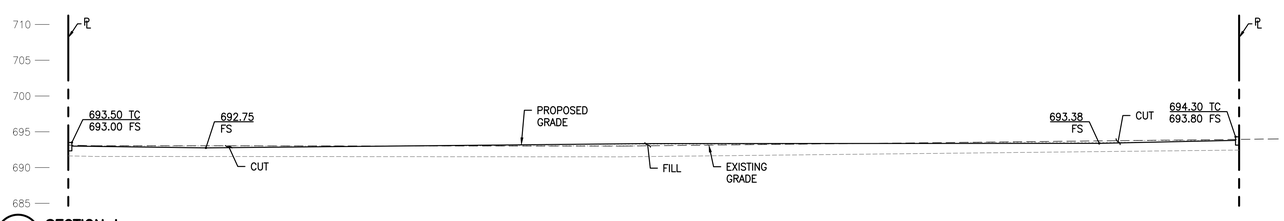
J C201 SECTION J
1"=10'



J C201 SECTION J CONT'D
1"=10'



K C201 SECTION K
1"=10'



L C201 SECTION L
1"=10'

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE JARDINE PRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	
FIRM:	PACIFIC CONSULTING GROUP, INC.
ADDRESS:	2239 STATE AVE., #B COSTA MESA, CA 92627
TELEPHONE:	(818) 800-6991 FAX: ( )
SIGNATURE	RCE DATE

REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
1 PLANNING SUBMITTAL		8/13/24		
2 1ST RE-SUBMITTAL		10/17/24		
3 2ND RE-SUBMITTAL		12/18/24		
4 3RD RE-SUBMITTAL		3/25/25		
5 4TH RE-SUBMITTAL		5/28/25		
6				

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

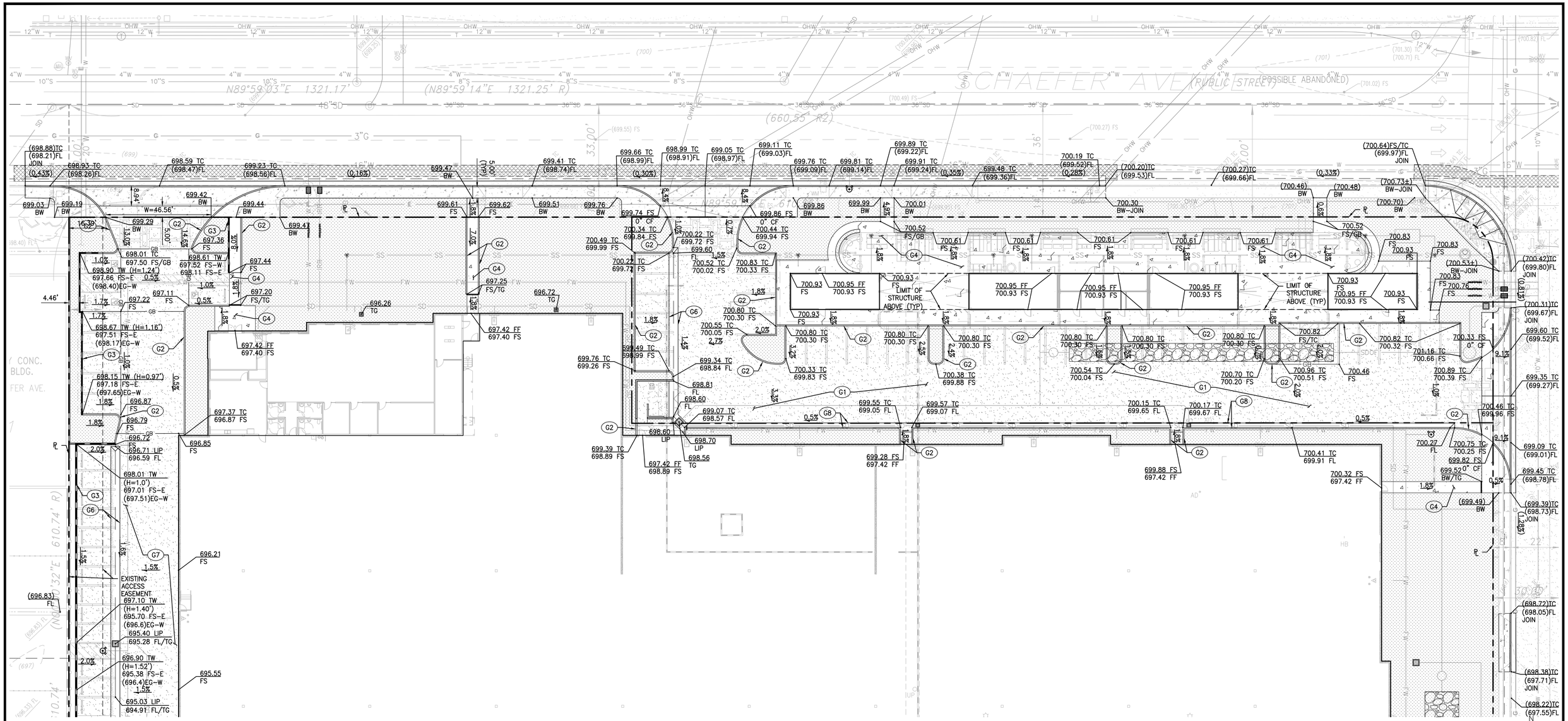
APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO
5885 SCHAEFER AVE

GRADING SECTIONS CONT'D

PROJECT NO.
SHEET 9 OF 18
DRAWING NO.



LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN PERMEABLE PAVERS BY OTHERS
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN

CONTRUCTION NOTES

(G1) INSTALL PERMEABLE PAVER WALKWAY. DETAIL AND SPECIFICATION BY OTHERS.

(G2) INSTALL CONCRETE CURB PER DETAIL **3**, SHEET **13**. HEIGHT PER PLAN.

(G3) RETAINING WALL BY OTHERS. SEE DETAIL **1**, SHEET **13** FOR SUBDRAINAGE DETAIL.

(G4) INSTALL PEDESTRIAN CONCRETE PAVING PER DETAIL **2**, SHEET **13**.

(G5) STAIRS BY OTHERS.

(G6) RIBBON GUTTER SEE SHEET 15.

(G7) INSTALL VEHICULAR CONCRETE PAVING PER DETAIL **4**, SHEET **13**.

(G8) INSTALL CURB AND GUTTER PER DETAIL **5**, SHEET **13**.

NOTES

1. SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.
2. REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.
3. SEE STRUCTURAL PLANS FOR RETAINING WALL DETAILS.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON SURVEY INFORMATION FROM SURVEY DATED MAY 13, 2020 BY JOSEPH C. TRUXSAW & ASSOCIATES, INC. ANY DISCREPANCIES SHOWN HEREON SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
5. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
6. IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY ARE SHOWN FOR REFERENCE ONLY. CONSTRUCTION SHALL BE PERFORMED PER SEPARATE PERMIT.

ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIBAILITY, REALL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PLANS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONS OF THE RECORDED UTILITIES AS WELL AS ANY NOT SHOWN AND SHALL CONFIRM ALL ALIGNMENTS AND GRADES BY FIELD INVESTIGATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

0 10' 20'
SCALE: 1"=20'

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE HARDINE PROUTY
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	1 PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	2 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	3 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	4 3RD RE-SUBMITTAL		3/25/25		
SIGNATURE RCE DATE	5 4TH RE-SUBMITTAL		5/28/25		

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

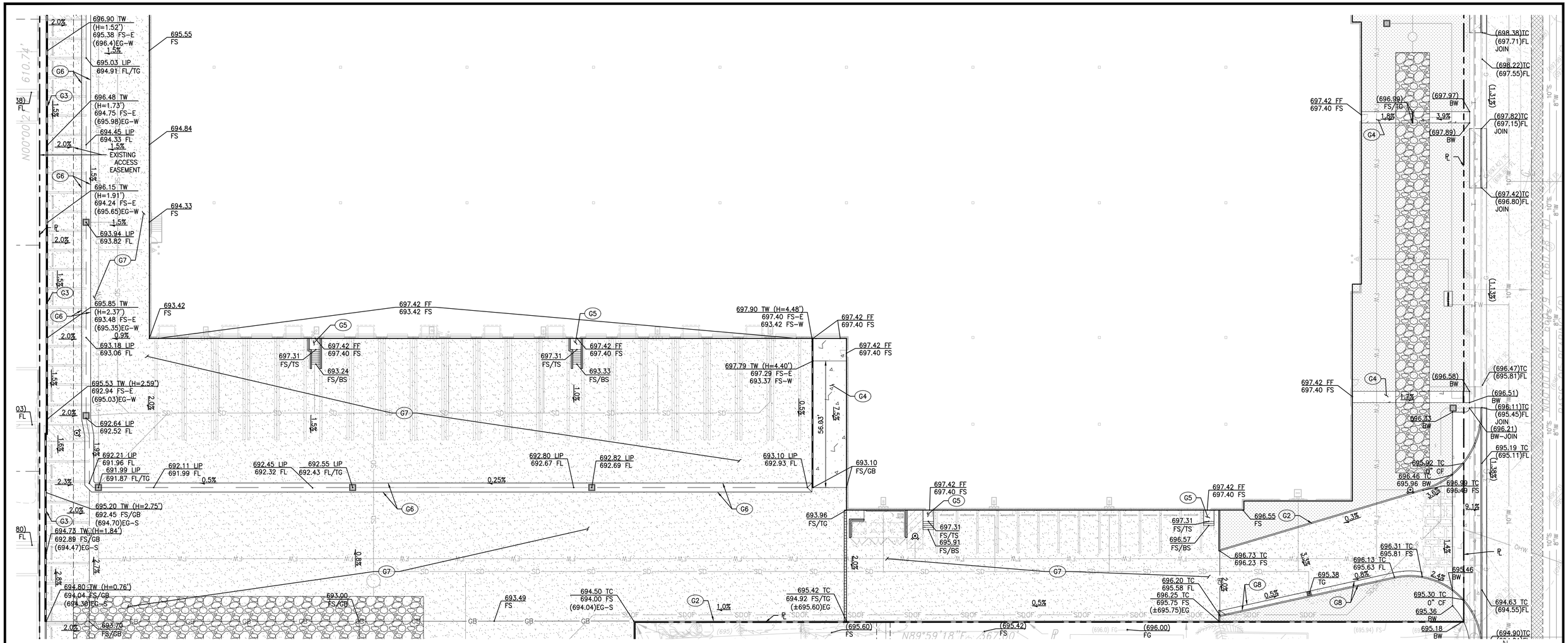
APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO
5885 SCHAEFER AVE

PRECISE GRADING PLAN

PROJECT NO.
SHEET 10 OF 18
DRAWING NO.



LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN PERMEABLE PAVERS BY OTHERS
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- RETAINING WALL
- PROPERTY LINE
- GRADE BREAK
- RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN

CONTRUCTION NOTES

- (G1) INSTALL PERMEABLE PAVER WALKWAY. DETAIL AND SPECIFICATION BY OTHERS.
- (G2) INSTALL CONCRETE CURB PER DETAIL **3**, SHEET **13**. HEIGHT PER PLAN.
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- (G4) INSTALL PEDESTRIAN CONCRETE PAVING PER DETAIL **2**, SHEET **13**.
- (G5) STAIRS BY OTHERS.
- (G6) RIBBON GUTTER SEE SHEET 15.
- (G7) INSTALL VEHICULAR CONCRETE PAVING PER DETAIL **4**, SHEET **13**.
- (G8) INSTALL CURB AND GUTTER PER DETAIL **5**, SHEET **13**.

NOTES

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N

0 10' 20'

SCALE: 1"=20'

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE HARDINE PROUTY
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	1 PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	2 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	3 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	4 3RD RE-SUBMITTAL		3/25/25		
SIGNATURE RCE DATE	5 4TH RE-SUBMITTAL		5/28/25		
	6				

BENCH MARK DATA

NO. 137/57 ELEV. 697.5040 FT

LOCATION:

FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:

PUBLIC WORKS DIRECTOR DATE:

CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

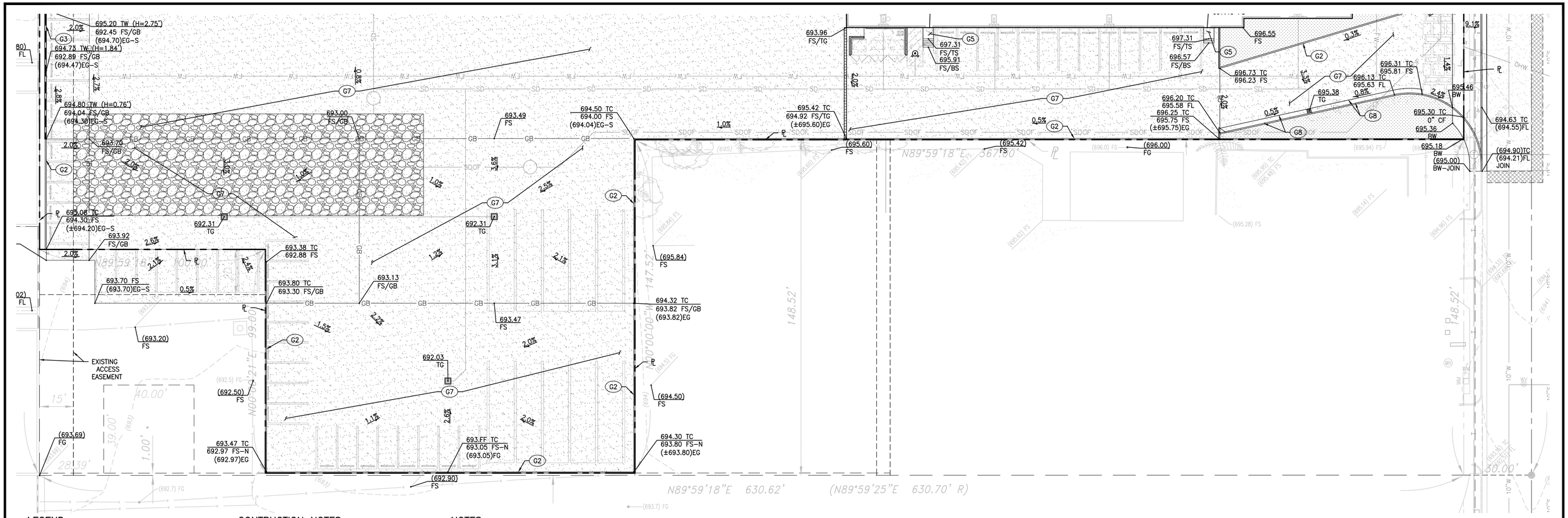
GATEWAY CHINO
5885 SCHAEFER AVE

PRECISE GRADING PLAN CONT'D

PROJECT NO.

SHEET 11 OF 18

DRAWING NO.



LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN PERMEABLE PAVERS BY OTHERS
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN

CONTRUCTION NOTES

- G1 INSTALL PERMEABLE PAVER WALKWAY. DETAIL AND SPECIFICATION BY OTHERS.
- G2 INSTALL CONCRETE CURB PER DETAIL **3**, SHEET **13**. HEIGHT PER PLAN.
- G3 RETAINING WALL BY OTHERS. SEE DETAIL **1**, SHEET **13** FOR SUBDRAINAGE DETAIL.
- G4 INSTALL PEDESTRIAN CONCRETE PAVING PER DETAIL **2**, SHEET **13**.
- G5 STAIRS BY OTHERS.
- G6 RIBBON GUTTER SEE SHEET 15.
- G7 INSTALL VEHICULAR CONCRETE PAVING PER DETAIL **4**, SHEET **13**.
- G8 INSTALL CURB AND GUTTER PER DETAIL **5**, SHEET **13**.

NOTES

1. SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.
2. REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.
3. SEE STRUCTURAL PLANS FOR RETAINING WALL DETAILS.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON SURVEY INFORMATION FROM SURVEY DATED MAY 13, 2020 BY JOSEPH C. TRUXSAW & ASSOCIATES, INC. ANY DISCREPANCIES SHOWN HEREON SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
5. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
6. IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY ARE SHOWN FOR REFERENCE ONLY. CONSTRUCTION SHALL BE PERFORMED PER SEPARATE PERMIT.

N

0 10' 20'

SCALE: 1"=20'

ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIBAILITY, REALL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UNDERGROUND UTILITIES & STRUCTURES

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PLANS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONS OF THE RECORDED UTILITIES AS WELL AS ANY NOT SHOWN AND SHALL CONFIRM ALL ALIGNMENTS AND GRADES BY FIELD INVESTIGATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE HARDINE FRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY		
FIRM: PACIFIC CONSULTING GROUP, INC.		
ADDRESS: 2239 STATE AVE., #B COSTA MESA, CA 92627		
TELEPHONE: (818) 800-6991	FAX: ( )	
SIGNATURE	RCE	DATE

REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
1 PLANNING SUBMITTAL		8/13/24		
2 1ST RE-SUBMITTAL		10/17/24		
3 2ND RE-SUBMITTAL		12/18/24		
4 3RD RE-SUBMITTAL		3/25/25		
5 4TH RE-SUBMITTAL		5/28/25		
6				

BENCH MARK DATA

NO. 137/57 ELEV. 697.5040 FT

LOCATION:

FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:

PUBLIC WORKS DIRECTOR DATE:

CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO

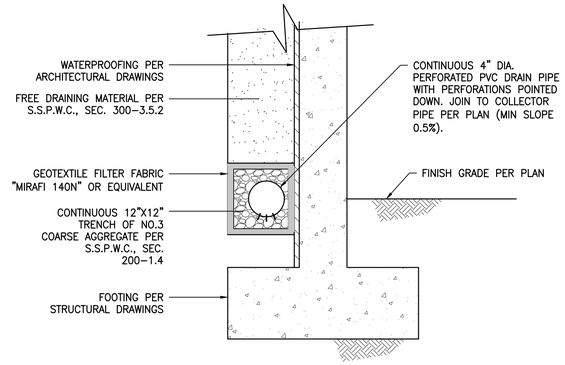
5885 SCHAEFER AVE

PRECISE GRADING PLAN CONT'D

PROJECT NO.

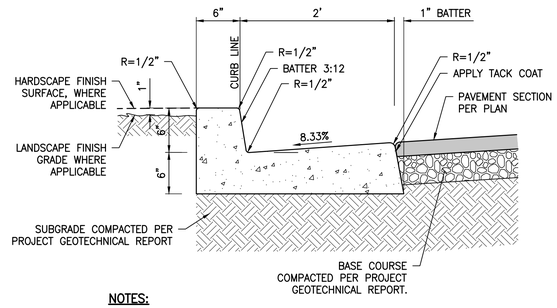
SHEET 12 OF 18

DRAWING NO.



1/13 FOUNDATION WALL SUBDRAINAGE DETAIL

N.T.S.

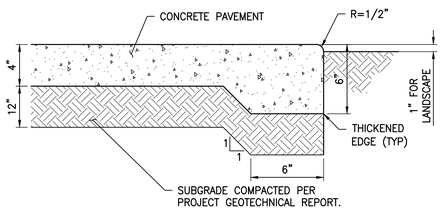


NOTES:

1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
3. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

5/13 CURB AND GUTTER TYPICAL DETAIL

N.T.S.

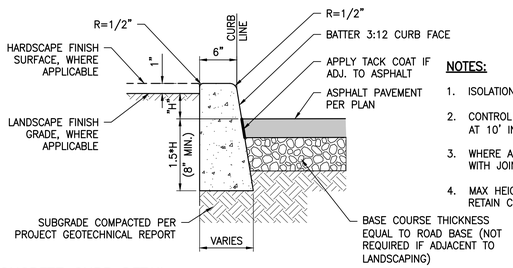


NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. REFER TO GEOTECHNICAL REPORT FOR PAVING RECOMMENDATIONS.

2/13 PEDESTRIAN CONCRETE PAVING DETAIL

N.T.S.

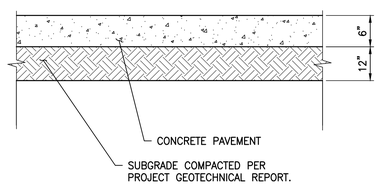


NOTES:

1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.
4. MAX HEIGHT "H"=10". THIS DETAIL IS NOT APPLICABLE TO LARGER RETAIN CONDITIONS.

3/13 CONCRETE CURB DETAIL

N.T.S.



NOTES:

1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
2. REFER TO ARCHITECTURAL PLANS FOR CONCRETE COLOR, PATTERN, TEXTURE, AND FINISH.
3. THICKNESS AND DEPTH PER PROJECT GEOTECHNICAL REPORT.

4/13 VEHICULAR CONCRETE PAVING DETAIL

N.T.S.

SEAL

REGISTERED PROFESSIONAL ENGINEER — KYLE HARDINE FROUHY — C 95048 EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	1 PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B COSTA MESA, CA 92627	2 1ST RE-SUBMITTAL		10/17/24		
TELEPHONE: (818) 800-6991 FAX: ( )	3 2ND RE-SUBMITTAL		12/18/24		
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SIGNATURE RCE DATE	5 4TH RE-SUBMITTAL		5/28/25		

BENCH MARK DATA

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LOCATION:

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REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:

PUBLIC WORKS DIRECTOR DATE:

CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO

5885 SCHAEFER AVE

GRADING DETAILS

PROJECT NO.

SHEET 13 OF 18

DRAWING NO.

LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN PERMEABLE PAVERS BY OTHERS
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- RETAINING WALL
- PROPERTY LINE
- GRADE BREAK
- RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN
- SUB-HYDROLOGY AREA BOUNDARIES
- X / X.XX — SUB AREA ID / SUB-HYDROLOGY AREA IN ACRES

BMP NOTES

1. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM RANCHO CUCAMONGA PRIOR, TO CONSTRUCTION OF BMP(s).
2. ALL ON-SITE STORM DRAIN PIPES SHOWN HEREON SHALL BE WATER-TIGHT.
3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.

EXISTING CONDITIONS	
AREA	QUANTITIES
TOTAL SITE AREA (S.F.)	320,382
IMPERVIOUS AREA (S.F.)	96,691
PERVIOUS AREA (S.F.)	223,691
PERCENT IMPERVIOUS	30%

WQMP SUMMARY				
DRAINAGE MANAGEMENT AREA	A	B	C	TOTAL
TOTAL DEVELOPMENT AREA (S.F.)				320,382
DISTURBED PROJECT AREA (S.F.)	37,935	106,270	176,177	320,382
PROPOSED IMPERVIOUS AREA (S.F.)	28,628	83,195	171,992	283,815
PROPOSED IMPERVIOUS PERCENTAGE	75%	78%	98%	89%
PROPOSED BUILDINGS (S.F.)	3,160	81,773	71,776	156,709
PROPOSED PAVING/HARDSCAPE (S.F.)	25,468	1,422	100,216	139,906
PROPOSED PERVIOUS AREA (S.F.)	9,307	23,075	4,185	36,567
DCV (C.F.)	2,993	8,887	21,906	33,786
REQUIRED INFILTRATION AREA (S.F.)	935	2,777	6,846	10,400
INFILTRATION TRENCH AREA PROVIDED (S.F.)	936	2,790	6,975	10,701

STORM WATER QUALITY SUMMARY		
SUB-HYDROLOGY AREA	TRIBUTARY AREA (AC)	PROPOSED BMP
A	0.87	BMP1
B	2.44	BMP2
C	4.04	BMP3
TOTAL	7.35	

CONTRUCTION NOTES

- SD1 CONNECT TO PROPOSED DOWNSPOUT BELOW GRADE. SEE ARCHITECTURAL PLANS FOR CONTINUATION.
- SD2 INSTALL PVC STORM DRAIN PIPE. SIZE TO BE CONFIRMED. (MIN SLOPE = 0.5%)
- SD3 INSTALL PRECAST CONCRETE CATCH BASIN.
- SD4 INSTALL 4' RIBBON GUTTER PER DETAIL **3**, SHEET **16**.
- SD5 INSTALL BELOW GRADE INFILTRATION TRENCH PER DETAIL **2**, SHEET **16**.
- SD6 INSTALL CURB OUTLET PER APWA STD PLAN 151-3. SIZE TO BE CONFIRMED.
- SD7 INSTALL CONTECH CDS PRETREATMENT DEVICE PER DETAIL **1**, SHEET **16**.
- SD8 INSTALL 4" TRENCH DRAIN BY ACO OR APPROVED EQUAL.
- SD9 INSTALL BUBBLER BOX PER DETAIL **4**, SHEET **16**.
- SD10 INSTALL SUMP PUMP.
- SD11 INSTALL 6" TRENCH DRAIN BY ACO OR APPROVED EQUAL.

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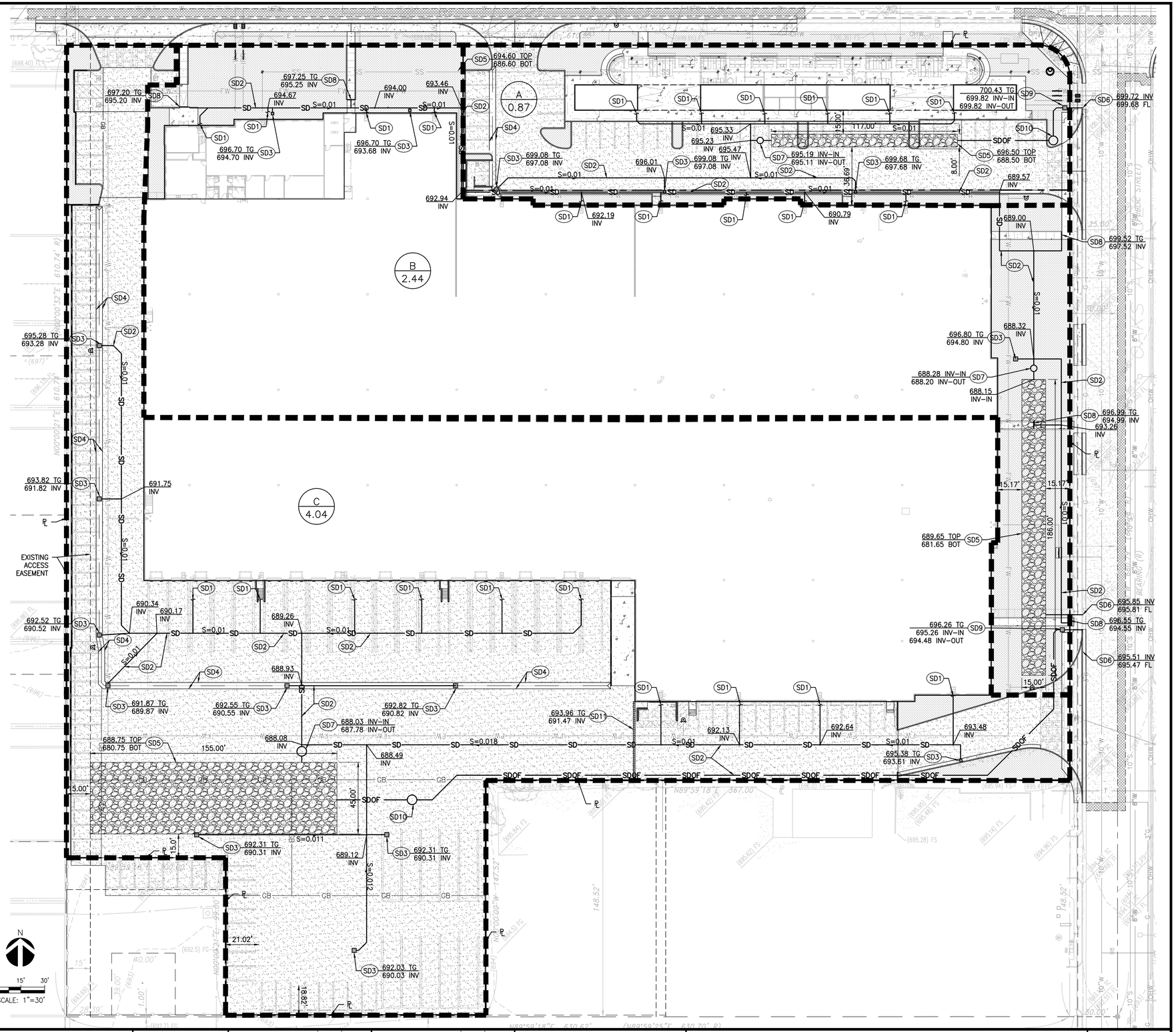

SEAL

REGISTERED PROFESSIONAL ENGINEER — KYLE JARDINE PRUITT — C 95048 EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	△ PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	△ 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	△ 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	△ 3RD RE-SUBMITTAL		3/25/25		
	△ 4TH RE-SUBMITTAL		5/28/25		
SIGNATURE RCE DATE	△				

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
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FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

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TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

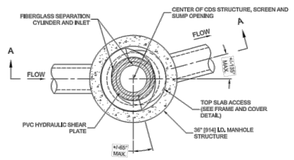
GATEWAY CHINO
5885 SCHAEFER AVE

DRAINAGE PLAN

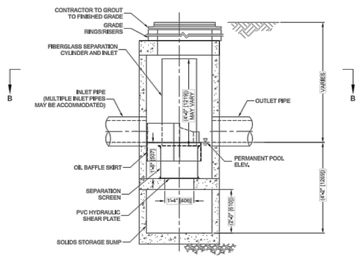
PROJECT NO.

SHEET 14 OF 18

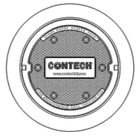
DRAWING NO.



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 5.00 [14.14 L/s] CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC/INTERNAL BYPA
IS 6.0 [170 L/s] CFS. IF THE SITE CONDITIONS EXCEED 6.0 [170 L/s] CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREME

STRUCTURE ID		
WATER QUALITY FLOW RATE (CFS OR L/s)		
PEAK FLOW RATE (CFS OR L/s)		
RETURN PERIOD OF PEAK FLOW (YRS)		
SCREEN APERTURE (2400 OR 4700)		
PIPE DATA:	I.E.	MATERIAL
INLET PIPE 1	*	*
INLET PIPE 2	*	*
OUTLET PIPE	*	*
RIM ELEVATION		
ANTI-FLOTATION BALLAST		VOLUME
		*
NOTES/SPECIAL REQUIREMENTS:		

* PER ENGINEER OF RECORD

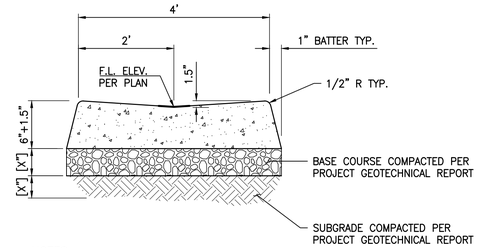
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. USE SITE-SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINE SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAW CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 6'-2', AND GROUNDWATER ELEVATION AT, OR THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY BACKFILL, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHAL SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE ST
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE (INVERT MINI SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

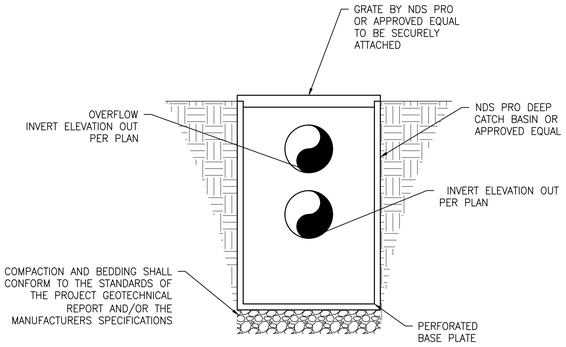
1/16 CONTECH CDS TYPICAL DETAIL
N.T.S.



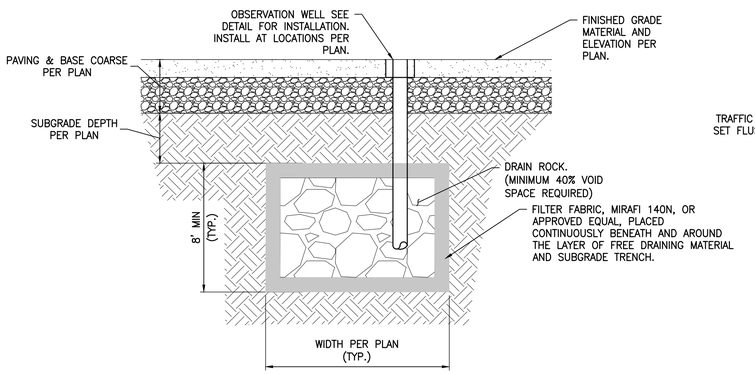
NOTES:

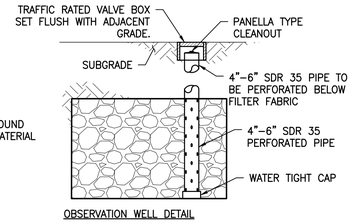
1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.

3/16 RIBBON GUTTER TYPICAL DETAIL
N.T.S.



4/16 BUBBLER BOX TYPICAL DETAIL
N.T.S.





OBSERVATION WELL DETAIL

NOTES:

1. PROPOSED INFILTRATION SYSTEMS SHOULD BE LOCATED AT LEAST 25' AWAY FROM ANY STRUCTURES INCLUDING RETAINING WALLS PER PROJECT INFILTRATION REPORT. REFER TO SECTION 18.19 AND SUBSECTIONS OF THE PROJECT GEOTECHNICAL REPORT PREPARED BY GEOCON WEST INC. DATED SPETEMBER 15, 2021 FOR ALL INFILTRATION REQUIREMENTS.

2/16 INFILTRATION TRENCH TYPICAL DETAIL
N.T.S.

SEAL

REGISTERED PROFESSIONAL ENGINEER
KYLE HARDINE FRUITT
C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
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NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
SEWER:		
FIRE:		
PLANNING:		
TRAFFIC:		
SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION
GATEWAY CHINO
5885 SCHAEFER AVE
DRAINAGE DETAILS

PROJECT NO.
SHEET 15 OF 18
DRAWING NO.

LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN PERMEABLE PAVERS BY OTHERS
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- FW — FIRE WATER PIPE
- IRR — IRRIGATION WATER PIPE
- SS — SANITARY SEWER PIPE
- SD — STORM DRAIN PIPE (SEE SHEET 14)
- W — WATER PIPE
- CATCH BASIN
- AREA DRAIN
- POINT OF CONNECTION
- POINT OF CONNECTION TO BUILDING
- BACKFLOW ASSEMBLY
- WATER METER VAULT

ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIBAILTY, REALL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UNDERGROUND UTILITIES & STRUCTURES

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CONSTRUCTION NOTES

SANITARY SEWER

- (SS1) CONTRACTOR TO LOCATE AND CONNECT TO EXISTING SEWER MAIN.
- (SS2) INSTALL 6" PVC LATERAL PER CITY OF CHINO PWD STD DWG 109, 500A & 500B. SIZE TO BE CONFIRMED.
- (SS3) INSTALL PVC SEWER PIPE. (MIN SLOPE = 2%)
- (SS4) INSTALL SEWER CLEANOUT/ SAMPLING WYE PER CITY OF CHINO PWD STD DWG 527.
- (SS5) POINT OF CONNECTION TO BUILDING PLUMBING. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (SS6) FUTURE GREASE INTERCEPTOR. SIZE TO BE CONFIRMED.
- (SS7) INSTALL MONITORING MANHOLE OR MONITORING VAULT PER CITY OF CHINO PWD STD DWG 530 OR 531. DEPTH OF SEWER TO BE CONFIRMED.

DOMESTIC WATER

- (W1) CONTRACTOR TO ORDER AND COORDINATE NEW DOMESTIC WATER SERVICE CONNECTION. SEE CITY OF CHINO PWD STD DWG 415A.
- (W2) 3" DOMESTIC WATER METER. SIZE TO BE CONFIRMED.
- (W3) INSTALL PVC WATER PIPE.
- (W4) INSTALL APPROVED REDUCED PRESSURE BACKFLOW PREVENTOR PER CITY OF CHINO PWD STD DWG 471 & 472. SIZE TO BE CONFIRMED.
- (W5) POINT OF CONNECTION TO BUILDING PLUMBING. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (W6) CONTRACTOR TO REMOVE WATER METER AND SERVICE IN IT'S ENTIRETY. SEE CITY OF CHINO PWD STD DWG 425

FIRE WATER

- (F1) CONTRACTOR TO ORDER AND COORDINATE NEW 10" FIRE WATER SERVICE CONNECTION. SEE CITY OF CHINO PWD STD DWG 415A. SIZE TO BE CONFIRMED.
- (F2) INSTALL APPROVED DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER CITY OF CHINO PWD STD DWG 473. SIZE TO BE CONFIRMED.
- (F3) INSTALL C900 PVC WATER PIPE. SIZE TO BE CONFIRMED.
- (F4) POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (F5) INSTALL FIRE HYDRANT PER CITY OF CHINO PWD STD DWG 445A.
- (F6) INSTALL GATE VALVE, RISER & COVER PER CITY OF CHINO PWD STD DWG 450.
- (F7) FIRE SERVICE WATER METER. SIZE TO BE CONFIRMED.

IRRIGATION WATER

- (IR1) CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION. SEE CITY OF CHINO PWD STD DWG 410A.
- (IR2) 1.5" IRRIGATION WATER METER. SIZE TO BE CONFIRMED.
- (IR3) INSTALL PVC WATER PIPE. SIZE TO BE CONFIRMED.
- (IR4) INSTALL APPROVED REDUCED PRESSURE BACKFLOW PREVENTOR PER CITY OF CHINO PWD STD DWG 470. SIZE TO BE CONFIRMED.
- (IR5) POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE IRRIGATION PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

ELECTRICAL

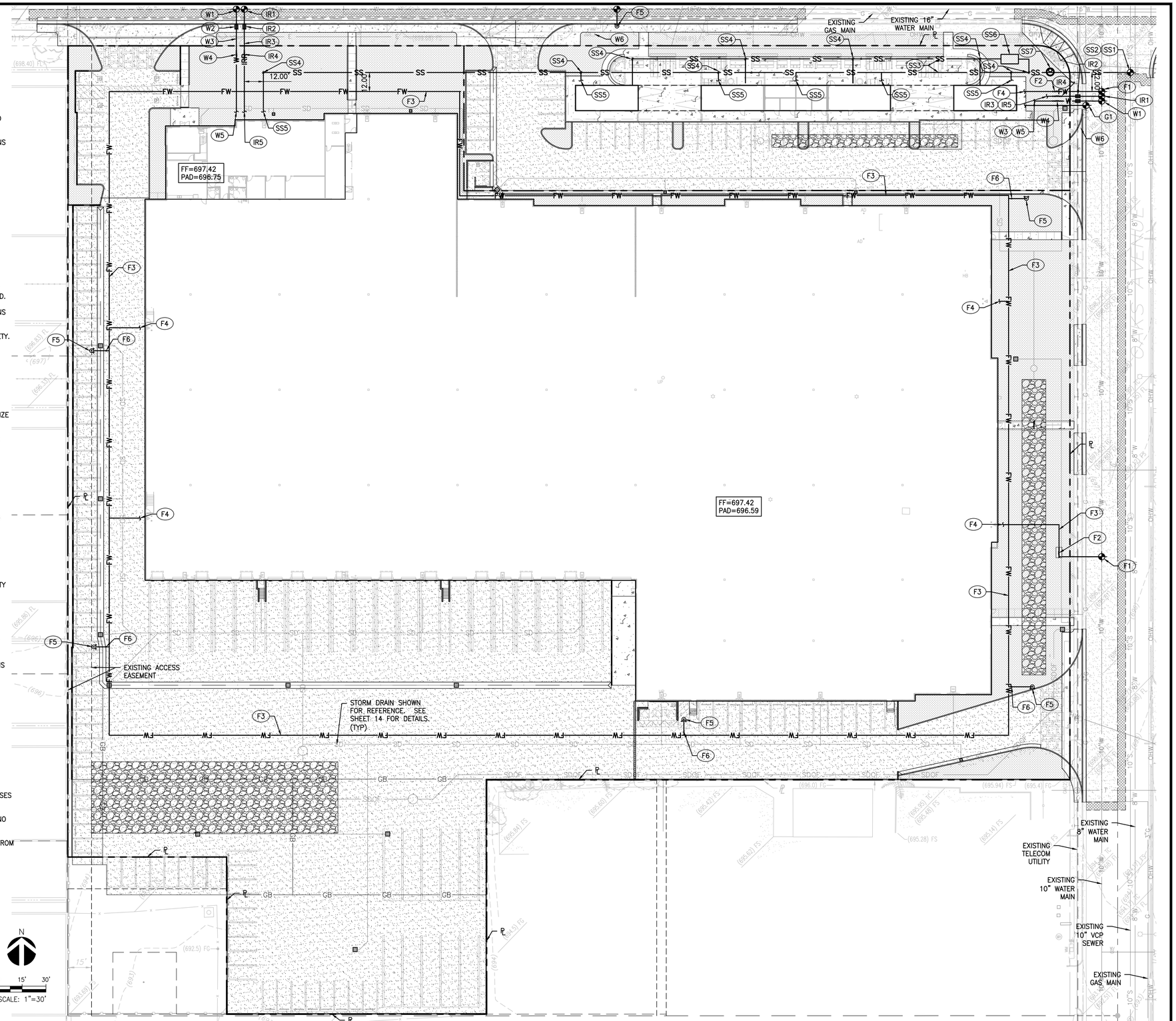
- (E1) PROPOSED TRANSFORMER. SEE ELECTRICAL PLANS.

GAS

- (G1) CONTRACTOR TO ORDER AND COORDINATE NEW GAS SERVICE.

NOTES:

1. BACKFLOWPRVENTORS SHOWN HEREON, ARE FOR COORDINATION PURPOSES ONLY.
2. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED PER CITY OF CHINO PWD STD DWG 460.
3. ALL WATER PIPING SHALL MAINTAIN A MINIMUM 10 FOOT SEPARATION FROM ANY SANITARY SEWER APPURTENANCE OR PIPING.



SEAL

REGISTERED PROFESSIONAL ENGINEER — KYLE VARDINE PRUITT — C 95048 — EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B COSTA MESA, CA 92627	1ST RE-SUBMITTAL		10/17/24		
TELEPHONE: (818) 800-6991 FAX: ( )	2ND RE-SUBMITTAL		12/18/24		
	3RD RE-SUBMITTAL		3/25/25		
SIGNATURE RCE DATE	4TH RE-SUBMITTAL		5/28/25		

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
FOUND 2 1/2" BRASS DISC LOCATED IN THE TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE.

REFERENCE DRAWINGS

REVIEWED BY STAFF	BY	DATE
WATER:		
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SERVICES:		

CITY ENGINEER'S STAFF	BY	DATE
DRAWN:		
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APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION

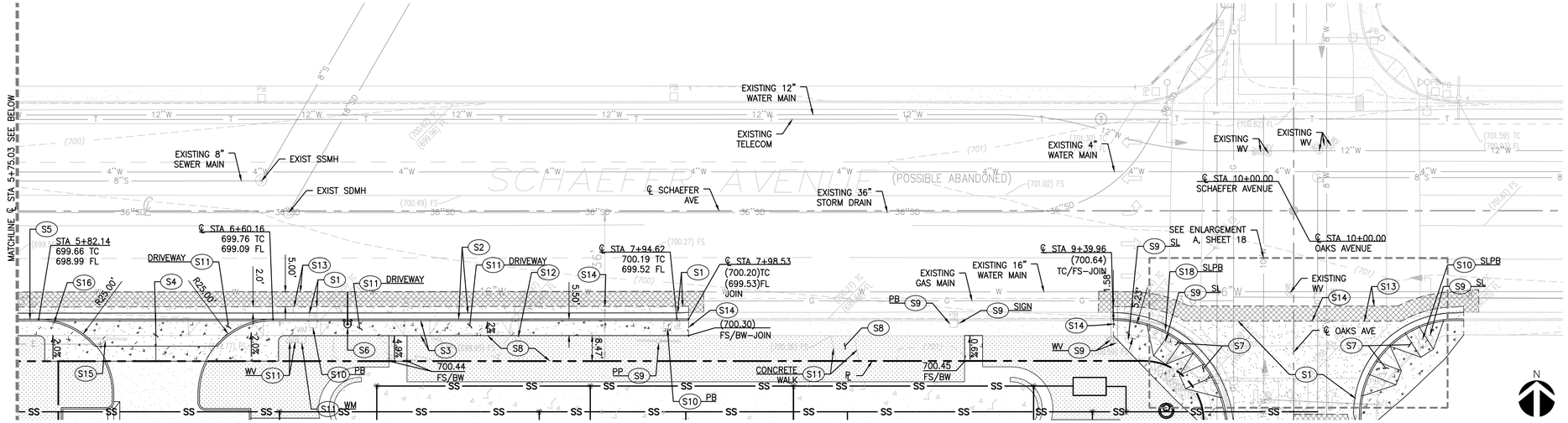
GATEWAY CHINO
5885 SCHAEFER AVE

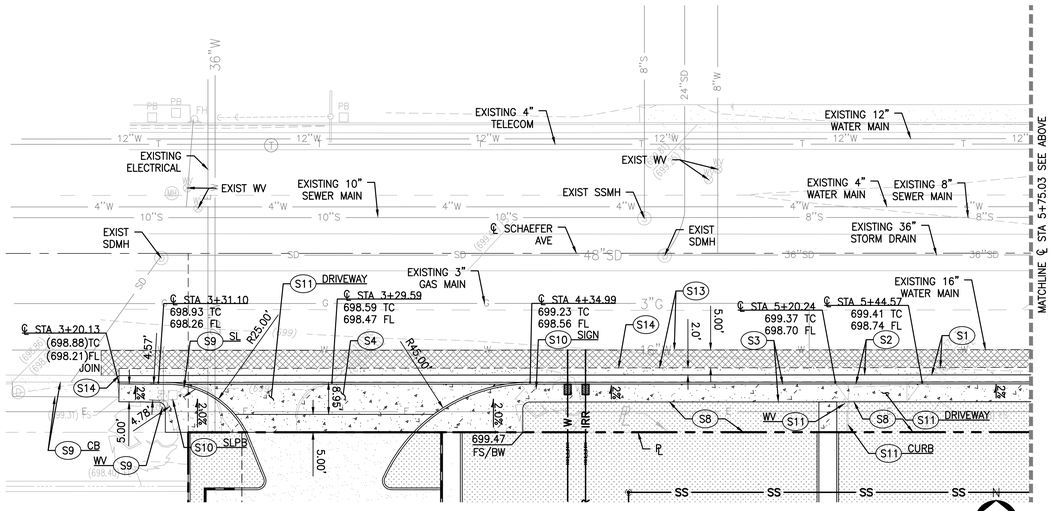
UTILITY PLAN

PROJECT NO.

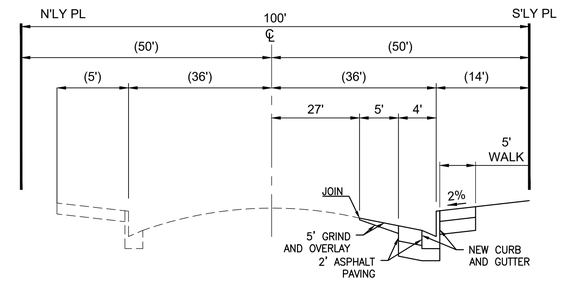
SHEET 16 OF 18

DRAWING NO.





TYPICAL SECTIONS



SCHAEFER AVE

NTS

LEGEND

- LANDSCAPE AREA BY OTHERS
- ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- GRIND AND OVERLAY
- PROPERTY LINE
- POINT OF CONNECTION
- BACKFLOW ASSEMBLY
- WATER METER VAULT

N

0 10' 20'

SCALE: 1"=20'

0 10' 20'

SCALE: 1"=20'

CONSTRUCTION NOTES

- (S1) REMOVE AND REPLACE EXISTING ASPHALT TO LIMIT AS SHOWN.
- (S2) REMOVE AND REPLACE CURB AND GUTTER PER CITY OF CHINO PWD STD DWG 205, 500A & 500B. SIZE TO BE CONFIRMED.
- (S3) INSTALL NEW SIDEWALK PER CITY OF CHINO PWD STD DWG 230.
- (S4) INSTALL DRIVEWAY PER CITY OF CHINO PWD STD DWG 250.
- (S5) INSTALL CURB OUTLET PER APWA STD PLAN 151-3.
- (S6) INSTALL FIRE HYDRANT PER CITY OF CHINO PWD STD DWG 445A.
- (S7) INSTALL CURB RAMP PER CITY OF CHINO STD DWG 1115. SEE ENLARGEMENT ON SHEET 18.
- (S8) LANDSCAPED PARKWAY PER LANDSCAPE PLANS.
- (S9) PROTECT IN PLACE EXISTING ITEM AS NOTED.
- (S10) ADJUST EXIST ITEM TO GRADE AS NOTED.
- (S11) EXIST ITEM TO BE REMOVED AS NOTED.
- (S12) RELOCATE EXISTING STREET LIGHT.
- (S13) GRIND AND OVERLAY 5' MIN. WIDTH. (2" MIN. DEPTH).
- (S14) SAWCUT TO LIMIT AS SHOWN.
- (S15) RELOCATE EXISTING POWER POLE.
- (S16) RELOCATE EXISTING SIGN.
- (S17) INSTALL NEW PEDESTRIAN PUSH BUTTON POLE.
- (S18) RELOCATE EXISTING ITEM AS NOTED.

NOTES:

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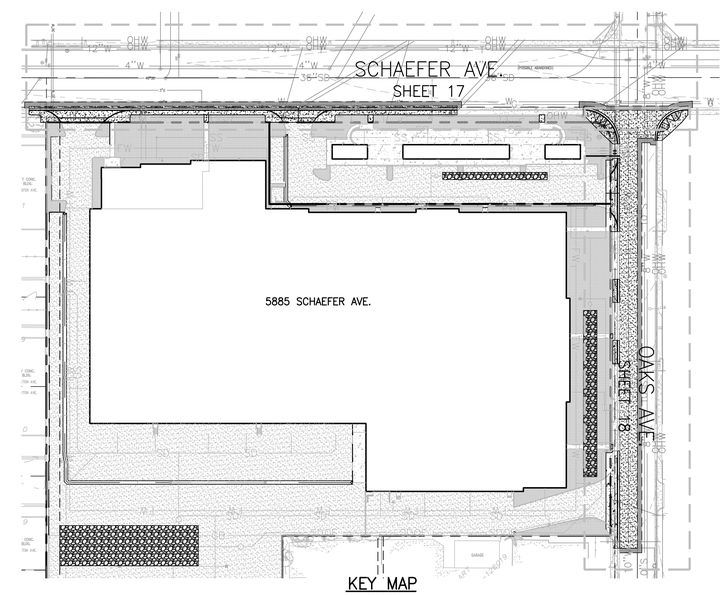

KEY MAP
1"=80'

UNDERGROUND UTILITIES & STRUCTURES

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SEAL

REGISTERED PROFESSIONAL ENGINEER — KYLE HARDINE PRUITT — C 95048 — EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	△ PLANNING SUBMITTAL		8/13/24		
ADDRESS: 2239 STATE AVE., #B	△ 1ST RE-SUBMITTAL		10/17/24		
COSTA MESA, CA 92627	△ 2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	△ 3RD RE-SUBMITTAL		3/25/25		
SIGNATURE RCE DATE	△ 4TH RE-SUBMITTAL		5/28/25		
	△				

BENCH MARK DATA
NO. 137/57 ELEV. 697.5040 FT
LOCATION:
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APPROVED BY:
PUBLIC WORKS DIRECTOR DATE:
CITY ENGINEER DATE:

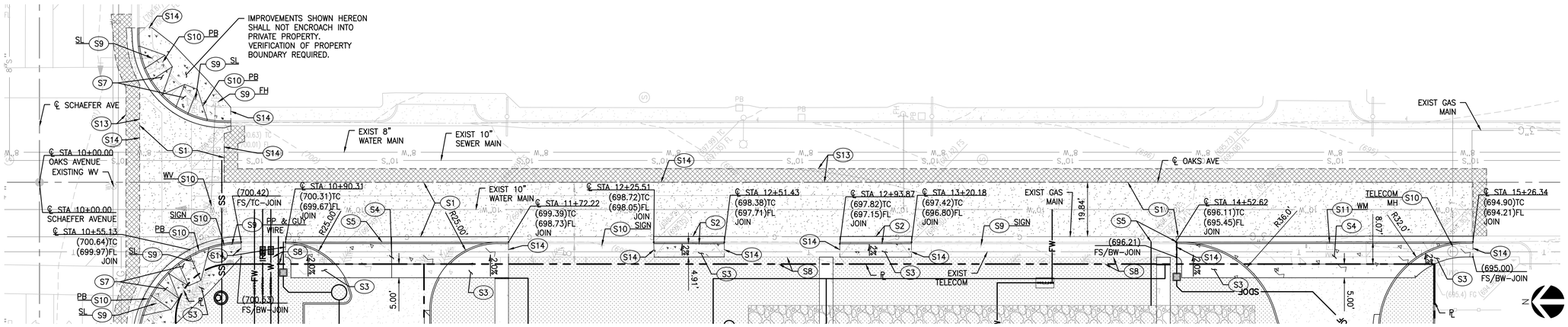
CITY OF CHINO ENGINEERING DIVISION

GATEWAY CHINO
5885 SCHAEFER AVE
OFF-SITE IMPROVEMENT PLAN
SCHAEFER AVE.

PROJECT NO.

SHEET 17 OF 18

DRAWING NO.



LEGEND

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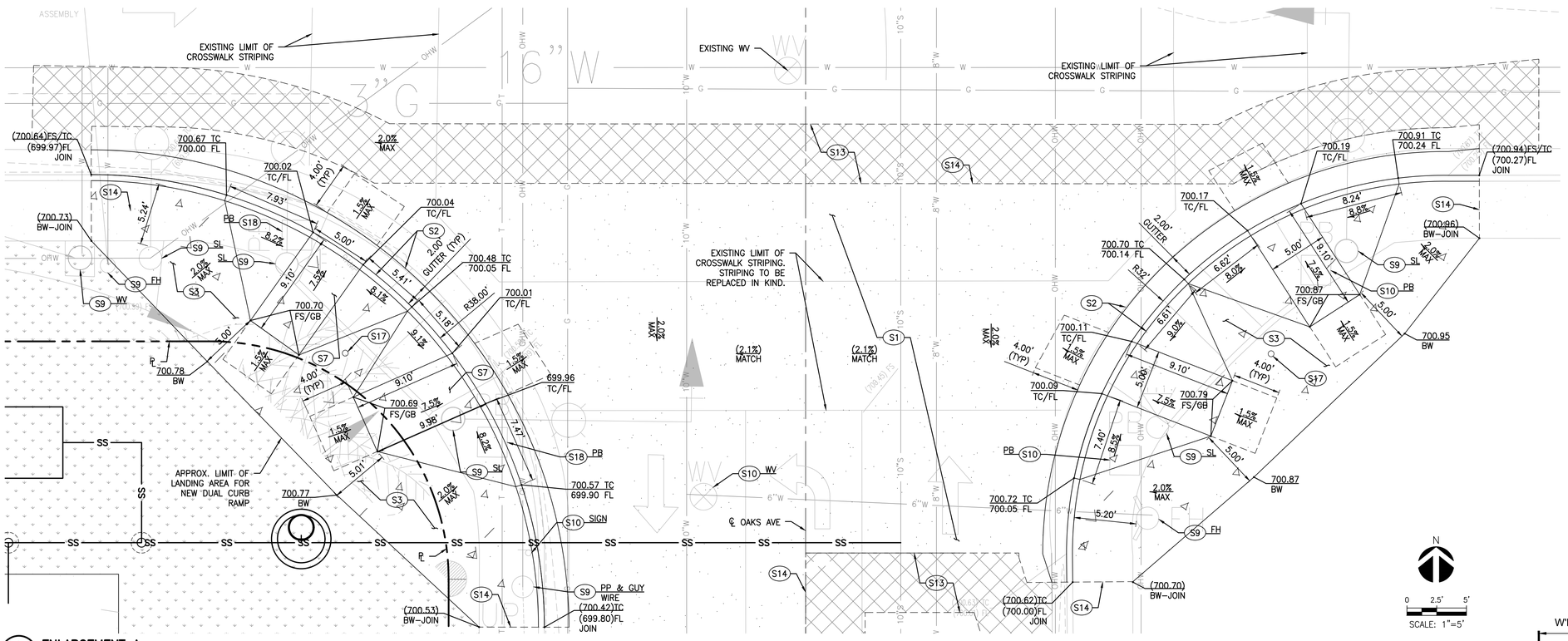

A 18 ENLARGEMENT A
1"=5'

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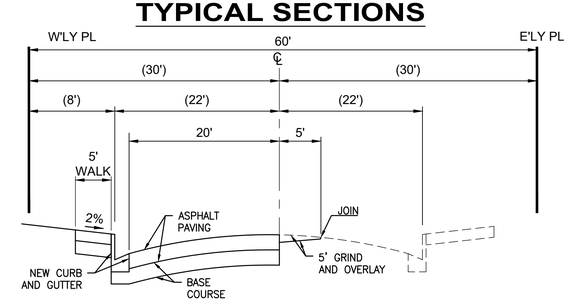
TYPICAL SECTIONS



OAKS AVE
NTS

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SEAL

REGISTERED PROFESSIONAL ENGINEER — ALEC HARDINE PRUITT — C 95048 — EXP. 09/30/25 — CIVIL — STATE OF CALIFORNIA

SIGN DATE 06/05/2025

PREPARED BY	REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE
FIRM: PACIFIC CONSULTING GROUP, INC.	PLANNING SUBMITTAL		8/13/24		
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COSTA MESA, CA 92627	2ND RE-SUBMITTAL		12/18/24		
TELEPHONE: (818) 800-6991 FAX: ( )	3RD RE-SUBMITTAL		3/25/25		
SIGNATURE RCE DATE	4TH RE-SUBMITTAL		5/28/25		

BENCH MARK DATA
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SEWER:		
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CITY ENGINEER DATE:

CITY OF CHINO ENGINEERING DIVISION
GATEWAY CHINO
5885 SCHAEFER AVE
OFF-SITE IMPROVEMENT PLAN
OAKS AVE.

PROJECT NO.
SHEET 18 OF 18
DRAWING NO.