

# EXHIBIT A

## DEPARTMENTAL CONDITIONS OF APPROVAL

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**DATE:** November 20, 2024

**PROJECT FILE NO.:** PL23-0033 (Site Approval), PL23-0034 (Special Conditional Use Permit), and PL23-0121 (TPM 20806)

**LOCATION:** 11910 South Benson (APN: 1014-581-05)

**APPLICANT:** CDA Plus PDG, Inc.

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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 –

- Planning Division
- ADA Accessibility Division

Public Works Department –

- Engineering Division
- Traffic Division

Chino Valley Independent Fire District

Police Department

Finance Department

Community Services, Parks & Recreation Department

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### **1.0 TIME LIMITS:**

- 1.1. The above-referenced Site Approval and Special Conditional Use Permit shall expire on **November 20, 2025**, if building permits are not obtained and/or the approved use has not commenced. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.
- 1.2. The above-referenced Tentative Map shall expire on **November 20, 2026**, if the final map has not been recorded. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.

### **2.0 GENERAL REQUIREMENTS:**

- 2.1. The project shall proceed only in accordance with Planning Commission approved plans on file with the Development Services Department, the conditions contained herein and the Chino Municipal Code.
- 2.2. 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.
- 2.3. 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.

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- 2.4. In the event that any condition contained herein is determined to be invalid or legally unenforceable, all remaining conditions shall remain in force.
- 2.5. 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.
- 2.6. 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.
- 2.7. 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 agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.
- 2.9. The applicant shall be responsible for making arrangements with Waste Management for disposal of any/all construction debris or trash generated. Waste Management can be reached at 1-800 423-9986.
- 2.10. 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.
- 2.11. Any change in the project shall be reviewed by the Development Services Department for compliance with CEQA.

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- 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 Exemption filing fee.

**3.0 THE APPROVED USE SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:**

- 3.1. All operations shall not create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration or other similar causes.
- 3.2. 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.
- 3.3. 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.
- 3.4. 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 sewer 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.
- 3.5. No operation or activity shall emit heat or cold that would cause a temperature increase or decrease on any adjacent parcel in excess of 10°F (5.56°C).
- 3.6. 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

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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.

- 3.7. 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.
- 3.8. 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

**3.9. Place of Worship:**

3.9.1. The SCUP is approved for a faith-based, educational organization operating in general accordance with the list of activities, as attached (Exhibit A). The proposed use has the flexibility to modify the time and date of activities, provided it does not: 1) increase the overall hours of operation of the facility; 2) increase the intensity of the project as it relates to traffic and parking; or 3) create a negative impact on surrounding land uses, as determined by the Director of Development Services. The Director of Development Services shall have the authority to approve minor modifications to the proposed use, other than those outlined in **Attachment A**. If at any point the worship facility proposes to change its operation (i.e. hours, types of uses, etc.), the applicant shall submit a request to the Director. At such time, the Director shall review the request to determine if the change in operation meets the intent of the SCUP or creates

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any potential new impacts. If necessary, the Director may refer the proposal back to the Planning Commission for final determination.

3.9.2. Should it be determined at any time by the Director of Development Services that there are parking issues associated with the proposed use, then the applicant shall work with staff to address the parking problem, which may include, but not limited to hours of operation, reducing the number of events to the satisfaction of the Director of Development Services.

3.9.3. No activities, including regular services, shall be permitted on the project site that would reduce the number of parking spaces available, unless specifically approved by the Director of Development Services as a special event, and in compliance with the Municipal Code.

#### **4.0 TO THE ISSUANCE OF A BUILDING AND/OR GRADING PERMIT:**

4.1. 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.

4.2. 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.

4.3. Final revised plans, incorporating all conditions of approval, shall be submitted and approved by the Director of Development Services.

4.4. All plans shall be coordinated for consistency.

4.5. 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.

4.6. 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

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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.
- 4.7. 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.
- 4.8. Prior to the issuance of any grading permit, four (4) sets of detailed on-site landscaping and irrigation construction drawings along with a copy of the Planning Commission approved conceptual landscape plans and a copy of the conditions of approval shall be submitted for review and approval by the Director of Development Services. A grading permit will not be issued until the City's outside plan checker has completed one review of detailed landscape and irrigation plans for the development. Payment of the Landscape & Irrigation Plan Review Fee shall be due at the time of submittal. Plans shall be prepared to comply with the City's Water Efficient Landscape Ordinance, adopted on October 6, 2015, Ordinance No. 2015-008, meet the requirements for a Landscape Documentation Package in accordance with Section 20.19.030 of the Landscape Ordinance, and shall bear the seal of a landscape architect registered with the state of California. If the site includes areas proposed to be placed within a City-maintained Landscape Maintenance District, then five (5) sets of plans shall be submitted, and the plans shall be prepared on City of Chino, Engineering Division base sheets, and shall bear the seal of a landscape architect registered with the state of California. Original mylars shall be submitted to the City upon approval of plans by the City Engineer.

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- 4.9. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that is not placed underground such as SCE transformers, 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.
- 4.10. 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.
- 4.11. 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 **November 20, 2024**, as prepared by **CDA Plus PDG, 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.
- 4.12. 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.
- 4.13. Special Conditions:
  - 4.13.1. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements and submitted and approved by the City.
  - 4.13.2. A construction-phasing plan shall be submitted and approved by the Building Division prior to building permit issuance. The plan shall show all buildings that will be completed in each phase. It shall also show how each completed phase will be closed off from the phases under construction so as to minimize conflict between construction vehicles, construction equipment, employees and residents.



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- 4.13.3. Approval of the conceptual landscape plan by the Planning Commission does not constitute final approval. The final landscape approval (during the plan check process and/or following installation) shall be subject to the review and approval of the City's Landscape Architect Consultant and the Director of Development Services. The City Landscape Architect or Director of Development Services may require additional/fewer trees, shrubs, vines, and ground cover as necessary, based on final site conditions during the landscape plan check process or field review process in order to mitigate any site conditions that were not apparent during either the Planning Commission review or plan check review process.
- 4.13.4. To minimize damage to paved areas due to tree root growth, trees located within five (5) feet of any paved surface area shall be provided with root barriers unless it can be demonstrated, to the satisfaction of the Planning Division, that the root growth characteristics of the type of tree proposed does not warrant their installation.
- 4.13.5. The applicant shall record the map prior to the issuance of a building permit.

**5.0 PRIOR TO START OF CONSTRUCTION:**

- 5.1. The final landscape and irrigation plans for the development shall be approved by the Director of Development Services.
- 5.2. 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.
- 5.3. The approved construction management plan shall be distributed to all contractors and subcontractors and shall be maintained on-site through the duration of construction.
- 5.4. 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

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diseases. Based on the inspection or survey results, the applicant shall take appropriate vector control methods as recommended by the District.

**6.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

- 6.1. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.
- 6.2. 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.
- 6.3. 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.
- 6.4. 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.
- 6.5. 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.
- 6.6. Prior to issuance of a certificate of occupancy, any temporary sales and/or construction office buildings/trailers shall be removed from the site.

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- 6.7. The project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site.

#### **7.0 OTHER REQUIREMENTS:**

- 7.1. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within 90 days of Planning Commission approval 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.
- 7.2. 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.
- 7.3. 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.
- 7.4. 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. Building and Site Design:
- 7.5.1. Exterior building color shall be reviewed and approved by the Director of Development Services. Colors shall be coordinated between structures, utilizing compatible hues and intensities. Final review and approval of paint colors utilizing a color test may be required prior to painting any structure, if determined necessary in the field by the Director of Development Services.
- 7.5.2. All building drainage gutters, downspouts, vents, etc., located on the exterior walls shall be architecturally compatible with the exterior building design and color, to the satisfaction of the Director of Development Services, or shall be completely

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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).

- 7.5.3. All new mechanical equipment and appurtenances of any type (including, but not limited to, electrical cabinets, HVAC equipment, skylights, stack vents or fans) whether located on rooftops, ground level or anywhere on the building 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.
- 7.5.4. New ladders for roof access shall be mounted on the inside of the building.
- 7.5.5. All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.
- 7.5.6. All landscaping shall be designed and installed in accordance with Section 20.19 of the Chino Municipal Code.
- 7.6. Parking and Lighting:
  - 7.6.1. All exterior lighting fixtures shall be installed in accordance with plans on file with the Development Services Department and shall be fully operational prior to occupancy.
  - 7.6.2. All building-mounted light fixtures within public areas shall be decorative in nature and architecturally compatible with the building. Building-mounted light fixtures shall be reviewed and approved by the Director of Development Services prior to installation. "Wall-paks" or other standardized exterior lighting shall not be permitted within public areas.
  - 7.6.3. All parking and loading areas shall be paved and double-striped in accordance with plans on file with the Development Services Department, Chino Municipal Code Chapter 20.18 (*Parking*) and the disabled parking and accessibility requirements of state law (see the CalDAG—California Disabled Accessibility Guidebook).

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- 7.6.4. Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation.
  - 7.6.5. All parking spaces, aisles, entrances and exits shall be double-striped per City standards.
  - 7.6.6. All parking spaces for compact cars shall be clearly identified as "Compact Car Only" on the pavement, at the opening of the space. Compact parking spaces shall be reasonably distributed throughout the parking area, subject to review and approval by the Director of Development Services.
- 7.7. Refuse and Recycling:
- 7.7.1. 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. At a minimum, refuse disposal and the collection of recyclable and organic materials collection needs shall be provided for as follows:
    - Industrial Uses – Two 3-cubic yard collection bins (one for refuse, one for recyclables and at minimum one 64 gallon organic cart) for the first 20,000 square feet of gross floor area, and one 3-cubic yard bin for each additional 10,000 square feet of gross floor area, or fraction thereof.
  - 7.7.2. Refuse and recyclable 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.
  - 7.7.3. No refuse/recycling enclosure shall be located within any required setback area.

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- 7.7.4. All refuse and recyclable material bin enclosures not located in private yard areas shall be screened with landscaping on all sides, with the exception of the gate area. All sides of the enclosure, with the exception of the gate area, shall be surrounded by a minimum 18" wide planter area for the purpose of providing landscape material.
- 7.7.5. Refuse storage and recycling areas shall not be used for the storage of materials other than that for which it is designed (refuse and recyclable materials). The premises shall be kept in a neat and orderly condition, and in good repair and appearance at all times.
- 7.7.6. No outdoor storage of vehicles (other than service fleet), materials, and equipment shall be permitted.
- 7.8. Phased Projects:
- 7.8.1. 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.
- 7.8.2. Prior to the first occupancy permit, all undeveloped building pads shall be improved according to the following requirements:
- a) 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.
  - b) 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.

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- 7.9. 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 CO<sub>2</sub>e 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.

#### 7.10 **Special Conditions:**

- 7.10.1 The applicant shall obtain building permits and install the perimeter fencing and walls prior to occupancy of Building 1 (Phase 1) of the project.
- 7.10.2 The applicant shall construct a six-foot high decorative block wall along the west property line of the project site. The final design shall be subject to the review and approval of the Director of Development Services.
- 7.10.2 Should Parcel 2 be developed with a residential development, the owner of Parcel 1 shall construct a block wall in accordance with the requirements of the Zoning Code.

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**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:



**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL23-0033 (SA), PL23-0034 (SCUP),  
and PL23-0121 (TPM 20806)

**DATE:** November 20, 2024

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- 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.

Attachment A – Description of Project

## **Description of Proposed Project – Chong De Temple**

Chong De Temple is a project proposed by Los Angeles Chong De Culture and Education Foundation, which is a faith based, all-volunteer, and non-profit organization.

### **Our Mission**

- To manifest the goodness of human nature and, bridging the past and the future, advance humanism and spirituality with culture and education

### **Our Goals**

- To promote the culture of family values and morality based on human relationship
- To purify the heart of humankind
- To advance character education and encourage lifetime learning
- To serve the public for a more harmonious society

### **Our Strategies**

- Build Chong De Temple as a center for faith and a multi-functional campus to advance culture and education
- Inspire people to express their love for their parents
- Affirm the parents' responsibility to teach their children
- Teach the Scripture of One Hundred Practices of Filial Piety to promote harmony in the family
- Establish a system of life education to nurture people's inner qualities
- Conduct different levels of life education classes
- Encourage people to realize themselves in virtue, conduct and speech
- Organize health and spiritual related activities to promote a healthy mind and body
- Promote children scripture recitation and the study of scriptures
- Advocate healthy diet to advance inner and outer environmental protection
- Encourage people to be kind and care for those in need
- Organize community service activities and participate in charitable events

### **Our Vision**

Based on our faith in Tao and the Truth, our vision is to design and build a cultural and educational campus with Chong De Temple as the centerpiece that can contribute to our country, connect with the community, and serve the public. This temple will have integrated facilities to help achieve our goal of establishing a system of life education and to conduct different levels of life education classes

that are suitable for seniors, adults, youth, and children. It will also have sufficient space to conduct cultural and educational activities consisting of parent-child interaction, cultural exhibits, multicultural and multilingual education, classics education, academic advancement, community service, elderly care, etc. As such, we hope that this temple will have comprehensive facilities including faith center, classrooms, offices, audio/visual rooms, dining facilities, open courtyard, and perhaps even exhibit halls, and memorial halls. We hope that one day in the foreseeable future, Chong De Temple will become a mainstay for spiritual purification and a bastion for the promotion of family values.

### Our Operation

<b>OPERATION PLAN OF CHONG DE TEMPLE</b>		
<b>Activities</b>	<b>Times</b>	<b>Approximate Members and Invited Guests in Attendance</b>
<b>Office Hours</b>	9:00 am to 6:00 pm (weekdays) 9:00 am to 10:00 pm (weekend)	1 to 10
<b>Member and Guest Anticipated Usage</b>	Weekdays: 1-50 people Weekends: 50-150 people	1 to 150
<b>Meal Services *</b>	11:00 am to 1:30 pm (vegetarian lunch) 5:00 pm to 7:30 pm (vegetarian dinner)	1 to 150
<b>Tao Classes, etc.</b>	9:00 am - 10:00 pm (weekday, 1-50 people) 9:00 am - 10:00 pm (weekend, 50-150 people)	1 to 150
<b>Tao Retreats</b>	4 times per year, 2-day events on weekends	250-350
<b>Other Events</b>	Lunar New Year Festival: 1 or 2-day weekend event 2 to 4 Tao Gathering Events: 1 or 2-day events on weekends and one 3 to 7-day event	250-350

\* Meal services are available on weekends and as needed during the week.

# PUBLIC WORKS CONDITIONS OF APPROVAL

PL23-0121 (TPM 20806), PL22-0033 (Site Approval),  
PL22-0034 (Special Conditional Use Permit)

DATE: November 4, 2024 PC MEETING DATE: November 20, 2024

PROJECT DESCRIPTION: New construction of 5 buildings for cultural education uses.

PROJECT LOCATION: 11910 South Benson Avenue (APN: 1014-581-05-0-000)

APPLICANT: Creative Design Associates PROJECT ENGINEER: Daniel Aguirre

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PRIOR TO THE FOUR 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 MAP RECORDATION:**

- 1.1 Provide a preliminary Title Report no older than 60 days.
- 1.2 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.
- 1.3 Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>S. Benson Avenue</u>	<u>44-ft total from C/L to R/W</u>	<u>West</u>
<u>_____</u>	<u>(11-ft additional dedication</u>	<u>_____</u>
<u>_____</u>	<u>along the frontage of Parcel 1</u>	<u>_____</u>
<u>_____</u>	<u>and Parcel 2)</u>	<u>_____</u>

- 1.3a Dedicate to the City 4-foot and 5-foot-wide sidewalk easements for pedestrian access purposes, located on the western edge of Benson Ave along the frontage of Parcel 1 and Parcel 2.
- 1.3b Prepare and record necessary drainage easements to implement the project in accordance with drainage law and provide a copy to the City.
- 1.4 Execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 2.6. 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.
- 1.5 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.6 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-1.
- 1.7 Comply with all applicable requirements of the City Municipal Code.
- 1.8 Provide a Pedestrian Accessibility Plan which labels and indicates the path location and conceptual design of the following structures and facilities:

Reviewed/Approved By: JP Date: 10/29/24

- a. Sidewalks and walks (public right of way sidewalk, walks within the development);
  - b. Pedestrian crossings at driveways;
- 1.9 The Pedestrian Accessibility Plan requested in 1.8 should clearly indicate structures that are proposed with this site and future per other phases and/or site plans. Pedestrian facilities (privately 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.
- 1.10 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 sidewalk improvements. The frontage may include sidewalks and other associated pedestrian facilities.
  - a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
    - i. sidewalks/walks
    - ii. driveway approach crossings
    - iii. parking space
  - b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.
  - c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.
- 1.11 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.
- 2.0 PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THE SUBDIVISION/  
PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS:**
- 2.1 Record Parcel Map No. 20806 pursuant to the Subdivision Map Act and in accordance with City Municipal Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.
- 2.2 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 is issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch x 8 1/2-inch standard format.
- 2.3 Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impacts 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-mitigating measures.

- 2.4 Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.
- 2.5 Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 2.6 Design full public improvements for all impacted and interior streets/facilities in accordance with the City Municipal Code, Standards and Specifications. Such public improvements may include, but not be limited to the following: (Please coordinate and verify all requirements with the project engineer.)<sup>(14)</sup>

	<u>Street Names</u>			
	Benson <sup>(1)</sup> Ave			
Curb & Gutter (Offset from Centerline) <sup>(2)</sup>	32'			
Sidewalk (Width) <sup>(3)</sup>	5'			
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline) <sup>(4)</sup>	30'			
Asphalt Concrete Overlay <sup>(5)</sup>	X			
Streetlights	X			
Parkway Landscaping <sup>(6)</sup>	X			
Striping and Traffic Controls <sup>(7)</sup>	X			
Traffic Signal Interconnect <sup>(8)</sup>	X			
Conduit System for CATV				
Sewer <sup>(9)</sup>	X			
Storm Drain <sup>(10)</sup>	X			
Domestic Water <sup>(11)</sup>	X			
Fire Hydrants as required by CVIFD	X			
Driveway approaches <sup>(12)</sup>	X			
Power Lines <sup>(13)</sup>	X			

1. The public improvements listed above are required along the west side of Benson Avenue and shall be made as specified in our municipal code and per the City of Chino's General Plan.
2. Concrete curb and gutter shall be constructed along the project's frontage of Parcel 1 on Benson Ave and an 8-inch asphalt berm shall be constructed along the frontage of Parcel 2.
3. A temporary asphalt concrete sidewalk shall be constructed along the frontage of the southern portion of Parcel 2 and the northern property identified as APN: 1014-401-07-0-000. This temporary asphalt concrete sidewalk is required to connect the concrete sidewalk along the project's frontage with the existing sidewalks to the north and south, ensuring a continuous and accessible pedestrian pathway throughout the area. The City will help offset the costs associated with extending the sidewalk to the north by waiving the plan check fees, inspection fees, and permit fees. The waiving of these fees is subject to City Council approval and is therefore not guaranteed. The applicant shall be responsible for any remaining costs that are not offset through the waiving of these fees.
4. Full pavement reconstruction to include the proposed lane along the frontage of Parcels 1 and 2 from the existing edge of pavement to the proposed curb and gutter.
5. Grind and overlay 2" minimum existing asphalt pavement per City of Chino standards, from the street centerline to the existing edge of pavement. Based on the existing road conditions, additional pavement rehabilitation may be required as directed by City staff.

6. The parkway landscaping for the frontage of Parcel 1 shall be completed and maintained by the property owner. Weed abatement along the frontage of Parcel 2 shall be the responsibility of the property owner until the ultimate improvements are constructed.
  7. Extent of the signing & striping plan shall be dictated by the City Traffic Engineer.
  8. See COA 2.15.
  9. The Cities of Chino & Ontario are working on a formal agreement for sewer service. There shall be 1 point of connection from the City of Ontario's existing 8" sanitary sewer line on the east side of Benson Ave. Abandon unused sewer service(s) where applicable, per City standards.
  10. Trash capture devices shall be included on all catch basins.
  11. Provide new water meters and services and abandon unused water meter and services where applicable, per City standards.
  12. 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.
  13. See COA 2.8.
  14. Repair all damage to existing public improvements due to the proposed construction activities and as requested by the Public Works Inspector.
- 2.7 All improvements shall comply with federal, state, and local accessibility regulations and standards. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by City's Accessibility Coordinator and City Engineer.
- 2.8 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines adjoining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32 and inclusive of overhead utilities fronting Parcel 2.
- 2.9 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, the 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, Chapter 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 Chapter 3.40.080(B) or 3.45.080(B).
- 2.10 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and

the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at [http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

- 2.11 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.
- 2.12 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.
- 2.13 Provide adequate sight distance (per City Standard No. 865) for each project driveway. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 2.14 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.
- 2.15 The developer shall design and install traffic signal interconnect conduits, pull boxes, pull tape and trace wire for future connection to the City's existing traffic signal system. Please note that the installation of fiber optic cables is not required.

Interconnect locations:

- The interconnect conduit shall be installed at Benson Avenue along the frontage of Parcel 1 and Parcel 2.
- 2.16 Comply with all requirements of the final Traffic Impact Analysis (TIA) dated January 16, 2023, reviewed and approved by the City including participation in fair share contributions and construction of required improvements. Internal traffic signing/stripping should be implemented in accordance with the approved TIA.
  - 2.17 Prior to installation of underground utilities, CCTV inspection of existing sewer and storm drain conduits that may be impacted by the construction shall be performed and recording submitted to the City for comparison to post-construction inspection.
  - 2.18 Development shall meet all truck turning requirements from the City of Chino and Chino Valley Independent Fire District (CVFID).
- 3.0 PRIOR TO REQUEST AND RELEASE OF ANY OCCUPANCY PERMITS:**
- 3.1 Construct and secure Public Works Department approval of all public facilities enumerated under Section 2.6 above (per Resolution No. 88-23).
  - 3.2 Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Municipal Code, Chapter 13.32 and inclusive of overhead utilities fronting Parcel 2.



- 3.3 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.
  - 3.4 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.
  - 3.5 Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.
  - 3.6 Pay all remaining applicable fees pursuant to City Municipal Code.
- 4.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:**
- 4.1 Complete all Conditions of Approval listed under Sections 1-3 above.
  - 4.2 Submit to the City a letter from the surveyor indicating monuments required for the map have been set and they have been fully paid for their services.
  - 4.3 Submit to the City, electronic files of Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an e-transmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

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

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**PARCEL MAP NO.** 20806 (PL23-0121)

PROJECT ENGINEER: Daniel Aguirre

DATE: 11/4/2024

**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 (Delta revisions to as-built 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
- Copies of Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- Sewer Plans
- Domestic Water Plans (Delta revisions to as-built plans)
- Recycled Water Plans
- Street Light Plans including a Photometric Diagram
- Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- Signing and Striping Plans
- Traffic Signal Interconnect Plans
- Traffic Signal Plans
- Water Quality Management Plan



# 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

Harvey Luth  
President  
Sarah-Ramos Evinger  
Vice President  
John DeMonaco  
Tom Haughey  
Mike Kreeger

**Fire Chief**  
Dave Williams

August 14, 2024

**2022-00001526**

CREATIVE DESIGN ASSOCIATES  
17528 ROWLAND ST 2ND FLOOR  
ROWLAND HEIGHTS, CA - California 91748

Project Name: CHONG DE TEMPLE  
PL 22-0033 PL 22-0034 PL 23-0121  
Project Address: 11910 BENSON AVE  
CHINO, CA 91761

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.
- 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 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.
  - 2.3 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.
  - 2.4 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).

- 3.1 A residential "life safety" fire sprinkler system is required. The developer shall submit an electronic/PDF set of detailed plans and hydraulic calculations to the Community Risk Reduction Division for approval. Minimum water supply shall be a one inch (1") meter. The system shall be installed, tested and approved prior to occupancy. The system shall meet the standards of NFPA 13R or 13D and Fire District Standard No.126. Dwellings in excess of 5,000 square feet shall provide calculations of the (4) four most remote sprinkler heads. For NFPA 13R systems, 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 A maximum occupant load sign shall be posted in a conspicuous location near the main entrance/exit of the room, if occupant load is greater than 49 people. Such sign shall be legible.
- 3.6 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.
- 3.7 Smoke and Carbon Monoxide alarms are required to be installed per Section 310 of the California Building Code, current adopted edition. Locations shall be in accordance with code requirements.
- 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 key switch is required on each automatic electric security gate. 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 Residential street addresses shall be posted with a minimum of four inch (4") numbers, shall be electrically illuminated (by 12-volt power source only) by internal means during the hours of darkness. Posted numbers shall contrast with the background used and be legible from the street in accordance with the California Fire Code, current adopted edition. Where building is set back more than 100 feet from the roadway, additional non-illuminated four inch (4") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Please refer to Fire District Standard No. 122.
- 3.14 Hot work areas shall not contain combustible materials or shall be provided with appropriate shielding to prevent sparks, slag or heat from igniting exposed combustibles. The hot work area shall have no cracks or cracks shall be tightly covered in the flooring, walls, ducts or shafts to prevent the passage of sparks to adjacent combustibles. If partitions are used to separate the hot work area, they shall be noncombustible, in fixed hot work areas, partitions shall be securely connected to the floor such that no gap exists between the floor and the partition. The hot work area shall have a noncombustible surface.

Hot work areas shall maintain good housekeeping; the floor area shall be kept clean.

In the event, hot work needs to be performed close to automatic sprinklers, noncombustible barriers or damp cloth guards shall shield the individual sprinkler heads and shall be removed when the work is completed. If the work extends over several days, the shield or cloth shall be removed at the end of each work day.

Hot work areas shall be provided with the following warning signs:

CAUTION  
HOT WORK IN PROGRESS  
STAY CLEAR

A fire watch shall be provided during the hot work operation and shall continue for a minimum of 30 minutes after the conclusion of said work.

Records of “prework check” reports shall be maintained on site for 48 hours after hot work is completed. The prework check shall include the following:

- a). Ensure that hot work equipment to be used is in satisfactory operating condition and in good repair.
- b). Ensure hot work site is clear of combustibles or combustibles are protected, including exposures.
- c). Ensure any openings are protected and floors are clean.
- d). Fire watch is assigned.
- e). Care has been taken to prevent accidental activation of fire sprinklers or other life safety systems.
- f). The fire extinguisher for the hot work area is not blocked and accessible.

A minimum of one portable fire extinguisher with a rating of 2-A:20-B:C shall be readily accessible within 30 feet of each hot work area.

All compressed gas cylinders used shall be properly secured against accidental dislodgement and against access by unauthorized personnel. Compressed gas cylinders shall be protected from physical damage by an approved means.

Pressure relief devices shall be arranged to discharge upward and unobstructed to the open air in such a manner as to prevent any impingement of escaping gas upon the container, adjacent structures or personnel.

The storage area of the compressed gases shall be properly marked with an NFPA 704 placard as well as a sign reading: COMPRESSED GAS.

The storage area shall be provided with adequate lighting.

3.15 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) 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>**