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

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

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

CHINO PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, JULY 15, 2026 AT 6:00 PM

REGULAR MEETING

AGENDA

FLAG SALUTE

ROLL CALL

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

ANNOUNCEMENTS

PUBLIC COMMUNICATIONS

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

CONSENT CALENDAR

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

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

CONTINUED PUBLIC HEARING

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

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

   Staff Report By: Chris Cortez, Assistant Planner

PUBLIC HEARINGS

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

   Staff Report By: Brian Sitton, Associate Planner

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

   Staff Report By: Kim Le, Senior Planner

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

NEW BUSINESS

DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on August 19, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on July 9, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.

Natalie Gonzaga, City Clerk.

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

MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JULY 15, 2026

DATE: **JULY 15, 2026**

TO: **CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **ANDREA GILBERT, CITY PLANNER**

SUBJECT

Minutes of the Regular Meeting of the Planning Commission of May 20, 2026 and June 17, 2026.

CHINO PLANNING COMMISSION

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

WEDNESDAY, MAY 20, 2026

MINUTES

CALL TO ORDER

The May 20, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:00 pm by Chairperson Lissa Fraga in the Council Chambers.

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Cisneroz.

ROLL CALL

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

ABSENT NONE.

ANNOUNCEMENTS

Michael Hitz, Principle Planner, announced Consent Item #2 had an update to remove two items from CEQA list Exhibit which was provided to the Planning Commissioners and saved to the meeting record.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. Minutes of the Regular Meeting of the Planning Commission of April 15, 2026. Approve Regular Meeting Minutes of April 15, 2026 (All Members Present).
2. Review Proposed Fiscal Year 2026-27 Capital Improvement Program Project List for General Plan Conformance and Review Environmental Determinations. Find the proposed CIP project list consistent with the City's General Plan, and the environmental determinations for the City's CIP projects to be categorically exempt in accordance with CEQA guidelines and the environmental guidelines of the City.

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

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

NOES: **NONE.**

ABSENT: **NONE.**

PUBLIC HEARING

Public Hearing Item No. 6 was heard prior to Public Item 3.

6. PL25-0067 (SA) and PL25-0068 (TTM 20794) A request for approval to subdivide and develop a 100-unit residential for-sale project at a density of 26.6 dwelling units per acre on a 3.76 adjusted gross acre site within the CG (General Commercial) zoning district in the Affordable Housing Overlay.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-004 approving PL25-0067 (Site Approval) and PL25-0068 (Tentative Tract Map 20794), based upon the findings and subject to the departmental conditions of approval).

Chair Fraga opened the public hearing.

The project applicant requested the item be continued to the next regularly scheduled Planning Commission meeting on June 17, 2026, to allow additional time to finalize the project's conditions of approval with the City.

Written comments were presented to the Commission and saved to the meeting record.

The public hearing was continued to the June 17, 2026 Planning Commission meeting.

3. PL24-0086 (Special Conditional Use Permit) A request to operate a heavy processing recycling facility for electronic waste at an existing recycling facility.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-007 approving PL24-0086 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the Public Hearing.

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

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

Motion by Commissioner Cisneroz, seconded by Commissioner Lopez, to Adopt Planning Commission Resolution No. PC2026-007 approving PL24-0086 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

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

NOES: **NONE.**

ABSENT: **NONE.**

4. PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit) A request to establish a temporary use for a period of 3 years for a public charter school for Sycamore Academy of Science and Cultural Arts and to construct five modular classroom buildings, totaling 7,200 square feet.

   Staff Report By: Chris Cortez, Assistant Planner

   RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-008, approving PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

   Chairperson Fraga opened the Public Hearing.

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

   Commissioners asked Staff questions regarding the project. Mr. Cortez confirmed that after three years the site must be returned back to its original state and no time extensions will be granted.

   Dennis Ralls, City Traffic Engineer, provided information regarding the traffic plan.

   The applicants, Barbara Hale, Alyssa Ross, and Sycamore Academy representatives, addressed the Commission and provided a presentation. The Commission asked questions to the applicants.

   The following provided public comment in support of the item: Justin Jerry, Bryan Sands, and Dawn Pint.

   The following provided public comment in opposition of the item: Helen Nelms, Anna Chiavetta Morales, Max Duarte, and Kathleen Yanez Halloran.

   The applicant responded to public comments.

   The Commissioners discussed the item.

   Ms. Pearson, Christ Lutheran Church, provided information regarding the existing preschool onsite.

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

   The Commissioners continued to discuss the item.

   Chair Fraga re-opened the public hearing.

   The applicant accepted the modified conditions of approval to require a temporary no left turn sign and traffic plan presented to parents. The applicant accepted the additional conditions.

Chair Fraga closed the public hearing.

The Commissioners continued to discuss the item with Staff.

Motion by Commissioner Alexandris, seconded by Commissioner Blanchard, to Adopt Planning Commission Resolution No. PC2026-008, approving PL26-0015 (Site Approval) and PL26-0016 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, including additional Conditions of Approval to require a temporary school no left turn sign and traffic plan presented to parents. The motion carried by the following vote:

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

NOES: **NONE.**

ABSENT: **NONE.**

5. PL26-0026 (Special Conditional Use Permit) A request for approval to construct and operate a replacement reservoir for the existing Benson Reservoir within the City's Benson Water Treatment Plant, connecting the replacement reservoir to the system, and demolishing the existing reservoir.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: 1) Adopt Planning Commission Resolution No. PC2026-010, adopting a Mitigated Negative Declaration (MND) for the Benson Reservoir Replacement and Improvements Project; and 2) Adopt Planning Commission Resolution No. PC2026-009, approving PL26-0026 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the Public Hearing.

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

Chi Wai Chan, Public Works Associate Engineer, addressed the Commission regarding the item and accepted the conditions of approval.

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

Motion by Commissioner Lemento, seconded by Commissioner Alexandris, to 1) Adopt Planning Commission Resolution No. PC2026-010, adopting a Mitigated Negative Declaration (MND) for the Benson Reservoir Replacement and Improvements Project; and 2) Adopt Planning Commission Resolution No. PC2026-009, approving PL26-0026 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval. The motion carried by the following vote:

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

NOES: **NONE.**

ABSENT: NONE.

Public Hearing Item No. 6 was moved prior to Item No. 3.

7. PL25-0032 (Preserve Specific Plan Amendment). Adopt Planning Commission Resolution No. PC2026-006, recommending the City Council approve PL25-0032 (Preserve Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-006.
Staff Report By: Kim Le, Senior Planner

Chairperson Fraga opened the Public Hearing.

Kim Le, Senior Planner, presented the staff report to the Planning Commission.

Pat Loy, Lewis Communities, applicant, addressed the Commission.

Commissioners asked questions of the applicant.

Johnny McBride, Owner of McBrides RV Storage, provided a public comment regarding the item.

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

Motion by Commissioner Alexandris, seconded by Commissioner Blanchard, to approve Item No. 7. 26-266 PL25-0032 (Preserve Specific Plan Amendment). The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioners provided updates and comments.

ADJOURNMENT

The meeting was adjourned by Chairperson Fraga at 7:59 p.m. to a regular meeting of the Planning Commission on June 17, 2026 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 15TH DAY OF JULY 2026.

_____
CHAIRPERSON, PLANNING COMMISSION

_____
SECRETARY, PLANNING COMMISSION

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(These minutes are not official until signed.)

CHINO PLANNING COMMISSION

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

WEDNESDAY, JUNE 17, 2026

MINUTES

CALL TO ORDER

The June 17, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:03 p.m. by Vice Chairperson Vincent Lopez in the Council Chambers.

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Cisneroz.

ROLL CALL

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

ABSENT Commissioner Lissa Fraga

ANNOUNCEMENTS

Andrea Gilbert, City Planner, noted that there is additional seating outside where the meeting audio can be heard.

PUBLIC COMMUNICATIONS

Carl Scholl, resident, inquired about the status of the Eden project and public noticing.

Stubbie Barr, resident, provided a comment regarding public notice requirements.

CONTINUED PUBLIC HEARING

1. PL25-0067 (SA) and PL25-0068 (TTM 20794) A request for approval to subdivide and develop a 100-unit residential for-sale project at a density of 26.6 dwelling units per acre on a 3.76 adjusted gross acre site within the CG (General Commercial) zoning district in the Affordable Housing Overlay.

   Staff Report By: Maria Staar, Senior Planner

   RECOMMENDATION: Adopt Planning Commission Resolution No. PC2026-004 approving PL25-0067 (Site Approval) and PL25-0068 (Tentative Tract Map 20794), based upon the findings and subject to the departmental conditions of approval).

   Vice Chairperson Lopez opened the public hearing continued from the May 20, 2026 meeting, and announced public speakers will be limited to three minutes due to the number of speakers present in Council Chambers.

Commissioner Alexandris recused himself from the item and left the dais.

Maria Staar, Senior Planner, and Jesus Plasencia, Assistant City Engineer, presented the staff report to the Planning Commission.

Joe Oftelie, Warmington Residential, applicant, addressed the Commission.

The Commissioners commented and asked the applicant clarifying questions.

The applicant accepted all Conditional of Approval for this agenda item, with the exception of the requirement to underground utility lines.

The following provided public comments in opposition of the proposed project: Bob Nigg, Daniel Medrano, Greg Duncan, Mr. Alam, and Marty Majowicz.

Commissioner Cisneroz recommended the third story to be a muted color. The applicant accepted this addition to the conditions of approval.

The Commissioners held a discussion with Staff. Dennis Ralls, City Traffic Engineer, reported on the traffic analysis. Jesus Plasencia, Assistant City Engineer, reported regarding utilities poles.

There being no additional requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

Assistant City Attorney Hensley recommended an amendment to section three of the resolution to make the finding that there is an adverse impact to public health and safety.

Commissioner Cisneroz made a motion to approve the item as presented, with the addition of amendment to section three as noted by the Assistant City Attorney and work with the City on muted paint colors for the third story. Commissioner Blanchard seconded the motion.

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to adopt Planning Commission Resolution No. PC2026-004 approving PL25-0067 (Site Approval) and PL25-0068 (Tentative Tract Map 20794), based upon the findings and subject to the departmental conditions of approval), with the addition of amendment to section three of the resolution to make the finding that there is an adverse impact to public health and safety.and work with the City on muted paint colors for the third story as a condition. Commissioner Blanchard seconded the motion. The motion carried by the following vote:

AYES: **COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO**

NOES: **COMMISSIONER LOPEZ**

ABSENT: **COMMISSIONER FRAGA**

RECUSED: **COMMISSIONER ALEXANDRIS**

Commissioner Alexandris returned to the dais.

PUBLIC HEARINGS

2. PL25-0022 (Site Approval). A request to construct a 210-unit residential rental community consisting of 25 two- and three-story residential buildings and a recreation building on 7.9 adjusted gross acres of land at a density of 26.6 dwelling units per acre.

Staff Report By: Maria Staar, Senior Planner

RECOMMENDATION: Adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval.

Vice Chairperson Lopez opened the Public Hearing and announced public speakers will be limited to three minutes due to the number of speakers present in Council Chambers.

Maria Staar, Senior Planner and Jesus Plasencia, Assistant City Engineer, provided a staff report to the Planning Commission, noting a handout and public comments received that were saved to the meeting record.

The Planning Commission held a discussion.

Christopher Corbin, Deputy Director of Development Services, reported on unit affordable housing and management.

Karen Alves, BTC Development, applicant, addressed the Commission, and accepted all Conditional of Approval for this agenda item, with the exception of the requirement to underground utility lines.

The Commissioners asked the applicant clarifying questions.

The following provided public comments in opposition of the proposed project: Timothy Postovoit, Bonnie Postovoit, Esther Garibay, Carl Sholl, Margaret Nieto, Rich Mclean, Dana Mills Naone, Stubbie Barr, Chung-Min Lee, Debi Nee, Dennis Domingo, Bob Nigg, Krysten Ferrante, Jill Farris, Marty Majowicz, Greg Duncan, Angelique Young, Rosaline Charles, Resident (name not provided), Daniel Medrano, Barbara Shannon, and Linda Flathers.

The applicant, Karen Alves and Ryan Liederman, addressed the Planning Commission and resident's concerns.

The Planning Commission held a discussion with staff. Dennis Ralls, City Traffic Engineer, reported on the traffic analysis. Jesus Plasencia, Assistant City Engineer, reported regarding utility poles.

Assistant City Attorney Hensley, reported on State mandates imposed on cities regarding development standards.

Vice Chair Lopez closed the Public Hearing.

Assistant City Attorney Hensley recommended an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety as currently presented.

Commissioner Blanchard made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney. The motion failed.

Commissioner Cisneroz made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney. Commissioner Blanchard seconded the motion.

Motion by Commissioner Cisneroz, Seconded by Commissioner Blanchard, to adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval with the addition of an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety. The motion failed by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO

NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER VIEIRA

ABSENT: COMMISSIONER FRAGA

Vice Chair Lopez announced a meeting recess. The meeting recessed at 9:05 p.m. and reconvened at 9:40 p.m.

Stubbie Barr, resident, noted a violation of the Brown Act. Assistant City Attorney Hensely and Commissioners noted they were sequestered during the recess.

Assistant City Attorney Hensley explained the options to move forward, the need for a determination of adverse impact of the project, noting that staff has not presented a resolution for denial based on this requirement.

Vice Chair Lopez made a motion to reconsider the item. Commissioner Blanchard seconded.

Motion by Commissioner Lopez, seconded by Commissioner Blanchard, to reconsider the item. The motion carried by the following vote:

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

NOES: COMMISSIONER ALEXANDRIS, AND COMMISSIONER VIEIRA

ABSENT: COMMISSIONER FRAGA

Commissioner Cisneroz provided a recommendation to close access from the proposed project to Clarissa Street.

Commissioner Cisneroz made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney and close access to Carissa Street. Commissioner Blanchard seconded the motion.

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to Adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval, with

the addition of an amendment to section two of the resolution to make the finding that there is an adverse impact to public hearth and safety, and the recommendation to close access from the proposed project to Clarissa Street. The motion failed by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO

NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER VIEIRA

ABSENT: COMMISSIONER FRAGA

Commissioners discussed the next available options to proceed with Assistant City Attorney Hensley.

Commissioner Alexandris made a motion to reconsider the item. Commissioner Cisneroz seconded.

Motion by Commissioner Alexandris, seconded by Commissioner Cisneroz to reconsider the item. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: COMMISSIONER FRAGA

The Commissioners and Staff continued the discussion regarding the item.

Commissioner Blanchard made a motion to approve the item as presented, with the addition of amendment to section two as noted by the Assistant City Attorney, and closing access to Carissa Street that was previously agreed to by the applicant. Commissioner Lemento seconded.

Motion by Commissioner Blanchard, seconded by Commissioner Lemento, to Adopt Planning Commission Resolution No. PC 2026-005 approving PL25-0022 (Site Approval) based upon the findings and subject to the departmental conditions of approval, with the addition of an amendment to section two of the resolution to make the finding that there is an adverse impact to public health and safety, and the recommendation to close access from the proposed project to Clarissa Street. The motion failed by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO

NOES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER VIEIRA

ABSENT: COMMISSIONER FRAGA

3. PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map). A request to amend the East Chino Specific Plan (ECSP) and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM)) to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes.

Staff Report By: Chris Cortez, Assistant Planner

RECOMMENDATION: 1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. PC2026-013, approving PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845), based upon the findings and subject to the departmental conditions of approval.

Vice Chairperson Lopez opened the Public Hearing and announced public speakers will be limited to three minutes due to the number of speakers present in Council Chambers.

Chris Cortez, Assistant Planner, provided a staff report to the Planning Commission on the item, noting public comments and resident petition received.

Planning Commission asked questions to Staff. Dennis Ralls, City Traffic Engineer, provided information related to the project.

The applicant, Mark Thomas, PLC Communities, addressed the Commission, and accepted all Conditional of Approval for this agenda item.

The following provided public comments in opposition of the proposed project: Carl Scholl, Derek Webster (submitted a handout), Christine Clark (submitted a handout), Allen Clark, Ryan Bykerk, Stubbie Barr, Robert Tsai, Birdy Duarte, Brian Burunda, Christy, Willie Mortaya, Cole O'Donnol, Dave Clark, Joe Tsu, and Charles Butler.

Applicant spoke in response to the Planning Commission and residents' concerns. The Commission asked the applicant regarding the proposed condition to front the homes on Cypress opposed to Amsterdam. The applicant noted this would be a challenge with the sewer connection and engineering required by making this change.

Planning Commission held a discussion and asked staff for clarifications on the proposed project. Dennis Ralls, City Traffic Engineer, reported on fronting the homes on Cypress. Jesus Plasencia, Assistant City Engineer, reported on the sewer connection off of Cypress.

There being no additional requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

Commissioner Lemento motioned to approve as presented. Commissioner Alexandris seconded.

Commissioner Alexandris withdrew his second to the motion to approve the item as presented.

Commissioner Blanchard seconded the motion to approve the item as presented.

Motion by Commissioner Lemento, seconded by Commissioner Blanchard, to 1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. PC2026-013, approving PL25-0120 (Site Approval) and PL25-0121

(Tentative Tract Map No. 20845), based upon the findings and subject to the departmental conditions of approval.. The motion failed by the following vote:

AYES: **COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, AND COMMISSIONER LEMENTO**

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

ABSENT: **COMMISSIONER FRAGA**

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to to reconsider the item. The motion carried by the following vote:

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

NOES: **NONE.**

ABSENT: **COMMISSIONER FRAGA**

Motion by Commissioner Cisneroz, seconded by Commissioner Blanchard, to continue the item to return to staff to consider the feasibility of flipping the project. The motion passed by the following vote:

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

NOES: **COMMISSIONER LEMENTO**

ABSENT: **COMMISSIONER FRAGA**

A brief recess was held.

4. PL26-0057 (Sign Code Update). A proposed comprehensive update to Title 16 (Signs) of the Chino Municipal Sign Code to amend and reorganize multiple chapters of Title 16.

Staff Report By: Chris Cortez, Assistant Planner

Vice Chairperson Lopez opened the Public Hearing.

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

Commissioners asked clarifying questions to Staff.

There being no requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

Motion by Commissioner Alexandris, seconded by Commissioner Vieira, to approve Item 4. 26-314 PL26-0057 (Sign Code Update). The motion carried by the following vote:

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

NOES: **NONE.**

ABSENT: **COMMISSIONER FRAGA**

5. Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan. Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan.

Staff Report By: Michael Hitz, Principal Planner

Vice Chairperson Lopez opened the Public Hearing.

Michael Hitz, Principal Planner and Andrew Hill, Dyett & Bhatia Associates, provided a presentation on the item. Mr. Hitz noted a typo correction on the third whereas statement on Resolution PC2026-017 provided to the Commissioners and announced written correspondence received and saved to the meeting record.

Public Comment were provided by Nora Garcia, City of Pomona Councilmember, Ata Khan, City of Pomona, and Bob Nigg.

The Planning Commission held a discussion.

There being no additional requests to address the Commission on this item, Vice Chair Lopez closed the Public Hearing.

Motion by Commissioner Alexandris, seconded by Commissioner Vieira, to approve Item No. 5. 26-258 Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan. The motion carried by the following vote:

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

NOES: **NONE.**

ABSENT: **COMMISSIONER FRAGA**

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioners provided comments.

ADJOURNMENT

The meeting adjourned at 1:15 a.m. to a regular meeting of the Planning Commission on July 15, 2026 at 6:00 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 15TH DAY OF JULY 2026.

_____
CHAIRPERSON, PLANNING COMMISSION

_____
SECRETARY, PLANNING COMMISSION

****
(These minutes are not official until signed.)

MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JULY 15, 2026

DATE: **July 15, 2026**

TO: **CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **ANDREA GILBERT, CITY PLANNER**

SUBJECT

PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845).

RECOMMENDATION

1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. 2026-013, approving PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845), based upon the findings and subject to the departmental conditions of approval.

BACKGROUND

On June 17, 2026 the Planning Commission heard PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845), a request to subdivide 12.42 acres of land for the development of 55 single-family homes. The request also included an amendment to the East Chino Specific Plan to allow homes to front onto Amsterdam Avenue and reduce the front yard setback to allow swing-in garages. At the Planning Commission hearing, staff presented the item with a recommendation for approval. During the public comment period, the Planning Commission heard testimony from various residents who live in the community west of the project. The residents expressed concerns about traffic, parking, and vehicular accessibility on Amsterdam Avenue. For parking, there were concerns that residents and guests of the 10 homes facing Amsterdam Avenue will park on the adjacent street, Dalton Street. Residents also stated that the parking of personal vehicles and temporary package delivery trucks would create a blockage which inhibits vehicles from driving through Amsterdam Avenue. After the public testimony, the Planning Commission asked the applicant if they were able to flip the site plan and have homes front onto Cypress Avenue instead of Amsterdam Avenue, as presented by the community. The change could not be agreed upon at the time of hearing which resulted in the Planning Commission voting 5-1 to continue the item to allow further analysis of the plotting substitution and its feasibility. The applicant has created and reviewed an alternative vesting map (Exhibit A) and utility plan (Exhibit B) in which homes front onto Cypress Avenue and not Amsterdam Avenue. In drafting a new vesting map with 10 homes facing Cypress Avenue, the applicant found construction issues relating to grading, drainage and utilities as well as an increase in cost for the

construction of the project. For these reasons outlined in this report, the applicant is requesting approval of their original proposal.

ISSUES/ANALYSIS

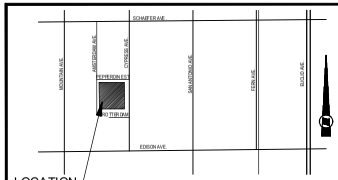
The applicant has analyzed the request to flip the site plan, as requested by the Planning Commission and determined this to be infeasible for several reasons, included in the letter from PLC Communities attached as Exhibit "C". The reasons are discussed in detail below.

- **Infrastructure Improvements:** Sewer and drain utilities currently exist on Amsterdam Avenue and not on the portion of Cypress Avenue where the 10 homes would be fronting. To flip the site plan, it would require over 700 feet of new underground sewer and storm drain lines to be installed to service the 10 homes on Cypress Avenue. A similar extension would be required for dry utilities as well. Additionally, Cypress Avenue does not appear to have enough of a grade change to facilitate a new storm drain line to flow to the water quality treatment basins and underground detention basin located on Amsterdam Avenue. The flip would require an additional treatment and detention basin on Cypress Avenue, and an outlet to the open Cypress Creek Channel just east of the project site. This would require the applicants to obtain additional permits from the San Bernardino County Flood Control District. The added costs of infrastructure and engineering would add over $1 million to the cost of the project.

- **Loss of Lots:** Flipping the site plan to allow homes to front onto Cypress Avenue will result in a loss of one resulting in 54 lots instead of 55. As the project is currently designed, along the northern boundary there are currently six homes proposed with four of the six homes single-story. The alternative design with homes fronting onto Cypress Avenue would result in eight homes along the northern boundary. Due to the lot sizes, only three lots would be able to accommodate single-story homes.

The residents who spoke at the June 17 Planning Commission meeting voiced parking concerns for the 10 homes facing Amsterdam Avenue. The residents were concerned that guests of these homes would not have a place to park and would instead park within the neighborhood east of the project, specifically on Dalton Street. Currently the East Chino Specific Plan prohibits parking along loop streets (Amsterdam Avenue). To alleviate the parking concerns, the applicant is requesting an additional amendment to the East Chino Specific Plan to allow parking in front of the 10 homes facing Amsterdam Avenue. The addition of these parking spaces in conjunction with the driveway parking spaces on each lot will help alleviate parking concerns along Dalton Street. If recommended by the Planning Commission, this change will be incorporated into the Ordinance presented to the City Council.

Exhibit "A" – Alternative Vesting Tentative Map
Exhibit "B" – Alternative Utility Map
Exhibit "C" – PLC Communities letter to the Planning Commission
Exhibit "D" – Planning Commission Staff Report dated June 17, 2026



LOCATION MAP
Not to Scale

IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES . ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF CHINO GUIDELINES.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF CHINO LANDSCAPE DEVELOPMENT GUIDELINES.

STREET_TREES

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	74 EA	PLATANUS RACEMOSA / (MULTI-TRUNK) CALIFORNIA SYCAMORE	24"BOX/36"BOX	MEDIUM
	24" Box/	PROSOPIS ALBA THORNLESS' / THORNLESS ARGENTINE MESQUITE	24"BOX	LOW
		RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW
	18 EA	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	LOW
	36" Box			

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
		ACACIA BAILEYANA 'PURPUREA' / PURPLE FERNLEAF ACACIA	15 GAL.	LOW
		CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	15 GAL.	LOW
		CERCIS CANADENSIS / EASTERN REDBUD	15 GAL.	LOW
		LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE CRAPE MYRTLE	15 GAL.	LOW
SHRUBS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
		YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
		ALOE VERA / ALOE VERA	1 GALLON	LOW
		DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
		DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
		HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
		CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
		FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
		WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
		SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
		CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
		SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
		ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
		OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
		SALVIA CLEVELANDII / CLEVLAND SAGE	5 GALLON	LOW
		LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
		SENNA ARTEMISIODES / FEATHERY CASSIA	5 GALLON	LOW
		LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
		BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	4" POT	LOW
		MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	LOW
VINES		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
		JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLOM	MEDIUM

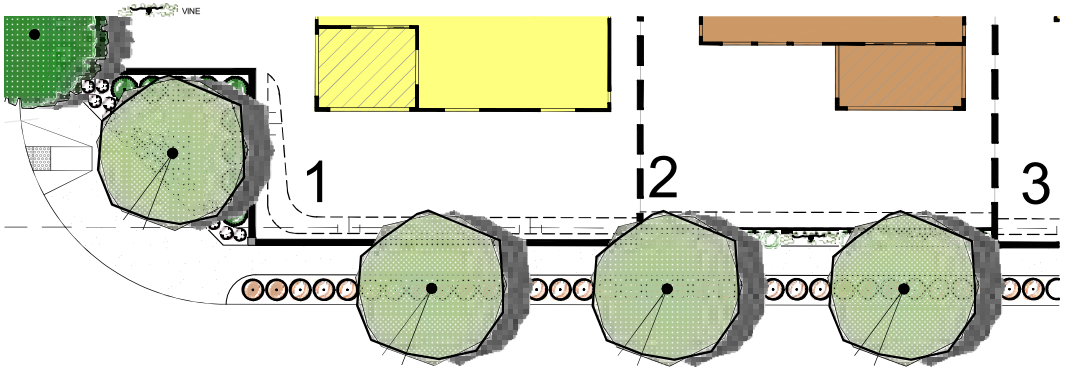
LANDSCAPE_AREAS

SYMBOL

- LMD MAINTAINED
- HOME OWNER MAINTAINED
- HOA MAINTAINED



PLANT LIST
- BACKGROUND HEDGE PLANT
- MIDGROUND FLOWERING PLANT
- GROUNDCOVER
- PARKWAY MASS PLANTING
- VINE



MONUMENT AND CYPRESS AVENUE ENLARGEMENT

0' 60' 120' 180'

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RHA LANDSCAPE ARCHITECTS PLANNERS, INC.
6840 INDIANA AVE
SUITE 100
RIVERSIDE, CALIFORNIA
92506
LIC. #2799
PH. (951) 781-1930

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CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT — SHERRILL GROVE No. 2799 — Signature 11/30/07 — Renewal Date 5-28-26 — STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-1
1 OF 3 SHEETS

[One Inch on Original Sheet] Drawing File: N:\Projects\25yr\2515 PLC Chino 55\Auto-CAD\RHA\CLMP-25115 CLMP Chino 55 May 28, 2026 - 12:28pm

TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

CYPRESS AVE - COMPOSITE UTILITY

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP - VTTM 20845

23

LOT 55
OPEN SPACE /
UNDERGROUND DETENTION
0.21 AC

LOT 'E'
OPEN SPACE
0.10 AC

LOT 'F'
OPEN SPACE
0.01 AC

DARTMOUTH AVE
(LOT 'A')

HARVARD AVE
(LOT 'C')

CYPRESS AVENUE

AGUERRE STREET
(LOT 'D')

BOHLANDER STREET
(LOT 'B')

PEPPERDINE STREET

CHIPOLA COURT

DALTON STREET

AMHERST COURT

PEPPERDINE COURT

TRACT 14076-2

TRACT 14076

TRACT 14076-1

TRACT 13786

TRACT 13868

SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

A.P.N. 1021-251-01
N.A.P.

A.P.N. 1053-251-04

S.C.E. EASEMENT

N 0°05'50" E 892.74'

N 84°55'58" W 245.67'

N 7°52'26" E 230.35'

N 7°15'20" E 100.14'

N 89°58'51" W 631.25'

N 0°04'46" E 750.83'

R=1000'

R=200'

R=30'

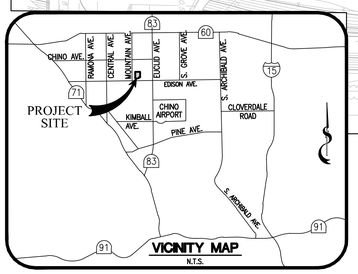
R=220'

NURSERY

PROPOSED CABLE TELEVISION

PROPOSED ELECTRIC

PROPOSED TELEPHONE



LEGEND
- WATER
- SEWER
- STORM DRAIN
- STREET LIGHT
- FIRE HYDRANT

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLC COMMUNITIES

June 29, 2026

Members of the Planning Commission for the City of Chino
C/O Ms. Andrea Gilbert
Senior Planner
City of Chino
13220 Central Avenue
Chino, CA 91710

Re: Tentative Map 20845 – Planning Commission continuation

Dear Chairperson Fraga and distinguished members of the Planning Commission

As you are all aware, the motion to approve TTM 20845 was voted on, resulting in a 3-3 tie. The commission later voted unanimously to continue the item until July's planning commission hearing with direction to PLC Communities (applicant) and staff to study the possibility of "flipping" the site design so 10 homes proposed to front on to Amsterdam would instead front on to Cypress Avenue.

We have spent the past two weeks analyzing the request to flip the site. This includes having our civil engineer plot the new site plan and research other constructability issues such as grading, drainage and utility issues that might also arise.

Our findings are as follows:

1) The revised site can only fit 54 lots, resulting in 1 less home.

2) The current PLC site plan has only six homes backing to the homes on Pepperdine. Four of six of our proposed homes will be single stories. The "flipped" site plan requires eight lots backing to Pepperdine, only three can fit the single-story plan.

3) Sewer and storm drain utilities are already located in Amsterdam. The "flipped" site plan requires over 700' of new underground sewer and storm drain to service the proposed 10 homes front Cypress. There would also be a similar extension of dry utilities.

4) We do not believe there is enough grade change to allow the new storm drain line in Cypress to flow to the water quality treatment and underground detention facility located on Amsterdam. Assuming this cannot be engineered, PLC would need to install an additional treatment/detention

PLC COMMUNITIES

facility in Cypress whose only outlet would be the open channel across the street. In addition to increased costs, the timing to obtain permits through County Flood would significantly delay the project.

5) Altogether, the engineering and cost implications of "flipping" the site plan will add over $1 million dollars of cost to the project. Additionally, the likelihood of pursuing a discharge permit into the County flood control channel would add cost and over 12 months of delay to start the project. We respectfully submit that these impacts to the project would make it infeasible for PLC and we would abandon the project.

The neighborhood voiced concerns about both traffic and parking. With respect to traffic, we are relying on the facts of the traffic study that confirms that traffic on Amsterdam is 40% less than traffic on Cypress. We also know anecdotally that speeding is a much larger problem on Cypress. I had neighbors come up to me after the hearing to tell me this.

Lastly, the neighbors' concern about parking was equally emphasized. Because parking is not allowed on Amsterdam, they are concerned that the 10 homes facing Amsterdam would send their guests (or extra cars) over to Dalton Street to park. First, our proposed homes provide for between 4 and 5 parking spaces on property whereas the specific plan requirement is only 2. Second, we would like to propose the Specific plan be amended to allow parking in front of our homes facing Amsterdam. This would add at least 8 additional spaces and hopefully mitigate Dalton street residents concerns.

In summary, there is good reason why over the course of 5 DRC reviews with the City, we ended up with the site plan as presented. City staff with expertise in planning, public works and traffic, all weighed in with comments and changes that resulted in the plan. We believe the site plan as presented is the best plan for the city and with the addition of parking in front of our homes facing Amsterdam, the city will take a major step to mitigate the neighbors concerns.

Thank you for your consideration.

PLC Communities, Inc.
a California corporation

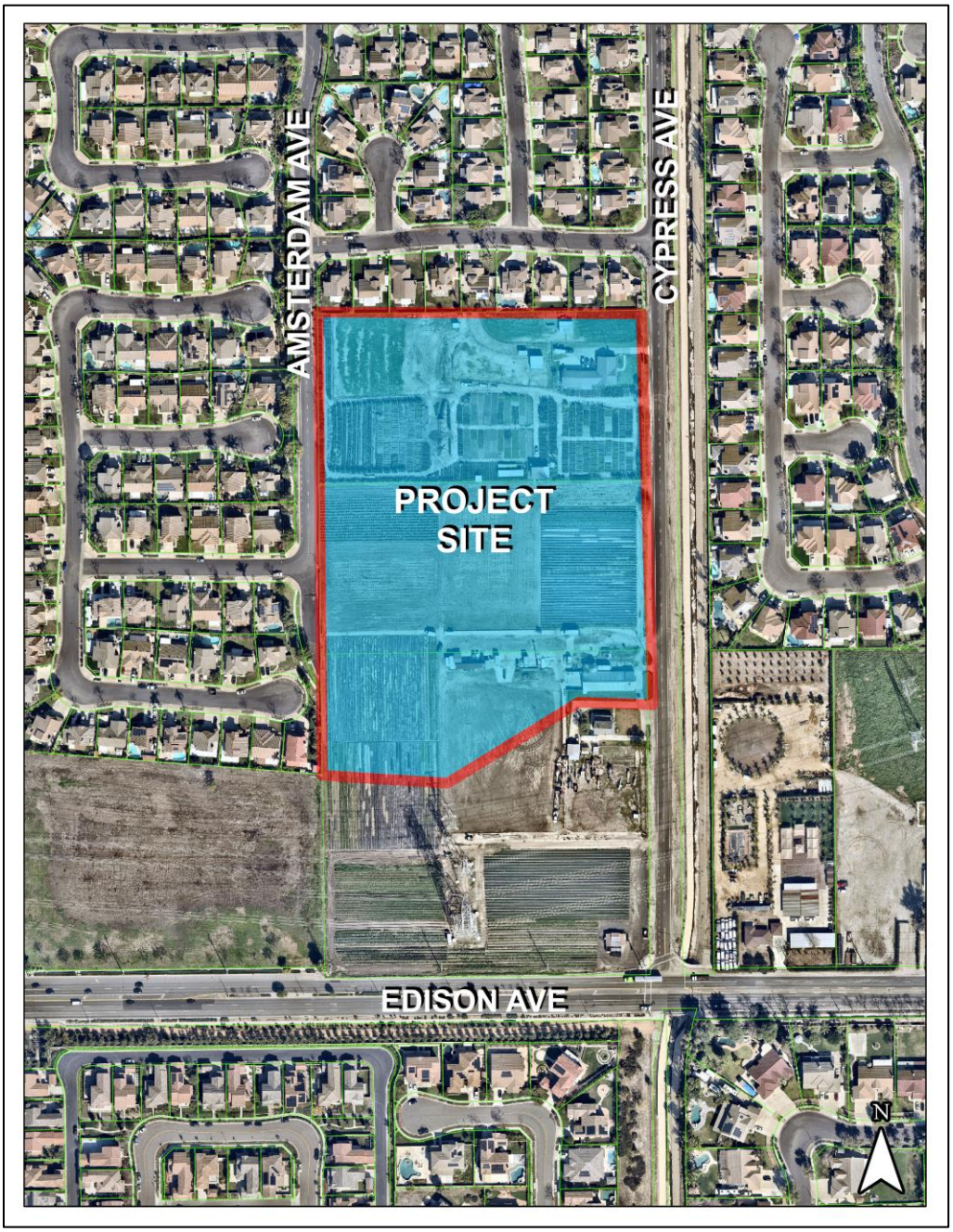
Mark Thomas
Vice President

MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JUNE 17, 2026

PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845)

LOCATION MAP


AMSTERDAM AVE
CYPRESS AVE
PROJECT SITE
EDISON AVE
N

PROJECT NO.: PL26-0119 (Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845)

APPLICANT: PLC Communities

REQUEST: A request to amend the East Chino Specific Plan (ECSP) to allow reduced front yard setbacks for homes with swing-in garages and to allow homes to front onto Amsterdam Avenue, and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM) to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre within the RD 4.5 Residential (4.5 dwelling units/acre) land use designation of the ECSP.

LOCATION: 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01)

RECOMMENDATION

1) Adopt Planning Commission Resolution No. PC2026-012, recommending the City Council approve PL26-0019 (East Chino Specific Plan Amendment), based on the findings listed in the Planning Commission Resolution No. PC2026-012; 2) Adopt Planning Commission Resolution No. PC2026-013, approving PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845), 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 -	Agricultural	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
North -	Single Family Residential	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
East -	Single Family Residential	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
South -	Agricultural	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan
West -	Single Family Residential	RD 4.5 (4.5 dwelling units/acre)	East Chino Specific Plan

BACKGROUND

On September 17, 2025, the Planning Commission approved PL25-0084 (Tentative Parcel Map No. 20988) to subdivide a 9.06-acre site within East Chino Specific Plan (ECSP) into two parcels. One of the parcels (2.84-acres) was conveyed from the Louis Aguerre Family Trust to PLC Communities (the “Applicant”) to facilitate the development of single-family residential. The Applicant is now requesting a Specific Plan Amendment (SPA) to modify development standards within the ECSP to better accommodate the proposed residential project. The requested amendments include allowing reduced front yard setbacks for homes with swing-in garages and permitting lots to front onto Amsterdam Avenue (Loop Street). In conjunction with

the SPA, the Applicant is also requesting approval of a Tentative Tract Map (TTM) and Site Approval (SA) to subdivide approximately 12.42-acres for the development of 55 single-family homes.

ISSUES/ANALYSIS

East Chino Specific Plan Amendment

The ESCP currently prohibits homes from fronting onto streets classified as Loop Streets and requires a minimum front yard setback of 25 (+/- 5 feet) feet. The proposed SPA modifies two provisions: 1) allow single-family homes on Lots 26 through 35 to front onto the Amsterdam Avenue, which is classified as a Loop Street; and 2) permit a reduced minimum front yard setback of 15 feet for homes with a swing-in garages. With this modification, the Applicant is able to propose three-car garages, thereby increasing on-site parking. Collectively, these amendments will enhance the visual character of the neighborhood by providing a more interesting street scene and greater architectural variety through varied front yard setbacks. The proposed changes are compatible with the surrounding neighborhood and would not result in adverse impacts. The SPA does not change the land use designation or maximum allowable density for the subject property and would be consistent with the RD 4.5 development standards in the City of Chino's Zoning Code.

Site Plan

The project site is located on the west side of Cypress Avenue, north of the Southern California Edison (SCE) easement and consists of 55 single-family homes on 12.42 adjusted gross acres of land at a density of 4.4 units/acre in the RD 4.5 Residential land use designation of the ECSP. Access to the site is provided from Cypress Avenue and Amsterdam Avenue. The homes are a typical single-family layout with garage access provided from internal streets and typical rear yard areas for each home. Garages are plotted at varying depths that range from 15 feet to 25 feet to provide an undulating street scene. Side-on configurations for Lots 36 through 39 are proposed along Amsterdam Avenue and will be accessed via shared driveways.

Project statistics are as follows:

Item	*Proposed*
Project Area	12.42 adjusted gross acres
No. Lots	56 numbered lots / 2 letter lots
No. of Residential Units	55
Density	4.4 dwelling units per acre
Parking (proposed/required)	327 proposed / 110 required (149 garage spaces + 110 driveway spaces + 68 on-street spaces)

Public Improvements

The ECSP designates Amsterdam Avenue as a “Loop Street,” which includes the development of a 30-foot-wide pedestrian paseo providing a connection to Cypress Avenue. This paseo will consist of 10 feet of dedicated public right-of-way and a 20-foot-wide easement over Lots 36 through 39 and will be maintained by the Homeowner’s Association. In addition, a seven-foot-wide right-of-way dedication is required along the east side of Amsterdam Avenue to accommodate planned street improvements. Beyond the project area, the west side of Cypress Avenue will be improved with a 5-foot sidewalk, curb and gutter, parkway landscaping, and streetlights that will connect to Edison Avenue.

Architecture and Floor Plans

Three floor plans and four architectural styles are proposed. Floor plans range in size from 2,568 square feet to 3,612 square feet. Plan 1 is a single-story unit and Plan 2 and 3 are two-story. Enhanced elevations have been provided for all elevations visible from a public street or open space features. A variety of garage placements are proposed that include forward and swing-in garages. The four architectural styles proposed include Italian, Spanish, Farmhouse, and Ranch. The following is a brief description of each architectural style:

- Italian: This style has a stucco finish and features wrought-iron elements, scorelines, ribbon windows, and a wide square porch with columns. The first and second stories are delineated with the use of a wide belly band. The decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. An “S” shaped concrete tile roof is provided. The field color is tan, while the contrasting accent colors are white and dark brown.

- Spanish: This style utilizes a combination of stucco finish and decorative pattern tiles. It features, exposed rafter tails, multi-paned windows, foam trim, stucco wainscot, an articulated front arched entry, and decorative wrought-iron elements. Decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. An “S” shaped concrete tile roof is provided. Field colors of this style vary from white to warm colors, and accent colors are moody blue and burgundy.

- Farmhouse: This style utilizes a combination of stucco, decorative brick and horizontal and vertical wood siding, simple gable ends, and decorative corbels. Enhanced entries have wood posts and beams. Decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. A flat concrete tile roof is provided. The paint choice features whites and dark shades to create a contrast between the field color.

- Ranch: This style utilizes a combination of stucco, decorative stone and horizontal wood siding, wood shutters, and decorative corbels. Decorative front doors, panel pattern garage doors and decorative light fixtures are provided to match the architectural style. A flat concrete tile roof is provided. The paint choice features tan and gray shades with dark teal-colored and burgundy shutters to create contrast.

Landscaping, Walls, and Open Space

A unique landscape theme has been established in the neighborhood, which includes shrubs, a minimum 15-gallon box tree, and ground cover for the front yard of each home. A meandering sidewalk with informal planting of trees and shrubs are proposed within the 30-foot-wide pedestrian paseo along Amsterdam Avenue. Street trees will be planted throughout the

development and extend beyond the project boundary along the west side of Cypress Avenue, providing a continuous connection south to Edison Avenue. In addition, a passive park is proposed at the southwestern portion of the project site, featuring a walkway and benches. This area will also function as an underground water retention basin.

A 6-foot-high block wall with 24-inch square decorative pilasters will be installed in areas visible from public view. In areas not visible from public view, a 6-foot-high vinyl fence will enclose the side and rear yards of each home. Neighborhood entry features are proposed at the northwest and southwest corners of Cypress Avenue and Amsterdam Avenue. These features include a 3.5-foot-high wood fence with 24" square decorative pilasters, an accent tree, shrubs and ground cover to enhance the project's entry identity.

Parking

Overall, the project exceeds the minimum parking requirement of two garage spaces per unit, with some homes providing three garage spaces per unit. In addition, driveways are provided for each home to allow for parking of two additional vehicles. In addition, 68 on-street parking spaces will be available for residents to park their vehicles. The overall parking count provided is 327 parking spaces, which is 5.95 parking spaces per unit (149 garage spaces, 110 driveway spaces, 68 on-street spaces).

Tentative Tract Map No. 20845

The proposed tract map creates 56 numbered lots and two lettered lots to facilitate the development of 55 single family homes, a passive park/underwater retention basin, and two landscaped parkways. Each numbered lot ranges in size from 6,000 square feet to 13,791 square feet, with an average lot size of 7,318 square feet.

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 June 6, 2026, and the City sent information out on the City's social media platforms. In response to the public notice, no comments have been received. The notice exceeds legal noticing requirements.

ENVIRONMENTAL REVIEW

The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

RESOLUTION NO. PC2026-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL APPROVE PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT), AN AMENDMENT TO THE EAST CHINO SPECIFIC PLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15 FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION.

WHEREAS, the City of Chino (the "City") adopted The East Chino Specific Plan (The "ECSP") on March 3, 1987; and

WHEREAS, the City, in compliance with the California Environmental Quality Act ("CEQA"), certified the East Chino Specific Plan Final Environmental Impact Report (SCH# 86060909) originally certified on February 17, 1987, which serves as the foundation document for the environmental review pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines; and

WHEREAS, PLC Communities (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL25-0119 (Specific Plan Amendment) to amend the East Chino Specific Plan to allow homes to front onto loop streets and permit a reduced front yard setback of 15 feet for homes with swing-in garages in the RD 4.5 land use designation, as outlines in the draft City Council resolution attached as Exhibit "A" ; and

WHEREAS, the proposed Project is the 26th specific plan amendment since East Chino Specific Plan was approved in 1987; and

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

WHEREAS**,** on June 17, 2026, the Planning Commission held a duly noticed public hearing for PL25-0119 (East Chino Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to the ECSP as outlined in the draft City Council resolution attached as Exhibit "A".

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

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

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL25-0119 (East Chino Specific Plan Amendment):

1. PL25-0119 (East Chino Specific Plan Amendment)

    a. The proposed specific plan or specific plan amendment is consistent with the goals and policies of the City's adopted General Plan as the proposed changes are to allow homes to front onto Loop Streets and permit a reduced front yard setback of 15-feet for homes with swing-in garages located in the RD 4.5 Residential land use designation, both of which will help facilitate development within the East Chino. The two amendments are consistent with General Plan Goal LCC-1 (Balanced Community), which encourages safe and livable neighborhoods. The proposed amendments support this goal by providing an enhanced design for future homes in East Chino. Front-on units allow for more architectural enhancements to be publicly visible than side-on and rear configured homes. In addition, front-on configurations create better visibility, create fewer hidden areas, and give residents the ability to better observe public spaces which create a safer neighborhood. Reduced setbacks for swing-in garages can foster single-family home designs which incorporate 3-car garages. Three car garages can reduce the reliance of residents requiring additional street parking, making neighborhoods more livable. The amendments are also consistent with General Plan Goal INF-4 (Connected City), which promotes safe and convenient connections between neighborhoods and destinations for pedestrians, cyclists and transit users. The proposed front-on units along loop streets will still allow for pedestrian-oriented design features, including sidewalks, parkways and connectivity. The proposed amendments are consistent with the goals, policies, and implementation measures of the General Plan.

    b. The proposed specific plan or specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as it will facilitate the development of single-family residential homes with attractive designs and safer neighborhoods.

    c. The proposed specific plan or specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed changes to the specific plan do not include any land use changes or changes in residential densities within the ECSP.

    d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining uses for the requested land use designation and anticipated development. The proposed changes to the specific plan do not include any land use changes.

2. *CEQA Findings* The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL25-0119 (East Chino Specific Plan Amendment) as outlined in Exhibit "A" to this resolution.

PASSED, APPROVED, and ADOPTED THIS 17th day of June 2026.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

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

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 17th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachment:
Exhibit A – Draft City Council Ordinance

ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE EAST CHINO SPECIFIC PLANPLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15-FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION. PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. The East Chino Specific Plan Specific Plan is hereby amended as follows. Additions are shown in red; deletions are in **~~bold strikethrough~~**, and existing text that is not shown and will not be amended is denoted by ellipsis ("…").

DRAFT

Page 107 – The following table shall replace the existing table.

EAST CHINO SPECIFIC PLAN

FEATURE			RD 2	RD 4.5	RD 8	RD 14	RD 20
Lot Dimensions							
	❍	Minimum Width at req. front setback	100′ avg. vary ±10′	60′ avg. vary ±5′	300′	300′	300′
	❍	Minimum corner lot width	100′	65′	300′	300′	300′
	❍	Minimum depth	120′	90′	300′	300′	300′
	❍	Minimum frontage at front property line	50′	35′	300′	300′	300′
Lot Coverage (maximum %)			25%	60%	N/A	N/A	N/A
Setbacks (minimum measured from property line)							
	❍	Front	30′ avg./vary ±5′	25′/vary ±5′ **(n)**	(Required per Note b)		
	❍	Corner side	20′	15′	(Required per Note b)		
(c)	❍	Interior side yard	10′/15′	5′/10′	10′	10′	10′
	❍	Rear yard	30′	25′	10′	10′	10′
	❍	Private street	30′	25′	10′	10′	10′
			Avg (±5′)	Avg (±5′)	Avg (±4′)	Avg (±4′)	Avg (±4′)
(d)	❍	Adjacent to intense animal use;					
	--	On adjacent property	70′	70′	70′	70′	70′
	--	On same lot	~~45~~40′	N/A	N/A	N/A	N/A
	❍	At interior site boundary (dwelling unit/accessory bldg.)	15′/5′	10′/5′	15′/5′	15′/5′	15′/5′
Residential Bldg. Separation (minimum)							
	❍	Main entrance side to other	N/A	N/A	20′	20′	20′
	❍	Patio/balcony	N/A	N/A	30′	30′	30′

City of Chino 9/02

Page 111

Note:

(n) Front Yard Setback: Swing-in garages shall have a minimum setback of fifteen (15) feet, not to exceed one-third of the lots within the subdivision.

Pages 111-112

B. Site Planning Guidelines Single Family

1) Streetside building elevations on corner lots shall not exceed one story in height. Split level units may be allowed, however, if the second story is stepped back from the street side yard.

2) Excessive repetition of identical floor plans shall be discouraged. A minimum number of footprints shall be provided per Note h on page 110.

3) Staggered dwelling setbacks shall be required. Front yard setbacks within neighborhoods 1, 2, 3, and 4 shall be staggered ±five feet (Figure 24).

4) Property lines should be staggered as much as possible to create variety. In addition, lot width dimensions shall be varied to provide visual interest to the streetscape (Figure 24).

5) Side entry and detached garages shall be encouraged.

6) The site design for neighborhoods 1, 2, 3, and 4 should reflect a rural, informal street pattern with curvilinear roads and cul-de-sacs.

7) Side-on dwelling plottings shall be encouraged contiguous to the loop/paseo street system. Rear-on configuration shall be discouraged, ~~**while front-on units are prohibited along the loop roads**~~ and where appropriate, front-on configurations are permitted along the loop roads.

Section 2 The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also

subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

Section 3. Severability
If any section, subsection, sentence, clause or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 4. This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

Section 5. Certification. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the Chino Champion, a newspaper of general circulation, within said City in accordance with the provisions of the Government Code.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF JULY 2026.

By: _____
EUNICE M. ULLOA, MAYOR

ATTEST:

By: _____
NATALIE GONZAGA, CITY CLERK

DRAFT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) §
CITY OF CHINO)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify that the foregoing Ordinance was duly adopted by said City Council at a regular meeting held on the _____ day of July 2026 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

By: _____
NATALIE GONZAGA, CITY CLERK

DRAFT

RESOLUTION NO. PC2026-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL26-0120 (SITE APPROVAL) AND PL26-0121 (TENTATIVE TRACT MAP NO. 20845) TO SUBDIVIDE 12.42 ADJUSTED GROSS ACRES FOR THE DEVELOPMENT OF 55 SINGLE-FAMILY RESIDENTIAL HOMES AT A DENSITY OF 4.44 DWELLING UNITS PER ACRE WITHIN THE RD 4.5 RESIDENTIAL (4.5 DWELLING UNITS/ACRE) LAND USE DESIGNATION OF THE EAST CHINO SPECIFIC PLAN, , LOCATED AT 13918 CYPRESS AVENUE (APNS: 1021-241-02, -03, AND 1021-251-01).

WHEREAS, PLC Communities, LLC (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845) (the "Project") to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre, located at 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01); and

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

WHEREAS**,** on June 17, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project, and

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

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

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845):

1. *PL26-0120 (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 meets General Plan, Goal LCC-1.1, which fosters livable neighborhoods with a balanced mix of housing. Further, the Project is located in the East Chino Specific Plan (ECSP) and is in compliance with the ECSP development standards and design guidelines;

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 a proposal for 55 single-family dwelling units at a density of 4.4 dwelling units per acre on 12.42 adjusted gross acres, where single family homes are permitted and are within the allowable density range (4.5 dwelling units/acre) of the RD 4.5 Residential land use designation of the ECSP;

c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed residential development is consistent with the development standards and guidelines for uses within the RD 4.5 Residential land use designation of the ECSP and the City Zoning Ordinance;

d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Amsterdam Avenue and Cypress Avenue are required to be improved as part of the development;

e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the adjacent properties to north, east, and west of the Project are existing residential properties of similar size and density. The property to the south will remain as residential/agricultural use;

f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare as the Project is consistent with the RD 4.5 Residential land use designations of the ECSP and surrounding uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached here as Exhibit "A";

g. The proposed Project will not have a significant adverse impact on the environment, as the proposed Project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation,

development density, and applicable policies established by the City's General Plan, the ECSP, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed Project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare These safeguards (Conditions of Approval) are attached hereto as Exhibit 'A". Further, the Project meets all required development standards and policies pertaining to residential development in the City and the ECSP.

2. *PL26-0121 (Tentative Tract Map No. 20845)*

a. *Consistency with plans*. The proposed subdivision, together with the provisions for its design and improvements, is consistent with applicable general or specific plans of the city. The proposed subdivision is located within the RD4.5 Residential land use designation of the ECSP. The RD4.5 Residential land use designation allows for residential development at a density up to 4.5 dwelling units per acre. The proposed subdivision will create 58 lots (55 individual lots for single-family units, one lot for a passive park/underground detention basin, and two landscaped lettered lots) at a density of 4.44 dwelling units per acre, meeting the density requirement;

b. *Consistency with zoning*. The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance and other related ordinances, or a variance has been granted. Each lot meets the minimum requirements of the RD 4.5 Residential land use designation;

c. *Suitability*. The site is physically suitable for the type or density of development because all required on and off-site improvements that are necessary to accommodate this development will be provided in accordance with City requirements. In addition, the site is flat and does not have any development constraints that would hinder residential development and the proposed tract map is of sufficient size and

dimensions to accommodate single family homes in accordance with the ECSP;

d. *Environmental damage*. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project is within the scope of the adopted 2045 General Plan Update EIR and will adhere to mitigation measures;

e. *Wastewater*. The discharge of waste from the proposed subdivision into a community sewer system will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);

f. *Water service*. The review of the City Engineer or water service agency indicates that there is sufficient water to provide for the residents of the subdivision. The 2045 General Plan Update EIR considered the capacity of existing and planned water facilities and found them to be adequate;

g. *Soils and geology*. There are no adverse soil or geological conditions, according to a preliminary soils report or geological hazard report, or the subdivider has demonstrated to the satisfaction of the Director of Development Services, City Engineer and Planning Commission that any adverse conditions can be corrected;

h. *Public Health*. The design of the subdivision or the type of improvement will not cause serious public health problems. Full public improvements will be constructed in conformance with City Standards as well as applicable State and Federal regulations

i. *Easement*s. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The map will be subject to Covenants, Codes and Restrictions (CC&Rs) which include provisions for reciprocal access to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels;

j. *Environmental documentation*. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by

the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

k. *Agricultural suitability*. The proposed subdivision will not result in the subdivision of agricultural parcels to a size too small to sustain agricultural use under the conditions for denial listed in Section 66474.4 of the Subdivision Map Act as the project is not currently encumbered with any Williamson Act contracts.

3. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline § 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning*. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

4. *Approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845).* The Planning Commission hereby approves PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845), 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".

5. *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 17TH day of JUNE 2026.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

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

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 17th day of June 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachments:
Exhibit “A” – Conditions of Approval

EXHIBIT A

DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: June 17, 2026

PROJECT FILE NO.: PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845)

LOCATION: 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01)

APPLICANT: PLC Communities

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: June 17, 2026

PROJECT FILE NO.: PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map)

LOCATION: 13918 Cypress Avenue (APN: 1021-241-03)

APPLICANT: PLC Communities

1.0 TIME LIMITS:

1.1. The above referenced Site Approval shall expire on June 17, 2027, if building permits are not obtained. 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 June 17, 2028, 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.

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 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 exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The applicant shall be responsible for making arrangements with Waste Management for disposal of any/all construction debris or trash generated. 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. 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 PRIOR TO RECORDATION OF THE FINAL MAP:

3.1. Covenants, Conditions, and Restrictions (CC&R's) for the subdivision shall be prepared in accordance with the *City Attorney Policy - Guidelines and Protocol for Review and Approval of CC&R's* and submitted and approved by the Planning Division, Engineering Division, and the City Attorney. The approved CC&R's shall be recorded concurrently with the final map and a recorded copy submitted to the Planning Division. The following items shall be included in the final CC&R's:

3.1.1. Reciprocal agreement to ensure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels. The intent of the CC&R's is to ensure that the entire project is designed and maintained in a uniform and comprehensive manner.

3.1.2. A Homeowners Association (HOA) shall be formed for the maintenance of private facilities held in common ownership, such as project landscaping and irrigation, lanes, entries, community facilities and project lighting.

4.0 PRIOR 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. Comply with the City's "New Home Construction" Ordinance.

4.3. 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.

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

4.5. All plans shall be coordinated for consistency.

4.6. The applicant/developer shall submit 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.

4.7. A construction-phasing plan shall be submitted to and approved by the Director of Development Services prior to building permit issuance. This plan shall show which homes 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.

4.8. 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.

4.9. 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.

4.10. 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.

4.10.1. 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.

4.11. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that 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.

4.12. 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.

4.13. 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 June 17, 2026, as prepared by PLC Communities. 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.

4.14. 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.

4.15. Notification of the existing land use, zoning and general plan land use designation for properties within 1,320 feet of the proposed subdivision, prepared in conformance with Sections 15.40.020 and 5.04.220 of the Chino Municipal Code, shall submitted for review and approval by the Director of Development Services. The notice shall be posted in the sales office for the development.

4.16. Mailboxes shall not interfere with free ingress or egress to the project site. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The location and design of mailbox standards shall be indicated on the required landscape and irrigation plans. The design of the mailboxes shall be subject to the review and approval of the Director of Development Services.

4.17. The applicant is required to contact the West Valley Mosquito and Vector Control District to determine if an inspection or field survey of potential vectors and their ectoparasites is necessary. If the District so determines, an inspection or field survey shall be conducted by the District, at the applicant's expense, prior to demolition or grading in order to protect the health of and reduce the risk of neighboring residents to vector-borne diseases. Based on the inspection or survey results, the applicant shall take appropriate vector control methods as recommended by the District.

4.18. A preconstruction survey (four surveys in four days) shall be conducted no more than 30 days prior to ground disturbance including clearing, grubbing

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

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

4.20. 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.

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.

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. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services. The fee for review of these plans by both the City and the City's landscape architect shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.

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 for the final unit, any temporary sales and/or construction office buildings/trailers shall be removed from the site.

6.7. In order to inform new homeowners of various impacts they may experience, the applicant is required to provide the following disclosure notices. Every homeowner shall sign these notices, acknowledging that they have reviewed and understand their contents, and copies of the signed notices shall be provided to the Planning Division prior to the issuance of a certificate of occupancy for each respective unit:

6.7.1. Notification of the existing land use, zoning and general plan land use designation for properties within 1,320 feet of the proposed subdivision shall be presented to all customers and future homeowners. The notice, as well as posting and signature

requirements, shall conform to Sections 15.40.020 and 5.04.220 of the Chino Municipal Code.

6.7.2. The City has a Right-to-Farm policy, which allows for existing agricultural uses to continue as long as the property owner desires and limits the circumstances under which the use could be declared a nuisance.

6.7.3. A disclosure notice specifying potential nuisances, such as odors, dust, nesting animals, flies, and other vectors may occur on their property and/or within the project site. This notice shall be submitted to the Director of Development Services for review and approval. This notice shall be signed by individual property owners and shall be recorded with the property title.

7.0 ENVIRONMENTAL DOCUMENTS & MITIGATION MEASURES:

7.1. Comply with all mitigation measures identified in the Mitigation Monitoring Program contained within the technical study conducted for Site Approval PL25-0120 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.

8.0 OTHER REQUIREMENTS

8.1. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within prior to grading the Project site. 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.

8.2. 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.

8.3. 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.

8.4. A coating that will facilitate the removal of graffiti shall be applied over the complete height common area walls. If a coating is not provided, the owner of the property shall paint the walls to remove graffiti within 72 hours of notice.

8.5. Any revision to plotting and/or elevation changes for residential projects shall be subject to review and approval by the Director of Development Services. If the proposed revisions are substantial then the Director may require that the Planning Commission and/or DRB review and approve them. To ensure that the appropriate variation of units is maintained, the applicant shall, at a minimum, submit a revised colored site plan, a table identifying the revised unit count, and an exhibit showing the revised street scene(s). Additional information may be required depending on the nature of the changes.

8.6. Phased Projects:

8.6.1. 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.

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

8.6.2.1. 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.

8.7. All new residential development shall comply with the mandatory measures contained in Chapter 4 of the California Green Building Code and the selected voluntary measure contained in Appendix A4 and identified in Section 15.45.030 (Residential Development) of the Chino Municipal Code.

8.8. Consistent with Section 15.45.050 (Model Homes) of the Chino Municipal Code, at least one model home/unit for each residential development shall offer and display energy-saving options and signage identifying standard and optional features that contribute to the overall efficiency of the home.

Handout materials shall be made available in the model home describing the optional features, including costs, benefits, energy savings, etc.

8.9. 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 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.

9.0 CONSTRUCTION SITE SECURITY:

9.1. 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.

9.2. 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.

9.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.

9.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.

9.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.

9.6. “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.

9.7. 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.

9.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.

9.9. 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.

9.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.

9.11. 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.

9.12. 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.

10.0 ARCHITECTURE, LANDSCAPING, AND FENCING REQUIREMENTS:

10.1. The following items shall be reviewed and approved by the Planning Division prior to building permit issuance and/or reflected in the final approved set of construction drawings:

10.1.1. Samples of the stucco finish for each architectural elevation shall be reviewed by the Planning Division in the field for approval prior to applying the stucco to the buildings. A medium sand finish is required for Italianate, Farmhouses, Ranch, and Spanish elevations.

10.1.2. An exclusive front door style shall be utilized for and designed to be compatible with each architectural style used in the development.

10.1.3. All door and window surrounds utilizing stucco over foam shall have a smoother finish than the adjacent field finish.

10.1.4. An exclusive garage door style shall be utilized for and be compatible with each architectural style used in the development.

10.1.5. All architectural treatments and finish materials on building elevations such as wood siding, stone veneer, etc. shall return to an inside corner or other logical termination point to the satisfaction of the Director of Development Services.

10.1.6. Substantial landscaping shall be installed at the ends of cul-de-sacs or alleys that face a public street.

10.1.7. Stone, brick, and other masonry veneers, where used, shall be applied to within four inches of the finished grade.

Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
4.1 Aesthetics		
Topic 1: Scenic Vistas. Would the Project have a substantial adverse effect on a scenic vista?	**Policy LCC-8.7.** Protect and improve scenic vistas in Chino, including views of the San Gabriel Mountains and the Puente-Chino Hills from major roadways and public spaces.	Applicable and the Project complies.
Topic 3: Visual Character or Quality. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**Policy LCC-2.9:** Recognize historic-age buildings, including the youth museum, green building, and Seventh Street Theater as integral components of downtown character. Promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating new development and intensification of uses downtown. **Policy LCC-2.11:** Emphasize human-scaled design in commercial, residential, and mixed-use development and employ measures such as articulated massing, awnings, and landscape elements to break down the scale of larger developments. **Policy LCC-2.12:** Build the visual presence of the Downtown core with distinctive branding and signage, street furniture, and trees and plantings.	Not applicable because Project is not within Downtown Chino.
	Policy LCC-3.4. Encourage new mixed-use and commercial development within centers to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches: • Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials; • Maintaining overall harmony while providing smaller-scale variety; and • Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements. **Policy LCC-3.7.** Ensure that the introduction of higher-intensity mixed-use development within commercial centers and along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring features such as the following: • Buildings set back from rear or side yard property lines adjoining single-family dwelling residential uses; • Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to minimize impacts to privacy and solar access; • Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas to the degree feasible; or • Lighting shielded from view and directed downward to minimize impacts on adjacent residential uses.	Not applicable because Project is not within a commercial center.

[1] Topics without GPU Policies or GPU EIR MMs have not been included in this table.

Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy LCC-4.1: Insist on high-quality development that is sensitive to surrounding context throughout the City and particularly in centers and corridors. **Policy LCC-4.5:** Enhance community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved cross-walks, and City-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails. **Policy LCC-4.6:** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual confusion where businesses are competing for attention.	Not applicable because Project is not within a corridor or gateway.
	Policy LCC-5.9: Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.	Applicable and the Project complies through Project design.
Topic 4: Light or Glare. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**Policy LCC-3.7 identified above.**	Not applicable, as identified above.
4.2 Air Quality		
Topic 1: Air Quality Plans. Would the project conflict with or obstruct implementation of the applicable air quality plan?	**Policy INF-3.5:** Require development projects to prepare traffic impact studies, including VMT analysis and level of service assessments as appropriate per the City's adopted Traffic Impact Analysis Guidelines. **Policy INF-3.7:** Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts, including through payment of Development Impact Fees. **Policy INF-3.8:** Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources. **Policy INF-4.4:** Design streets to promote walking by including design elements such as the following: • Grid networks that provide high levels of connectivity; • Closely spaced intersections; • Frequent and low-stress crossings; • Wide, unobstructed walkable sidewalks;	Applicable and the Project complies.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• Street trees that provide shading; and • Minimize curb cuts to only required access areas. **Policy INF-4.5:** Provide for a safe, convenient pedestrian environment with strategies such as separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible. Plan for direct connections from the interiors of residential neighborhoods to nearby parks, schools, retail, and other services using sidewalks, trails, and paseos. **Policy INF-4.8:** Require that new subdivisions, new multi-family developments, and new developments along commercial corridors include well-lit, tree-shaded walkways that provide direct links to the public realm or adjacent public destinations such as transit stops, schools, parks, and shopping centers. **Policy INF-4.9:** Remove barriers to walking, where feasible, and work with utility companies to remove barriers to allow people of all abilities to move with comfort and convenience throughout the City, including through the following: • Provision of curb ramps, crosswalks, and overpasses; • Relocation of infrastructure or street furniture that impedes travel pathways; • Reducing or consolidating driveways and curb cuts; and • Creation of additional walking entrances to important destinations like schools, parks, and commercial areas. **Policy INF-4.10:** When designing projects, prioritize designs that encourage walking, improve pedestrian safety, and incorporate best practice designs and considerations for efficiencies in walking. **Policy INF-4.13:** When designing projects, prioritize designs that strengthen the protection of cyclists, such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible. **Policy HEQ-5.7:** Promote the incorporation of new technologies, materials, and design and construction techniques in private development projects that minimize air pollution, noise, excess heat, and other forms of pollution and its impacts.	
	Policy INF-1.1: Support regional transportation infrastructure investments for all modes to relieve congestion and support community health in Chino.	Not applicable – City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-1.3: Pursue transportation infrastructure improvements and associated funding for projects such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices. **Policy INF-1.4:** Work with Omnitrans and other transit providers to improve the frequency and convenience of transit connections from Chino to major regional destinations, such as the Ontario International Airport, Metrolink rail stations, and large employment centers. **Policy INF-2.1:** Maintain a street classification system that considers the role of streets as corridors for movement but also reflects a context-sensitive complete streets approach that enables safe, convenient travel for all roadway users. **Policy INF-2.2:** Foster a cohesive circulation system through a "layered network" approach that promotes complete streets and mobility for all modes while emphasizing specific transportation modes for specific corridors and geographic areas. Integrate complete streets and a layered networks approach into all City streets, traffic standards, plans, and details. **Policy INF-2.5:** Plan and invest to foster a transportation system that improves the health of Chino residents through actions that make active transportation, non-motorized modes, and high-occupancy vehicles viable, attractive alternatives to the private automobile. **Policy INF-2.6:** Ensure the design of new streets and the retrofit of existing streets minimizes traffic volumes and/or speed as appropriate within residential neighborhoods without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices. This could be accomplished through: • management and implementation of complete street strategies, including retrofitting existing streets to foster biking and walking as appropriate; • short block lengths, reduced street widths, and/or traffic calming measures; and • providing pedestrians and bicyclists with options where motorized transportation is prohibited. **Policy INF-2.7:** Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved. **Policy INF-2.10:** Consider innovative design and technology solutions to improve mobility, efficiency, connectivity, and safety such as traffic calming devices, roundabouts, traffic circles, curb extensions at intersections, separated bicycle infrastructure, high visibility pedestrian treatments and infrastructure, smart road technologies, and signal coordination. **Policy INF-2.11:** As part of street redesigns, plan for the needs of different modes–such as shade for pedestrians, lighting at pedestrian scale, mode-appropriate signage, and transit amenities. Coordinate with the future Urban Forest Management Plan to ensure the right tree, is placed in the right place, for the right reason.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-2.12: Add bike and pedestrian facilities on roads with excess capacity where such facilities do not exist, using supporting transportation plans as guidance. Excess capacity includes street rights-of-way or pavement widths beyond the standards, or excess capacity in roadways based on actual vehicular travel versus design capacity. **Policy INF-2.14:** Explore the use of green infrastructure in the design of new roadways and retrofit existing roadways where appropriate. **Policy INF-2.15:** Incorporate traffic calming design into local and collector streets to promote safe vehicle speeds. **Policy INF-3.6:** Support regional efforts for the development of a VMT Mitigation Bank in coordination with SBCTA. **Policy INF-3.14:** Promote the greater use of Transportation Demand Management (TDM) strategies by employers and large residential developments to reduce dependence on single-occupancy vehicles. **Policy INF-3.15:** Use public outreach to encourage alternative modes of travel and inform the community about the benefits of participation in new programs, approaches, and strategies. **Policy INF-3.16:** As a TDM strategy, encourage large scale employers to provide on-site childcare services within employment districts to reduce or avoid vehicle trips associated with child pick-up and drop-off. **Policy INF-3.17:** Encourage collaboration between transit partners and event producers to promote awareness of additional and timely transit service before and after large events. **Policy INF-3.18:** Partner with Omnitrans to expand participation in programs that offer free or discounted transit passes for low-income residents, youth, and/or senior citizens. **Policy INF-3.19:** Balance on-street and off-street parking supply with objectives for reducing VMT, improving air quality, supporting economic vitality, and fostering a high quality of life throughout the City. **Policy INF-3.20:** Through the development review process, encourage applicants proposing projects in mixed use areas and activity centers to explore shared-use of existing parking spaces that can be available for dual uses before proposing to construct new parking facilities. **Policy INF-3.21:** Require traffic and parking management plans for major events that utilize travel demand management strategies encouraging transit and other alternatives to single occupant vehicles to limit the impact to City streets.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-3.22: Lead by example by continuing to incentivize the use of electric vehicles and hybrids, such as by expanding the availability of electric vehicle charging infrastructure in City parking lots and structures and/or providing priority parking locations for electric and hybrid vehicles. **Policy INF-4.1:** Strengthen active transportation circulation routes between residential neighborhoods, parks, schools, and mixed-use mixes use areas. **Policy INF-4.2:** As new development and redevelopment occurs, seek opportunities to create a finer-grained network of streets and walking and bicycling connections, especially within a half-mile walk of mixed-use areas. **Policy INF-4.6:** Work to complete the network of tree-shaded sidewalks throughout the City, to the greatest extent feasible, through development project improvements and grant funding to build new sidewalks and crossings, especially near important destinations, such as schools, parks, and mixed-use areas. **Policy INF-4.7:** Require pedestrian-friendly traffic signal accessories, such as Accessible Pedestrian Signals which include countdown information in both a visual and auditory format, and similar technologies at all significant pedestrian crossings. **Policy INF-4.11:** Establish and maintain a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for both commuter and recreational trips. Coordinate the City's network with existing and planned facilities in neighboring jurisdictions and the region to support a comprehensive active transportation network. **Policy INF-4.12:** Plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the City. **Policy INF-4.14:** Implement safety improvements in mid-block areas that allow for bicycles to safely cross heavily traveled roads. Improvements can include stop signs for cyclists, warning beacons, and illuminated signs initiated by pedestrians and cyclists. **Policy INF-4.15:** Encourage the routing of buses to the Chino Airport, Chaffey College, and other major destinations to facilitate transit access for workers, students, and airport passengers. **Policy INF-4.16:** Work with Omnitrans to expand bus service to additional areas of the City and improve north-south connections. Prioritize connections to/from job centers in Chino and between The Preserve and the northern part of the City. **Policy INF-5.5:** Support implementation of new technologies that result in logistics operations that are cleaner, greener, and more efficient, including electric truck charging stations, autonomous vehicle censors and communications.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-5.7: Coordinate with public agencies in the region to catalyze the development and deployment of zero-emission medium- and heavy-duty vehicle fleets, buses, and lighter duty electric bicycles, and support development of shared charging hubs and resources, and prioritization of zero-emission vehicle technologies for goods movement in the City. **Policy INF-5.10:** Prohibit freight trucks from parking or idling on local streets in residential neighborhoods and discourage trucks from traveling on local streets. **Policy HEQ-5.5:** Consistent with AB 98 regulations, regulate new light industrial and warehouse uses in proximity to housing and other sensitive uses and require such projects to route trucks and minimize idling in order to reduce diesel particulate emissions. **Policy HEQ-5.9:** Continue to purchase or lease of fuel-efficient and low emissions vehicles for City fleet vehicles.	
	MM AQ-1: Construction Air Quality Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with construction, shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City for review and approval. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. The City shall require that applicants for new development projects with the potential to exceed the SCAQMD's adopted thresholds of significance to incorporate the measures listed below to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City. Mitigation measures to reduce construction-related emissions could include, but are not limited to: • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust.	Applicable to the Project and required to be implemented during the Project's construction activities.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on- and off-site streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 mph or less to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 mph to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing on-site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• During architectural coating activities, use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website.	
	MM AQ-2: Operational Air Quality Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with operation, shall prepare and submit a technical assessment evaluating potential project operational-related air quality impacts to the City for review and approval. For individual projects that may exceed the daily operational emissions thresholds established by the SCAQMD, the owner/permitee shall conduct an analysis of the project's operational air quality impacts using the latest available CalEEMod mode, or other analytical method determined in conjunction with the City. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If such analyses identify potentially significant regional or local air quality impacts, project-level mitigation and/or project design features would be required to reduce operational impacts to less than significant. Mitigation to reduce operational impacts depends on the specific project, but may include measures such as, but not limited to: • Demonstrate net zero energy expenditure. • Implementation of transportation demand management measures. • Prohibit the installation of woodstoves, hearths, and fireplaces in new construction facilitated by the General Plan Update. • Expand and facilitate completion of planned networks of active transportation infrastructure. • Implement electric vehicle charging infrastructure beyond requirements set forth in the 2022 CALGreen mandatory measures, such as Tier 2 voluntary measures set forth in 2022 CALGreen (or future more stringent) standards. • Implement traffic demand measures, such as unbundling parking fees from rent/lease options, encouraging/developing a ride-share program for the community, and provide car/bike sharing services, that will reduce daily individual car usage and reduce project VMT.	Applicable to the Project and required to be implemented during the Project's operation and maintenance.
Topic 2: Criteria Pollutants. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable	**Policy INF-4.13 and Policy HEQ-5.7** identified above.	Applicable, as identified above.
	MM AQ-1 and MM AQ-2 identified above.	Applicable, as identified above.
	Policy INF-3.14 through Policy INF-3.22, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy HEQ-5.5, and Policy HEQ-5.6 identified above.	Not applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
federal or state ambient air quality standards?		
Topic 3: Sensitive Receptors. Would the project expose sensitive receptors to substantial pollutant concentrations?	**Policy HEQ-5.3:** Require new development that would locate sensitive uses adjacent to sources of TACs to be designed to minimize any potential health risks, consistent with state law.	Not applicable as the Project is not located adjacent to sources of TACs.
	Policy LCC-1.5: Locate manufacturing, warehousing, logistics and industrial uses in areas with good access to the regional transportation network while providing for adequate separation and buffering from residential uses.	Not applicable – City action.
	Policy HEQ-5.5 and Policy INF-5.10 identified above.	Not applicable, as identified above.
	MM AQ-3: Health Risk Assessment. For site-specific projects that may site new sensitive land uses within 500 feet of SR-71 or SR-60, the applicant shall prepare a HRA evaluating the potential for sensitive receptors to be exposed to TACs, which shall be required for such individual projects. The HRA shall be prepared in accordance with the policies and procedures of the state OEHHA and the SCAQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the SQAQMD at the time a project is considered (i.e., 10 in one million cancer risk and 1 hazard index), the project applicant will be required to identify and demonstrate that best available control technologies to reduce substantial exposure of sensitive receptors to TACs. Examples may include, but are not limited to, air intakes located away from high-volume roadways and/or truck loading zones unless it can be demonstrated that these are operational limitations and/or heating, ventilation, and air conditioning systems provided with appropriately sized MERV filters. Mitigation measures identified in the HRA shall be incorporated into the site development plan as a component of the proposed project. Air intake and MERV filter requirements shall be noted on all building plans submitted to the City Development Services Department.	Not applicable as the Project site is located beyond 500 feet from both SR-71 and SR-60.
Topic 4: Odor. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	**Policy HEQ-5.10:** Ensure adequate buffer distances are provided between offensive odor sources and sensitive receptors, such as schools, hospitals, and community centers.	Applicable and the Project complies.
4.3 Biological Resources		
Topic 1: Special Status Species. Would the project result in a substantial adverse impact, either	**Policy HEQ-5.13:** Require construction projects that disturb 10,000 square feet of ground cover revegetate graded areas with native or locally appropriate vegetation to restore biological diversity, minimize erosion, and promote groundwater recharge.	Applicable and the Project complies.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS?	**Policy HEQ-8.8:** Cooperate with federal, state, and local regulatory agencies as well as non-profit organizations to promote the responsible stewardship of natural resources and habitats within the Planning Area. **Policy HEQ-8.9:** Ensure that adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place. **Policy HEQ-8.10:** In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.	
	MM BIO-1: Biological Assessment and Mitigation Applications for future development of vacant properties (and portions thereof), wherein the City's Director of Development Services or their designee has determined a potential for impacts to sensitive biological resources, shall be required to prepare a site-specific general biological resources survey to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. The report shall identify the need for focused presence/absence surveys and identify the presence of state or federal regulated wetlands or waters. If potentially significant impacts to sensitive biological resources, including sensitive species and/or wetlands are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance.	Applicable and the Project complies.
	MM BIO-2: Nesting Birds Applications for future development, wherein the City's Director of Development Services or their designee has determined a potential for impacts to mature trees and/or native vegetation suitable for nesting birds, shall be required to restrict removal of sensitive habitat and vegetation to outside the breeding seasons of any sensitive species identified within adjacent properties (typical bird breeding season is January 15 to September 15, as early as January 1 for some raptors). If vegetation clearing must begin during the breeding season, a qualified biologist shall provide recommendations to avoid impacts to nesting birds which typically includes a pre-construction survey within three days of the start of construction to determine the presence of active nests. If active nests are found, avoidance measures shall be implemented to ensure protection of the nesting birds. Avoidance measures may include a no-activity buffer zone, typically 300 feet from the area of disturbance or 500 feet for raptors, established at the discretion of the qualified biologist in consultation with the City, If activity buffer zones are not feasible, temporary noise barriers may be	Applicable and would be completed prior to vegetation clearing, if necessary.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	installed to attenuate construction noise. Noise wall height and adequacy shall be supported by a noise analysis to determine the anticipated construction noise levels with attenuation measures as recommended by the biologist and approved by the City. Periodic noise monitoring shall be conducted during construction to ensure noise attenuation standards are met. Accepted noise levels are species dependent and existing ambient noise levels can play a factor in establishing baseline acceptable noise.	
Topic 2: Sensitive Natural Communities and Riparian Habitat. Would the project result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	**MM BIO-1 identified above.**	Applicable, as identified above.
Topic 3: Jurisdictional Wetlands. Would the project result in substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**MM BIO-1 identified above.**	Applicable, as identified above.
4.4 Cultural and Tribal Cultural Resources		
Topic 1: Historic Resources. Would the project cause a substantial adverse change in the significance of a historic-era resource pursuant to CEQA Section 15064.5?	**Policy LCC-2.9:** Recognize historic-age buildings, including the youth museum, green building, and Seventh Street Theater as integral components of downtown character. Promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating new development and intensification of uses downtown. **Policy LCC-7.3:** Foster the preservation, restoration, and compatible reuse of historically significant structures and sites in Chino while accommodating new development.	Not applicable because the Project Site is not in Downtown Chino and does not contain any historic resources.
	Policy LCC-7.4: Evaluate all buildings and structures 50 years old and older for potential historic significance prior to approving a project that would demolish or significantly alter the resource.	Applicable to the Project; required Cultural Resources Study has been completed.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	MM CUL-1: Historic Evaluation. Prior to approval of a future site-specific project that would directly or indirectly affect a building/structure in excess of 50 years of age, the City or a qualified architectural historian shall determine whether the affected building/structure is historically significant. The evaluation shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the CEQA guidelines. If the evaluation determines that building/structure is not historic, no further evaluation or mitigation would be required. If the building/structure is determined to be historically significant, the preferred mitigation would be to avoid the resource through project redesign. If the resource cannot be avoided, all prudent and feasible measures to minimize or mitigate harm to the resource shall be taken per recommendations of the qualified architectural historian.	Applicable to the Project; required Cultural Resources Study has been completed.
Topic 2: Archaeological Resources. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	**Policy LCC-7.7:** Continue to comply with federal and state regulations and best practices aimed at protecting and mitigating impacts to archaeological resources and the broader range of cultural resources as well as tribal cultural resources.	Applicable to the Project and the Project complies.
	Policy HEQ-8.7: Require cultural resource assessments prior to the approval of development proposals on properties located in archaeologically sensitive areas.	Applicable to the Project; required Cultural Resources Study has been completed.
	MM CUL-2: Cultural Resources Assessment Prior to project approval or the issuance of grading permits (whichever is applicable and comes first), the City shall require applicants for future proposed ground disturbing projects to determine the presence or absence of archaeological resources and appropriate mitigation measures. The following steps to achieve these goals: 1) A qualified archaeologist meeting the Secretary of the Interior Standards shall conduct a cultural resources assessment consisting of a record search from the SCCIC, a sacred lands search from the NAHC, a pedestrian survey, background context and project specific recommendations 2) If the cultural resources assessment identifies archaeological resources that have not been evaluated for significance per CEQA thresholds (see Section 4.4.3 above), then an evaluation program shall be completed. An evaluation program generally will include excavation to determine depth, extent, integrity, and content of the subsurface cultural material, 3) If an archaeological resource is determined significant and avoidance through project redesign is not feasible, a data recovery and construction monitoring program shall be implemented to reduce impacts to an archaeological resource to below a significant level, and 4) After construction, a final data recovery and monitoring report shall be completed documenting the result of the data recovery, research design, and monitoring efforts.	Applicable to the Project; required Cultural Resources Study has been completed.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Confidential attachments must be submitted under separate covers. Artifacts collected during the evaluation, data recovery, and monitoring efforts must be curated at an appropriate facility consistent with the state and federal curation standards (36 CFR 79 of the Federal Register) and that allows access to the artifact collections.	
Topic 3: Human Remains. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	**Policy LCC-7.8:** Treat Native American human remains with sensitivity and dignity and ensure compliance with the associated provisions of California Health and Safety Code and the California PRC. The City shall collaborate with the MLD identified by the NAHC.	Applicable to the Project if human remains are discovered during ground-disturbing activities.
Topic 4: Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, features, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the CRHR, or in a local register or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision c of PRC Section 5024.1?	**Policy LCC-7.7 and Policy HEQ-8.7** identified above.	Applicable, as identified above.
	MM CUL-2 identified above.	Applicable, as identified above.
4.5 Geology/Soils		
Topic 1: Seismic Hazards and Topic 3: Geologic Instability. Would the project directly or indirectly cause potential substantial adverse effects,	**Policy HSN-1.2:** Require that buildings intended for human occupancy and critical facilities be set back a safe distance (as determined by a qualified geologist) from surface traces of active and potentially active faults. As appropriate, require that proponents of projects in high-risk areas submit geotechnical investigation reports prepared by qualified professionals and demonstrate that the project conforms to all mitigation measures recommended by the reports prior to City approval.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); ii) strong seismic ground shaking? iii) seismic-related ground failure, including liquefaction; or iv) landslides? Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	**Policy HSN-1.3:** Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the CBC. **Policy HSN-1.4:** In order to maximize soil stability and erosion prevention, minimize excavation, grading, cutting, or filling during construction; permit grading operations only in areas scheduled for immediate construction or paving; require erosion prevention as a strategy in the planning and design of grading operations; and avoid or minimize removal of ground cover, vegetation, and canopies.	
Topic 2: Soil Erosion. Would the project result in substantial soil erosion or the loss of topsoil?	**Policy HSN-1.4** identified above.	Applicable, as identified above.
Topic 4: Expansive Soils. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	**Policy HSN-1.4** identified above.	Applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
Topic 6: Paleontological Resources and Unique Geology. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1: Paleontological Resources Evaluation.** Applications for future development, wherein the Community Development Director or his or her designee has determined a potential for impacts to paleontological resources, shall review the underlying geology and paleontological sensitivity of the site. If it is determined that the potential exists that sensitive paleontological resources are present, the applicant shall provide a paleontological resources technical report consisting of a record search, survey, background context and project specific recommendations performed by a qualified paleontologist. If it is determined there is potential for paleontological resources to be present, a qualified paleontological monitor shall be present during grading in locations where the paleontological resources technical report determined that such monitoring is necessary due to the potential for paleontological resources to reside within the underlying geologic formations. The paleontological resources technical report shall also provide specific duties of the monitor, and detailed measures to address fossil remains, if found.	Applicable to the Project; required Paleontological Assessment has been completed.
4.6 Greenhouse Gas Emissions		
Topic 1: GHG Emissions. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?	**Policy HEQ-5.9, Policy INF-1.1, Policy INF-1.3, Policy INF-1.4, Policy INF-2.1, Policy INF-2.2, Policy INF-2.5, Policy INF-2.6, Policy INF-2.7, Policy INF-2.10, Policy INF-2.11, Policy INF-2.12, Policy INF-2.14, Policy INF-2.15, Policy INF-3.6, Policies INF-3.14 through INF-3.18, Policies INF-3.19 through INF-3.22, Policy INF-4.1, Policy INF-4.2, Policy INF-4.6, Policy INF-4.7, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy INF-4.15, Policy INF-4.16, Policy INF-5.5, and Policy INF-5.7** identified above.	Not applicable, as identified above.
	Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policy INF-4.8, Policy INF-4.9, Policy INF-4.10, Policy INF-4.13, Policy HEQ-5.7, and Policy INF-5.10 identified above.	Applicable, as identified above.
	MM GHG-1: Greenhouse Gas. All future site-specific projects shall be required to demonstrate consistency with the City's CAP. As stated in Appendix A of the CAP, analysis of site-specific projects can either be done through emissions calculations or by using the Screening Tables. Site-specific projects that obtain at least 100 points would be consistent with the reduction quantities anticipated in the CAP. Those site-specific projects that do not obtain 100 points using the Screening Tables would need to provide additional analysis to determine the significance of GHG emissions. Per Section 15.45.070 of the City's Municipal Code, GHG Performance Standards for New Development, all new development not utilizing the Screening Tables shall contribute to the reduction of GHG emissions by demonstrating consistency with the CAP by implementing one or a combination of the following three options: 1. Exceed the mandatory California Energy Code Title 24, Part 6 standards, in effect at the time of application submittal by five percent; or	Applicable and the Project complies.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	2. 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 development application submittal for discretionary review; or 3. Provide other equivalent 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 0.074 MT CO2E per residential dwelling unit per year and/or per thousand square feet of commercial/ industrial use per year. Applicants that choose Option 1 described above would be required to verify that their site-specific project meets the five percent 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 2 or 3 described above would 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.	
Topic 2: GHG Plans. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?	**Policy LCC-1.1:** Foster a balanced mix of housing, employment, commercial, educational, civic, entertainment, and recreational uses in the City to support a complete community. **Policy LCC-1.2:** Ensure logical City boundaries that facilitate the efficient delivery of City services, address economic development needs, and optimize municipal costs and revenues. **Policy LCC-1.3:** Direct new growth so as to promote a land and resource efficient development pattern, strengthen north-south connections, and enhance the quality of life in Chino. **Policy LCC-1.4:** Promote infill development in opportunity areas along Central Avenue, Riverside Drive, and Philadelphia Street in order to create a network of lively activity centers that provide for community needs, capitalize on market opportunities, and are well-integrated with the surrounding neighborhoods.	Not applicable – City action.
	Policy LCC-2.3: Focus the highest intensity of development along D Street and Seventh Street to create a distinctive, walkable mixed-use core between Sixth Street and Central Avenue, south of C Street. **Policy LCC-2.6:** Promote a mix of commercial, office, and residential uses along Central Avenue to strengthen its role as a mixed-use corridor at the heart of Chino. **Policy LCC-2.13:** Within the core area, orient new buildings to the street, minimize setbacks along street frontages, and ensure a consistent street wall to promote a walkable, pedestrian-friendly environment.	Not applicable because Project is not within Downtown Chino.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy LCC-3.1: Within commercial centers where permitted on sites identified in the Zoning Code, foster mixed-use development and the co-location of residential and commercial uses within site distance of one another on the site to promote day and evening vitality. **Policy LCC-3.3:** Promote the integration of amenities, events, and programming into regional, community and neighborhood shopping centers that strengthen their role as places for area residents to shop and gather. Features to integrate should include the following: • Pedestrian amenities; • Electric vehicle charging; • Bike parking; • Traffic-calming features; • Plazas and public areas; • Shade trees; • Lighting; • Public art; • Farmers markets; • Retail and other services that provide for everyday needs; and • Community events. **Policy LCC-3.16:** Foster attractive, human-scaled mixed-use development that contributes to local character and enhances "small town" sense of place along key segments of Riverside Drive and Central Avenue. **Policy LCC-3.17:** Provide for a mix of commercial-retail and services in commercial centers on Riverside Drive and Central Avenue that cater to the daily needs of local residents together with multifamily housing where permitted under zoning. **Policy LCC-3.18:** Focus efforts to attract essential services such as medical clinics, grocery stores, banks, and dry cleaners to commercial centers in order to provide for the needs of area residents and ensure the vitality of the site over time. **Policy LCC-3.23:** Provide bicycle and pedestrian connections to retail and restaurants from surrounding residential areas. **Policy LCC-3.24:** Incorporate on-site amenities into the commercial area, such as outdoor dining; landscaped gardens, plazas, and seating areas; play areas and family-friendly facilities; EV fast charging stations; event spaces and entertainment programming; public art.	Not applicable because Project is not within a commercial center.
	Policy INF-1.1, Policy INF-1.2, Policy INF-1.4, Policy INF-2.1, Policy INF-2.2, Policy INF-2.5, Policy INF-2.6, Policy INF-2.7, Policies INF-2.10 through INF-2.12, Policy INF-2.15, Policy INF-3.6,	Not applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policies INF-3.14 through INF-3.18, Policies INF-3.19 through INF-3.22, Policy INF-4.1, Policy INF-4.2, Policy INF-4.6, Policy INF-4.7, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy INF-4.15, Policy INF-4.16, Policy INF-5.5, Policy INF-5.7, and Policy LCC-1.5 identified above.	
	Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policy INF-4.8, Policy INF-4.9, Policy INF-4.10, Policy INF-4.13, and Policy INF-5.10 identified above.	Applicable, as identified above.
	MM GHG-1 identified above.	Applicable, as identified above.
4.7 Hazards and Hazardous Materials		
Topics 1, 2, and 3: Transport, Use, or Disposal of Hazardous Materials/Accidental Release, Emissions Near a School. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	**Policy HSN-1.23:** Continue to require remediation of hazardous materials releases from previous land uses as part of any redevelopment activities. **Policy HSN-1.24:** Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination. **Policy HSN-1.26:** Promote awareness of and participation in hazardous household waste management, control, and recycling programs.	Not applicable as these are City actions and the Project Site has no known contamination.
	Policy HSN-1.25: Consistent with state regulations, require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.	Applicable and the Project complies.
Topic 4: Hazardous Materials Sites. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code	**Policy HSN 1.25** identified above.	Applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
Section 65962.5 and, as a result, create a significant hazard to the public or the environment?		
Topic 5: Airport Hazards. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	**Policy HSN-1.29:** Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-1.31:** Apply the community noise compatibility standards (Table N-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the ACLUP in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ACLUP. **Policy HSN-1.32:** Require a noise study and mitigation measures for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards. **Policy HSN-1.36:** Developers shall reduce the noise impacts on new development through appropriate means (e.g., double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls. **Policy HSN-4.1:** Require that new development be consistent with the safety zone land use and noise compatibility criteria established in the ACLUP, as revised per Action HSN-4.a.	Applicable and the Project complies.
Topic 6: Emergency Response. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**Policy HSN-1.19:** Require that all new development located in Very High and High FHSZs be served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression. **Policy HSN-1.20:** To facilitate the orderly evacuation of residential areas within the Very High FHSZs, maintain minimum standards for roadway design, maintenance, and vegetation management.	Not applicable because the Project site is not located within a VHFHSZ or SRA.
	Policy HSN-3.1: Maintain and periodically update the EOP to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions. **Policy HSN-3.2:** Maintain mutual aid agreements and communication links with San Bernardino County and other neighboring jurisdictions that allow for supplemental aid from other police and fire personnel in the event of emergencies. **Policy HSN-3.3:** To facilitate the orderly evacuation of residential areas, maintain minimum standards for roadway design, maintenance, and vegetation management. **Policy HSN-3.5:** Ensure road surfaces on designated evacuation routes can withstand extreme weather conditions and are maintained to accommodate increased traffic during evacuations.	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HSN-3.6: Employ technology such as traffic cameras and wildfire early detection systems to monitor conditions and facilitate effective response. **Policy HSN-3.7:** Provide information on and build community awareness of major evacuation routes and notification systems used for emergency alerts to residents and businesses in Chino. **Policy HSN-3.8:** Use the Chino Notify Emergency Alert System to notify residents by phone, text, or email of extreme weather conditions and/or the need to evacuate in the event of emergency. The system should also be used to broadcast the location of evacuation centers, particularly for residents of vulnerable areas and neighborhoods with constrained emergency access. **Policy HSN-3.9:** Partner with local media outlets to release evacuation information through radio, social media, and news apps can work as another channel for evacuation notices.	
	Policy HSN-3.4: Require new residential subdivisions to have at least two ingress and egress routes that account for existing and proposed traffic evacuation volumes at buildout. Design of ingress/egress must comply with CVFD standards.	Applicable and the Project complies through Project design.
Topic 7: Wildland Fires. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	**Policy HSN-1.14:** Continue to participate in regional wildfire prevention initiatives and work to prevent wildland fire and to protect lives, property, and watersheds from fire dangers. **Policy HSN-1.15:** Maintain regulations and standards designed to achieve the greatest practical level of built-in fire protection to confine fires, including requirements for compliance with applicable provisions of the California Building Code, the California Fire Code, Board of Forestry Fire Safe Regulations, and California Government Code sections 51175 and 51189 related to Very High and High FHSZs. **Policy HSN-1.16:** Jointly with state, County, and other local agencies, inform property owners of wildfire risks and measures to reduce those risks, including by: • Maintaining and making publicly available an up-to-date map of high and very high fire hazard areas consistent with CAL FIRE designations; and • Disseminating information on fire weather watches and fire risks via the City website, social media, and newsletters. **Policy HSN-1.18:** Require new development in Very High and High FHSZs to prepare a Fire Protection Plan that minimizes risks by: • Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.; • Siting and designing development to avoid hazardous locations (e.g., through fire breaks) to the extent feasible; • Incorporating fuel modification and brush clearance techniques (including the removal of invasive species) in accordance with applicable fire safety requirements and carried out in a	Not applicable because the Project site is not located within a VHFHSZ or SRA.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent; • Using appropriate fire-safe building materials and design features, consistent with the adopted City Code and Fire and Building Code standards; • Using fire-retardant, native plant species in landscaping; • Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities; and • Requiring property owners to enter into a long-term maintenance agreement for vegetation management in defensible space, fuel breaks, and roadside fuel reduction. **Policy HSN-1.19:** Require that all new development located in Very High and High FHSZs be served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.	
	Policy HSN-1.17: Avoid, where feasible, locating new development in Very High FHSZs. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development. **Policy HSN-1.21:** To the extent feasible, ensure that housing, hospitals, care facilities, community centers, places of worship, and other facilities where people gather are set a minimum of 100 feet back from high voltage power lines or substations.	Applicable and the Project complies through Project design.
4.8 Hydrology/Water Quality		
Topic 1: Violate Water Quality Standards/Degrade Water Quality. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**Policy HSN-1.9:** Require that development projects employ low impact development (LID) design techniques that manage stormwater so as to infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall in order to reduce stormwater runoff and minimize increases in downstream runoff and/or impacts resulting from new development.	Applicable and the Project complies through Project design.
Topic 2: Deplete Groundwater Supplies. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable	**Policy HSN-1.9** identified above.	Applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
groundwater management of the basin?		
Topic 3: Drainage Patterns. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	**Policy HSN-1.4:** In order to maximize soil stability and erosion prevention, minimize excavation, grading, cutting, or filling during construction; permit grading operations only in areas scheduled for immediate construction or paving; require erosion prevention as a strategy in the planning and design of grading operations; and avoid or minimize removal of ground cover, vegetation, and canopies. **Policy HSN-1.6:** Design, construct, and maintain street and storm drain flood control systems to accommodate storm flows and comply with federal and State requirements, employing "green infrastructure" techniques as feasible and appropriate.	Applicable and the Project complies through Project design.
	Policy HSN-1.9 identified above.	Applicable, as identified above.
Topic 4: Flood Hazard, Tsunami, or Seiche. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?	**Policy HSN-1.5:** Coordinate with the SBCFCD to address storm drainage and flood control on a sub-regional basis in order to optimize the use of existing and planned conveyance facilities. **Policy HSN-1.7:** Permit in the 100-year floodplain only that development which represents an acceptable use of the land in relation to the hazards involved and the costs of providing flood control facilities. Locate critical facilities, such as hospitals, fire stations, police stations, public administration buildings, and schools outside of flood hazard areas to the extent practicable. **Policy HSN-1.8:** Review all development applications for areas within a 100-year flood hazard zone for consistency with FEMA NFIP standards to mitigate flood hazard potential. **Policy HSN-1.12:** Refer projects proposing development below of the 566-foot elevation mark to the United States Army Corp of Engineers (USACE) to ensure that future land use proposals and activities	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	are compatible with estimated levels and frequency of inundation. Permit only development that has been approved by USACE below the 566-foot elevation mark. **Policy HSN-1.13:** Coordinate with USACE to ensure the safety of the Prado and San Antonio Dams through regular inspection and routine maintenance.	
	Policy HSN-1.6 identified above.	Applicable, as identified above.
	Policy HSN-1.10: Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.	Applicable and the Project complies through Project design.
Topic 5: Water Quality Plans. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**Policy HSN-1.9** identified above.	Applicable, as identified above.
4.9 Land Use/Planning		
Topic 1: Physically Divide an Established Community. Would the project physically divide an established community?	**Policy LCC-1.1:** Foster a balanced mix of housing, employment, commercial, educational, civic, entertainment, and recreational uses in the City to support a complete community. **Policy LCC-1.3:** Direct new growth so as to promote a land and resource efficient development pattern, strengthen north-south connections, and enhance the quality of life in Chino. **Policy LCC-1.8:** Integrate uses and amenities that increase economic opportunity, neighborhood vitality, and quality of life in and around anchor institutions in Chino, including Chaffey College and the Chino Valley Medical Center. Such uses and amenities may include the following: retail, restaurants, lodging, neighborhood services, arts/culture venues, athletic facilities, and other publicly accessible facilities. **Policy LCC-1.9:** Encourage the co-location of parks, schools, police and fire facilities, health services, and other community facilities to support community interaction, enhance neighborhood identity, and optimize the use of public funds.	Not applicable – City action.
	Policy LCC-1.5 identified above.	Not applicable, as identified above.
Topic 2: Conflicts with Applicable Plans and Policies. Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation	**Policy LCC-1.8** identified above.	Not applicable, as identified above.
	Policy LCC-4.5: Enhance community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved	Not applicable as the Project is not located within a corridor or gateway.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
adopted for the purpose of avoiding or mitigating an environmental effect?	crosswalks, and City-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails. **Policy LCC-4.6:** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual chaos where businesses are competing for attention. **Policy LCC-4.7:** Ensure that commercial and mixed-use development conforms to regulations limiting the size, location, and general character of signage and façades so as not to disrupt the residential character of the neighborhood. **Policy LCC-4.8:** Preserve and encourage neighborhood stores that enable shoppers to walk or bike for everyday needs, provide access to healthy foods, and promote a sense of community.	
4.10 Noise		
Topic 1: Increase in Ambient Noise. Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**Policy HSN-1.30:** Locate and design transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.	Not applicable as the Project does not involve development of potential noise generators.
	Policy HSN-1.29: Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-1.31:** Apply the community noise compatibility standards (Table HSN-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the Chino Airport Comprehensive Land Use Plan (ACLUP) in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ACLUP. **Policy HSN-1.32:** Require a noise study and mitigation measures for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards. **Policy HSN-1.33:** Limit the potential noise impacts of construction activities on surrounding land uses through noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, notification of neighbors, and sound attenuation devices. **Policy HSN-1.34:** Noise impacts should be controlled at the noise source where feasible (as opposed to at receptor end) with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developments deemed to be noise generators shall be used to control noise sources. **Policy HSN-1.35:** Require noise buffering, dampening, or active cancellation, on roof-top or other out-door mechanical equipment located near residences, parks, and other noise sensitive land uses.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HSN-1.36: Developers shall reduce the noise impacts on new development through appropriate means (e.g., double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls.	
	NOI-1: Exterior Noise Analysis. Prior to the issuance of building permits, site-specific exterior noise analyses that demonstrate that the site-specific project would not place residential receptors in locations where the exterior existing or future noise levels would exceed the City's noise compatibility standards (Table HSN-1) shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, speed reductions on surrounding roadways, alternative pavement surfaces, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Applicable and the Project would comply.
	NOI-2: Interior Noise Analysis. Prior to the issuance of building permits, site specific interior noise analyses demonstrating compliance with the City's interior noise compatibility standards and other applicable regulations shall be prepared for noise sensitive land uses located in areas where the exterior noise levels exceed the City's noise compatibility standards. Noise control measures, including but not limited to increasing roof, wall, window, and door sound attenuation ratings, placing heating, ventilation, and air conditioning equipment in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Applicable and the Project would comply.
	NOI-3: Stationary Noise. Prior to the issuance of a building permit, a site-specific acoustical/noise analysis of any on-site generated noise sources, including generators, mechanical equipment, and trucks, shall be prepared which identifies all noise-generating equipment, predicts noise levels at property lines from all identified equipment, and recommends mitigation to be implemented (e.g., enclosures, barriers, site orientation), to ensure compliance with the City's noise standards. Noise reduction measures shall include building noise-attenuating walls, limiting the hours of operation, or other attenuation measures. Additionally, future site-specific projects shall be required to buffer sensitive receptors from noise sources through the use of open space and other separation techniques as recommended after thorough analysis by a qualified acoustical engineer. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific noise analyses.	Applicable and the Project would comply.
	NOI-4: Construction Noise. Construction contractors shall implement the following measures for construction activities	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	conducted in the Planning Area. These measures shall be identified on demolition, grading, and construction plans submitted to the City: • The City's Development Services Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. • Construction activity is limited to the hours: Between 7:00 a.m. and 8:00 p.m. Monday through Saturday as prescribed in Municipal Code Section 15.44.030. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. • During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise sensitive land uses. • Stockpiling shall be located as far as feasible from nearby noise sensitive land uses. • Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Development Services Department. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level or switch off backup alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to	

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	maintain construction noise levels at or below the noise level limits established in the Municipal Code.	
Topic 2: Vibration. Would the project generate excessive groundborne vibration or groundborne noise levels?	**NOI-5: Construction Vibration.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Applicable and the Project would comply.
Topic 3: Airports. Would the project expose people residing or working in the project area to excessive aircraft noise levels?	**Policy HSN-1.29:** Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-4.1:** Require that new development be consistent with the safety zone land use and noise compatibility criteria established in the Chino ACLUP. However, proposed developments that are not consistent with the ACLUP standards may be referred to the Chino City Council for consistency review, as provided by law.	Applicable and the Project complies through Project design.
4.12 Public Services and Recreation		
Topic 1: Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable	**Policy PRC-3.3:** Continue to coordinate with CVUSD in facility planning efforts to ensure the optimal use of existing sites and adequate advanced planning for embedding new school sites and facilities in the neighborhoods they serve. In addition to each school district's criteria and the school siting guidelines of the California Department of Education, the following City criteria should be applied by school districts in identifying new school sites: • Locate elementary schools on sites that are safely and conveniently accessible, transit-supportive, and away from heavy traffic, excessive noise, and incompatible land uses; • Locate school sites centrally with respect to their planned attendance areas; • Locate schools in areas where established and/or planned walkways, bicycle paths, or greenways link schools with surrounding uses; and • Locate, plan, and design new schools to be compatible with adjacent uses.	Not applicable - City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
service ratios, response times or other performance objectives for any of the following public services: i. Fire Protection; ii. Police Protection; iii. Schools; iv. Parks/Recreational Facilities; or v. Other Public Facilities?	**Policy PRC-3.4:** Collaborate with the San Bernardino County Library, CVUSD, and other partners to ensure adequate library services and facilities are maintained for all residents and promote the siting of facilities in accessible locations with the greatest potential for positive neighborhood impact. **Policy PRC-4.3:** Locate and maintain police and fire equipment, facilities, and staffing at locations and levels that allow for effective service delivery. Critical facilities, such as police and fire stations, emergency operations centers, emergency shelters, and communications equipment, should be located so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards. **Policy PRC-4.5:** Monitor the pace and location of development in Chino and coordinate the timing of public safety facility construction or expansion to the rise of service demand in surrounding areas.	
	Policy PRC-4.6: Continue to require that new development contribute funds to ensure the provision of adequate police and fire services.	Applicable and development impact fees will be paid.
Topics 2 and 3: Parks and Recreational Facilities. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**Policy PRC-1.2:** Increase the acreage of parks in areas of Chino where population growth is anticipated and maintain a citywide standard of three acres of parkland per 1,000 residents. **Policy PRC-1.6:** Continue to facilitate the development of new parks or expansion of existing parks and recreational facilities by co-locating with and promoting joint use of new or existing public and institutional facilities (e.g., colleges, schools, libraries, and cultural facilities) in order to efficiently provide for community needs and offset operations and maintenance costs. **Policy PRC-1.7:** As feasible, the City shall acquire, lease, or otherwise obtain rights to the use of odd-shaped or underutilized parcels for park or open space, prioritizing locations where population growth is anticipated and neighborhoods that do not have park or trail facilities within walking distance of homes (see Figure 4.12-2).	Not applicable – City action.
	Policy PRC-1.3: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.	Applicable and development impact fees will be paid.
4.13 Transportation		
Topic 1: Circulation System. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**Policy INF-1.3:** Pursue transportation infrastructure improvements and associated funding for projects such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices. **Policy INF-1.4:** Work with Omnitrans and other transit providers to improve the frequency and convenience of transit connections from Chino to major regional destinations, such as the Ontario International Airport, Metrolink rail stations, and large employment centers. Seek expanded fixed	Not applicable – City action

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	route services and collaborate on potential Bus Rapid Transit routes to expand transit throughout Chino. **Policy INF-2.3:** Design streets to accommodate various modes according to roadway classification and reduce conflicts and safety risks between modes per Figure 4.13-1. Design arterials with sufficient capacity to accommodate anticipated traffic based on intensity of existing and planned land use, without providing excess capacity to encourage additional non-local cut-through traffic on City streets. **Policy INF-2.4:** Undertake road-widening projects only when they are feasible on a significant length of roadway, while still requiring necessary dedications on an on-going basis. **Policy INF-2.6:** Ensure the design of new streets and the retrofit of existing streets minimizes traffic volumes and/or speed as appropriate within residential neighborhoods without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices. This could be accomplished through: • Management and implementation of complete street strategies, including retrofitting existing streets to foster biking and walking as appropriate; • Short block lengths, reduced street widths, and/or traffic calming measures; and • Providing pedestrians and bicyclists with options where motorized transportation is prohibited. **Policy INF-2.11:** As part of street redesigns, plan for the needs of different modes–such as shade for pedestrians, lighting at pedestrian scale, mode-appropriate signage, bicycle facilities, and transit amenities. Coordinate with the future Urban Forest Management Plan to ensure the right tree, is placed in the right place, for the right reason. **Policy INF-3.18:** Partner with Omnitrans to expand participation in programs that offer free or discounted transit passes for low-income residents, youth, and/or senior citizens. **Policy INF-4.6:** Work to complete the network of tree-shaded sidewalks throughout the City, to the greatest extent feasible, through development project improvements and grant funding to build new sidewalks and crossings, especially near important destinations, such as schools, parks, and mixed-use areas. **Policy INF-4.7:** Require pedestrian-friendly traffic signal accessories, such as Accessible Pedestrian Signals, which include countdown information in both a visual and auditory format, and similar technologies at all significant pedestrian crossings. **Policy INF-4.11:** Establish and maintain a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for both commuter and recreational trips. Coordinate the City's network with existing and planned facilities in neighboring jurisdictions and the region to support a comprehensive active transportation network.	

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-4.12: Plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the City. **Policy INF-4.13:** When designing projects, prioritize designs that strengthen the protection of cyclists, such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible. **Policy INF-4.14:** Implement safety improvements in mid-block areas that allow for bicycles to safely cross heavily traveled roads. Improvements can include stop signs for cyclists, warning beacons, and illuminated signs initiated by pedestrians and cyclists. **Policy INF-4.15:** Encourage the routing of buses to the Chino Airport, Chaffey College, The Preserve, and other major destinations to facilitate transit access for workers, students, and airport passengers. **Policy INF-4.16:** Work with Omnitrans to expand bus service to additional areas of the City and improve north-south connections. Prioritize connections to/from job centers in Chino and between The Preserve and the northern part of the City.	
	Policy INF-4.8: Require that new subdivisions, new multifamily developments, and new developments along commercial corridors include well-lit, tree-shaded walkways that provide direct links to the public realm or adjacent public destinations such as transit stops, schools, parks, and shopping centers.	Not applicable as the Project is not located along a commercial corridor.
	Policy INF-4.5: Provide for a safe, convenient pedestrian environment with strategies such as separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible. Plan for direct connections from the interiors of residential neighborhoods to nearby parks, schools, retail, and other services using sidewalks, trails, and paseos. **Policy INF-4.9:** Remove barriers to walking, where feasible, and work with utility companies to remove barriers to allow people of all abilities to move with comfort and convenience throughout the City, including through the following: • provision of curb ramps, crosswalks, and overpasses; • relocation of infrastructure or street furniture that impedes travel pathways; • reducing or consolidating driveways and curb cuts; and • creation of additional walking entrances to important destinations like schools, parks, and commercial areas.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-4.10: When designing projects, prioritize designs that encourage walking, improve pedestrian safety, and incorporate best practice designs and considerations for efficiencies in walking.	
Topic 3: Hazards Due to a Design Feature. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**Policy INF-2.7:** Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved. **Policy INF-2.8:** Prioritize safe railway crossings along rail corridors in Chino. **Policy INF-2.10:** Consider innovative design and technology solutions to improve mobility, efficiency, connectivity, and safety such as traffic calming devices, roundabouts, traffic circles, curb extensions at intersections, separated bicycle infrastructure, high visibility pedestrian treatments and infrastructure, smart road technologies, and traffic signal coordination. **Policy INF-2.15:** Incorporate traffic calming design into local and collector streets to promote safe vehicle speeds. **Policy INF-4.3:** Adopt a "vision zero" approach to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.	Not applicable – City action.
Topic 4: Emergency Access. Would the project result in inadequate emergency access?	**Policy INF-3.11:** Minimize emergency vehicle response time and improve emergency access.	Not applicable – City action.
4.14 Utilities and Service Systems		
Topic 1: Utility Infrastructure. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**Policy INF-6.1:** Continue to provide reliable water, sewer, stormwater, energy and telecommunications services through capital improvement projects and other mechanisms. **Policy INF-6.10:** Operate, maintain and update the City-owned storm sewer system as needed to serve existing and future development. **Policy INF-6.12:** Pursue expanded broadband coverage throughout Chino so that all residents have multiple provider options and improved quality of service. **Policy INF-6.14:** Endeavor to incorporate state-of-the-art telecommunication systems and services (e.g., internet) for public use in City-owned public buildings and improve gaps in infrastructure to support telecommunication systems. **Policy HEQ-6.3:** Promote energy and water use awareness community-wide by informing the community regarding energy audits and incentive programs (tax credits, rebates, exchanges, etc.) available for energy conservation as well as water conservation techniques, services, devices, and rebates. **Policy HEQ-6.4:** Continue to implement energy and water conservation measures in City facilities and operations.	Not applicable – City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-6.2: Ensure that water and sewer systems are capable of meeting the daily and peak demands of Chino residents and businesses, including the provision of adequate fire flows. **Policy INF-6.3:** Ensure that public water, wastewater, and stormwater facilities and services are provided in a timely manner to adequately serve new and existing development. **Policy INF-6.13:** Maintain a "dig once" policy to streamline the installation of infrastructure, minimize disruption from construction activities, and optimize coordination among responsible agencies and developers. Encourage the undergrounding of utilities for all new development. **Policy HEQ-6.5:** Promote the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse systems throughout the community. **Policy HEQ-6.6:** Encourage new development to incorporate as many water-wise practices as feasible in their design and construction. **Policy HEQ-6.7:** Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, and recycled usage to support public parks and landscaped areas. **Policy HEQ-6.8:** Conserve water through the planting and maintenance of trees and landscaping, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape.	Applicable and the Project complies through Project design.
Topic 2: Water Supply. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**Policy INF-6.4:** Plan comprehensively for adequate water supply to meet future demand, considering projected growth in the City and the impacts of climate change on sources of supply. Review utility plans regularly and update as needed to accommodate projected demand as the City grows. **Policy INF-6.5:** Continue to coordinate with MWD, IEUA, and other partner agencies to ensure the provision of adequate water service to Chino residents and businesses. **Policy INF-6.6:** Improve the reliability of the City's water system to meet future demand, including through the construction of new water treatment facilities, groundwater wells, and storage tanks. **Policy INF-6.8:** Support implementation of the Chino Basin Recharge Master Plan Update to enhance groundwater recharge and ensure long-term water sustainability in the Chino Basin. **Policy INF-6.9:** Maintain a surface water/groundwater conjunctive use program, which uses more surface water when it is available and more groundwater when surface water is limited.	Not applicable – City action.
	Policy HEQ-6.3 and Policy HEQ-6.4 identified above.	Not applicable, as identified above.

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	Policy HEQ-6.5 through Policy HEQ-6.8 identified above.	Applicable, as identified above.
Topic 3: Wastewater Treatment. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**Policy INF-6.1 and Policy INF-6.10** identified above.	Not applicable, as identified above.
	Policy INF-6.2 and Policy INF-6.3 identified above.	Applicable, as identified above.
Topics 4 and 5: Solid Waste. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Would the project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?	**Policy HEQ-7.1:** Reduce the amount of solid waste disposed in landfills by promoting source reduction and recycling throughout Chino and by expanding the range of programs and information available to residents and businesses, consistent with state requirements. **Policy HEQ-7.2:** Strive to reduce at source, recycle, or compost 75 percent of solid waste generated in the community from the year 2025 forward, consistent with state targets.	Not applicable – City action.
4.15 Wildfire		
Topic 1: Emergency Response Plans. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	**Policy HSN-1.20 and Policy HSN-3.3** identified above.	Not applicable, as identified above.
	Policy HSN-3.4 identified above.	Applicable, as identified above.
Topic 2: Wildfire. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and	**Policy HSN-1.14, Policy HSN-1.15, Policy HSN-1.16, Policy HSN-1.18, and Policy HSN-1.19** identified above.	Not applicable, as identified above.
	Policy HSN-1.17 and Policy HSN-1.21 identified above.	Applicable, as identified above.

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thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**Policy HSN-2.7:** Require new development to underground utility lines wherever feasible and continue to coordinate with electricity and telecommunications providers to underground existing overhead lines throughout Chino.	Applicable and the Project complies through Project design.
Topic 3: Infrastructure. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**Policy HSN-2.7** identified above.	Applicable, as identified above.
Topic 4: Flooding or Landslide. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**Policy HSN-1.5, Policy HSN-1.7, Policy HSN-1.8, Policy HSN-1.12, and Policy HSN-1.13** identified above.	Not applicable, as identified above.
	Policy HSN-1.6 and Policy HSN-1.10 identified above.	Applicable, as identified above.

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PUBLIC WORKS CONDITIONS OF APPROVAL

TRACT MAP NO. 20845

DATE: May 28, 2026 PC MEETING DATE: June 17, 2026

PROJECT DESCRIPTION: 55 Lots SFR Development

PROJECT LOCATION: 13981 Cypress Avenue

APPLICANT: PLC Communities PROJECT ENGINEER: Jorge Alvarado

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:

Street Name	Distance (R/W Total)	Direction From C/L
Amsterdam Ave	7’ (56’)	East
Aguerre	56’	North/South
Street “A” and “C”	56’	East/West
Street “B” (Bohlander)	56’	North/South

1.4 Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association’s/Owner’s maintenance obligations with respect to various facilities including, but not limited to, right-of-way landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

1.5 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.

1.6 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

1.7 Comply with all applicable requirements of the City Municipal Code.

1.8 Provide a Pedestrian Accessibility Plan that labels and indicates the path location and conceptual design of the following structures and facilities:

a. Sidewalks and walks (public right of way sidewalk, walks within the development)
b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City's Policy on Accessible Pedestrian Facilities)
c. Pedestrian crossings at driveways;
d. Crosswalks (marked, unmarked, signalized); and
e. Path of travel from right-of-way to recreation facilities (parks, restroom)

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 sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), 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. shared-use paths/multi-purpose paths
   iii. curb ramps
   iv. driveway approaches crossings

b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.

c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.

1.11 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.

2.0 <u>PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THE SUBDIVISION/ PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS</u>:

2.1 Record Tract Map No. 20845 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 will be 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.)

	Street Names			
	Amsterdam Avenue	Cypress Avenue[f]	Interior Streets (A-C)	Interior Street Aguerre
Curb & Gutter (Offset from Centerline)		X (28')	X (18')	X (18')
Sidewalk (Width)	X (5')[g]	X (5')	X (5')	X(Varies)[a]
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)			X (18')	X (18')
Asphalt Concrete Grind & Overlay		X (2')		
Street Lights		X	X	X
Parkway Landscaping[(i)]	X	X	X	X
Signing & Striping and Traffic Controls	X	X	X	X
Sewer			X	X
Storm Drain including Underground Detention				X
Domestic Water		X[b]	X	X
Irrigation Water Service, Meter & Backflow	X	X	X	X
Fire Hydrants as required by CVIFD			X	X
Driveways		X[c]		
Slurry Seal		X[e]		
ADA Ramps[d]	X	X	X	X
Underground all utilities 34.5kV or less		X[h]		

(a) The proposed sidewalk along the south side of Aguerre within the Paseo shall be an 8-foot-wide meandering sidewalk. The sidewalk along the north side of Aguerre shall be 5 feet wide.

(b) A proposed 12-inch PVC (C-900) water line shall be constructed from the existing 10-inch PVC at Pepperdine Street and extend south to the project entry at Aguerre.

(c) The existing driveways south of the project site on the west side of Cypress Avenue shall be upgraded to meet City of Chino Standard Drawing No. 240 and constructed as shown in the approved Conceptual Grading Plan including onsite grading as required by the design.

(d) Construct ADA ramps as shown in the approved Conceptual Grading Plan, including at Dalton Street & Amsterdam Avenue, Pepperdine Avenue & Aguerre, and throughout the interior streets.

(e) Slurry seal Cypress Avenue along the west side of the street, from the edge of the gutter to the street centerline.

(f) Public improvements including concrete sidewalk, curb & gutter, street lighting and parkway landscaping along the west side of Cypress Avenue shall extend from the northern project boundary to Edison Avenue, as shown and approved in the Conceptual Grading Plan.

(g) The sidewalk along the east side of Amsterdam Avenue shall extend north to Pepperdine Avenue and connect to the existing sidewalk at the curb return at the southeast corner of Pepperdine Avenue and Amsterdam Avenue.

(h) Along project frontage on the west side of Cypress Avenue.

(i) The HOA shall be responsible for the maintenance of parkway landscaping constructed in the right-of-way along the property frontage for this development.

(j) Repair all damage to existing public improvements caused by 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.

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.

2.8 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines joining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32. The applicant shall provide documentation, in the form of e-mail correspondence or formal letters, demonstrating coordination with all applicable utility providers.

2.9 Pay all applicable fees pursuant to City Municipal 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, 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

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 and include the Trash Order Implementation Plan requirements.

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 Existing onsite water wells shall be abandoned in accordance with applicable Department of Drinking Water standards and all applicable regulatory requirements including the City of Chino Standard number 465, subject to review and approval by the City's Water Utilities Supervisor and Public Works Environmental staff.

2.14 Potable water to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.

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

2.16 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.

2.17 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.

2.18 Comply with all requirements of the Traffic Impact Analysis (TIA) dated Feb 03, 2026 including participation in fair share contributions and construction of required improvements.

2.19 (I) Annex into the current services special tax community facilities district of the City (the "City Services CFD") through the submission of an application to the City's Finance Department along with the payment of $11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process, or (II) form a new City community facilities district with a services special tax component commensurate with the City Services CFD, or (III) provide a lump sum payment to the City which, based on current interest rate conditions, is projected to finance in perpetuity the same services projected to be provided through annexation into the City Services CFD. Upon completion of the annexation, an annual special tax will be assessed on the property tax bill to each Assessor Parcel at an established rate set by the City Services CFD document entitled "Rate and Method of Apportionment" available for review in the CFD Annual Report located at:

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

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

2.20 Record Parcel Map No. 20988 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.

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 2.7 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.

3.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the project property will be subject to an annual special East Chino Specific Plan area Community Facilities District Tax.

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 along all streets impacted by the development 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 Coordinate with the City and Southern California Edison (SCE) to transfer all applicable streetlight electrical service accounts to the City.

4.4 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.

CITY OF CHINO
PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

TRACT MAP NO. **Error! Reference source not found.**

PROJECT ENGINEER: Jorge Alvarado

DATE: 5/28/2026

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

- ☒ Copy of Development Engineering Division Conditions of Approval
- ☐ Plan Check Fee Calculation Form
- ☒ Maps (Subdivision Only)
- ☒ Preliminary Title Report (no older than six months) (Subdivision Only)
- ☒ Closure Calculations (Subdivision Only)
- ☒ Referenced Maps (Subdivision Only)
- ☒ Preliminary Soils Report (no older than sixty days)
- ☐ Lot line adjustment certificate
- ☐ Lot merger
- ☒ Right-of-way dedication (May be shown on the Map)
- ☐ 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 Estimates (Onsite/Offsite On City Forms) w/ Engineer's Wet Signature & 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
- ☐ 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

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

Fire Chief
Dave Williams

May 20, 2026

2025-00000403

PLC COMMUNITIES 888 SAN CLEMENTE DR STE 200 NEWPORT BEACH, CA - California 92660	Project Name: DRC25-0008, PL25-0021 PL25-0084 TTM - 55 SFR Project Address: 13918 CYPRESS 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. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length.

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

1.2 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.

1.3 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 six hundred feet (600') 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.

1.4 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.

1.5 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 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. 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 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.

3.3 "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.

3.4 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.

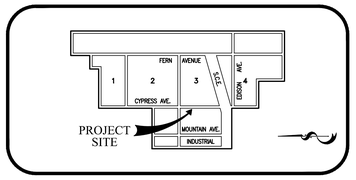
3.5 An electronic/PDF set of plans shall be submitted separately for each of the following listed items to the Fire District for review, approval and permit prior to any installation or work being done. Approved plans must be maintained at the worksite during construction. Fees are due at the time of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

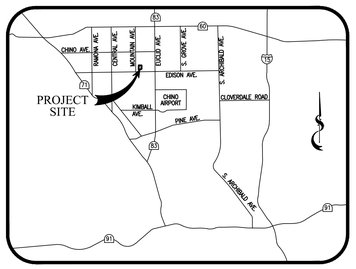
Applicable Standards:

101, 102, 103, 111, 114, 122, 126

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



PROJECT VICINITY MAP
(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

55	LOT NUMBER
	LOT LINE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
SD	PROPOSED STORM DRAIN
SS	PROPOSED NON-POTABLE WATER
DW	PROPOSED SANITARY SEWER
RCW	PROPOSED POTABLE WATER
EX. SD	EXISTING STORM DRAIN
EX. SS	EXISTING SANITARY SEWER
EX. DW	EXISTING POTABLE WATER
G	EXISTING GAS LINE
1.00%	PROPOSED STREET GRADE
	TENTATIVE TRACT BOUNDARY
	PROPOSED RETAINING WALL (SEE PLAN FOR HEIGHT)
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED 2:1 SLOPE
1450	PROPOSED CENTERLINE STREET GRADE
	PROPOSED TOE OF SLOPE
M	MODEL
	OUTDOOR LIVING
	UNIT ENHANCEMENT
	CLUSTER MAIL BOX

PHASING ELEVATION SUMMARY
(LOTS 1-55)

PHASE 1

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	2	2	4	50.0%
FARMHOUSE (SFRF)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	2	1	3	37.5%
TOTAL	1	4	3	8	100%

PHASE 2

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	1	2	5	55.6%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
ITALIAN (SFRI)	0	1	0	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 3

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	44.4%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
RANCH (SFRR)	1	0	0	1	11.1%
ITALIAN (SFRI)	0	0	1	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 4

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	36.4%
FARMHOUSE (SFRF)	0	1	1	2	18.2%
RANCH (SFRR)	2	0	0	2	18.2%
ITALIAN (SFRI)	0	1	2	3	27.2%
TOTAL	3	4	4	11	100%

PHASE 5

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	2	0	4	50.0%
FARMHOUSE (SFRF)	0	0	1	1	12.5%
RANCH (SFRR)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	1	1	2	25.0%
TOTAL	3	3	2	8	100%

PHASE 6

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	1	1	2	33.3%
RANCH (SFRR)	1	0	0	1	16.7%
ITALIAN (SFRI)	0	2	1	3	50.0%
TOTAL	1	3	2	6	100%

MODELS

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	0	0	1	25.0%
FARMHOUSE (SFRF)	0	0	1	1	25.0%
RANCH (SFRR)	1	0	0	1	25.0%
ITALIAN (SFRI)	0	1	0	1	25.0%
TOTAL	2	1	1	4	100%

LOT COVERAGE SUMMARY

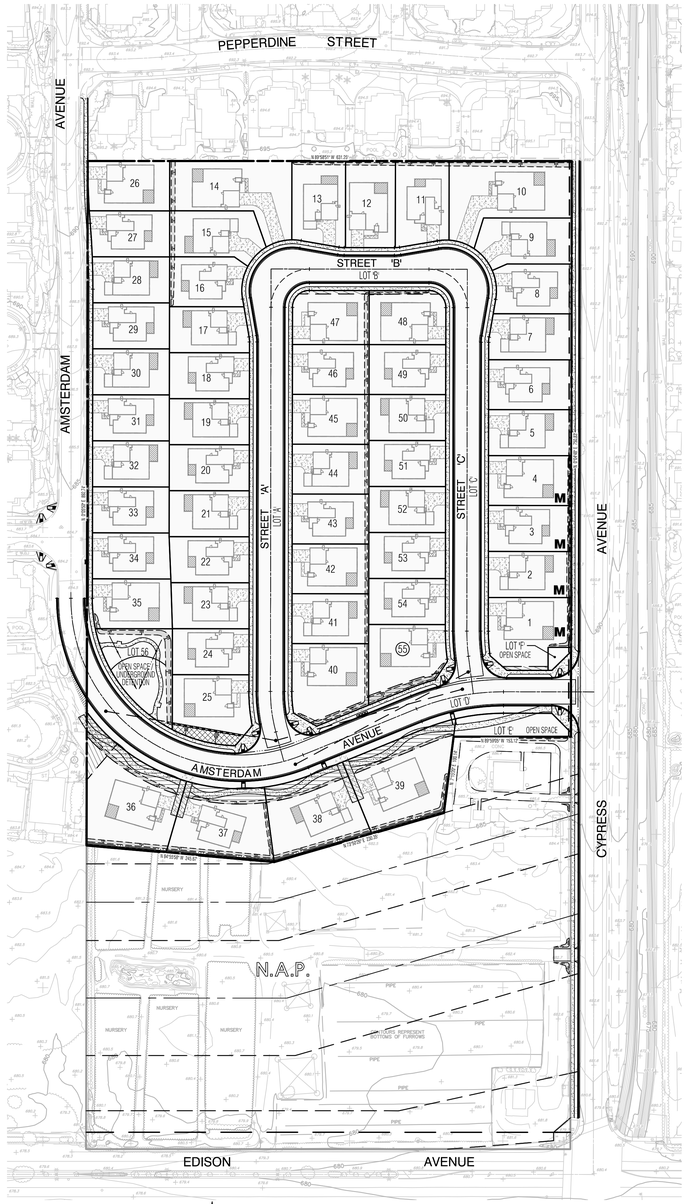
LOT NUMBER	LOT AREA (SF)	UNIT TYPE	UNIT FOOTPRINT AREA (SF)	PERCENT LOT COVERAGE (%)
1	9,084	1	3,157	34.8
2	6,480	3	2,567	39.6
3	6,480	2	2,507	38.7
4	7,020	1	3,157	45.0
5	6,480	3	2,567	39.6
6	7,020	2	2,507	35.7
7	6,381	3	2,567	40.2
8	6,434	2	2,507	39.0
9	7,273	3	2,567	35.3
10	13,191	1	3,157	23.9
11	7,525	2	2,507	33.3
12	7,342	1	3,157	43.0
13	7,545	3	2,567	34.0
14	12,120	1	3,157	26.1
15	7,218	3	2,567	35.6
16	6,220	2	2,507	40.3
17	6,104	3	2,567	42.1
18	6,260	2	2,507	40.0
19	6,261	3	2,567	41.0
20	6,262	2	2,507	40.0
21	6,264	3	2,567	41.0
22	6,186	2	2,507	40.5
23	6,056	3	2,567	42.4
24	6,000	2	2,507	41.8
25	8,550	1	3,157	36.9
26	6,914	1	3,157	45.7
27	6,160	2	2,507	40.7
28	6,012	3	2,567	42.7
29	6,000	2	2,507	41.8
30	6,000	3	2,567	42.8
31	6,000	2	2,507	41.8
32	6,000	3	2,567	42.8
33	6,000	2	2,507	41.8
34	6,066	2	2,507	41.3
35	6,668	1	3,157	47.4
36	14,913	1	3,157	21.2
37	11,271	2	2,507	22.2
38	11,580	3	2,567	22.2
39	13,791	1	3,157	22.9
40	9,523	1	3,157	33.2
41	6,500	3	2,567	39.5
42	6,500	1	3,157	48.6
43	6,500	2	2,507	38.6
44	6,500	3	2,567	39.5
45	6,500	1	3,157	48.6
46	6,500	2	2,507	38.6
47	6,946	1	3,157	45.5
48	6,946	1	3,157	45.5
49	6,500	2	2,507	38.6
50	6,000	3	2,567	42.8
51	6,000	2	2,507	41.8
52	6,000	3	2,567	42.8
53	6,000	2	2,507	41.8
54	6,000	2	2,507	41.8
55	8,469	1	3,157	37.3

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	7	10	7	24	43.6%
FARMHOUSE (SFRF)	3	3	5	11	20.0%
RANCH (SFRR)	6	0	0	6	10.9%
ITALIAN (SFRI)	0	8	6	14	25.5%
TOTAL	16	21	18	55	100%

PLAN TYPE SUMMARY
(LOTS 1-55)

PLAN NO	NO. OF UNITS	PERCENT (%)
PLAN 1	16	29.1%
PLAN 2	21	38.2%
PLAN 3	18	32.7%
TOTAL	55	100.0%



SHEET INDEX MAP
(SEE SHEET 2)
SCALE: 1"=80'

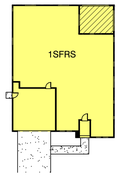
UNIT SUMMARY
(LOTS 1-55)

PLAN NO	SIZE		NO. OF UNITS
PLAN 1	3 BR	2.5 BA	16
PLAN 2	4 BR	3.5 BA	21
PLAN 3	5 BR	4.5 BA	18
TOTAL			55

PLAN PHASING SUMMARY

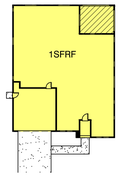
PHASE NO.	PLAN 1	PLAN 2	PLAN 3	LOT NO.	TOTAL
1	1	4	3	5-6, 50-55	8
2	3	3	3	7-13, 48-49	9
3	3	3	3	14-19, 45-47	9
4	3	4	4	20-25, 40-44	11
5	3	3	2	32-39	8
6	1	3	2	26-31	6
MBO	2	1	1	1-4	4
TOTAL	16	21	18		55

TYPICAL PLOTTINGS



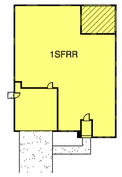
PLAN 1SFRS
(7 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



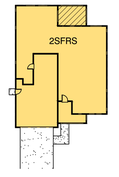
PLAN 1SFRF
(3 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



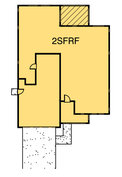
PLAN 1SFRR
(6 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



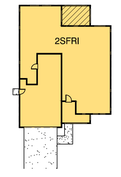
PLAN 2SFRS
(10 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	618 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



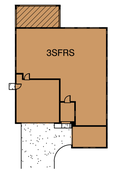
PLAN 2SFRF
(3 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	618 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



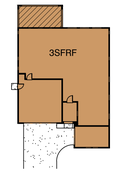
PLAN 2SFRI
(8 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	618 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



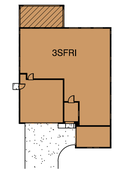
PLAN 3SFRS
(7 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF



PLAN 3SFRF
(5 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF



PLAN 3SFRI
(6 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF

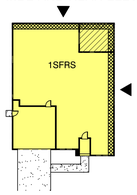
BUILDING HEIGHTS
(LOTS 1-55)

PLAN 1SFRS	20' - 2"
PLAN 1SFRF	21' - 8"
PLAN 1SFRR	21' - 6"
PLAN 2SFRS	26' - 10"
PLAN 2SFRF	30' - 9"
PLAN 2SFRI	27' - 2"
PLAN 3SFRS	29' - 0"
PLAN 3SFRF	30' - 3"
PLAN 3SFRI	29' - 4"

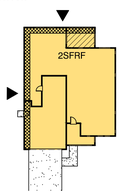
ELEVATION SYMBOL LEGEND

1SFRS	PLAN 1 SPANISH
1SFRF	PLAN 1 FARMHOUSE
1SFRR	PLAN 1 RANCH
2SFRS	PLAN 2 SPANISH
2SFRF	PLAN 2 FARMHOUSE
2SFRI	PLAN 2 ITALIAN
3SFRS	PLAN 3 SPANISH
3SFRF	PLAN 3 FARMHOUSE
3SFRI	PLAN 3 ITALIAN

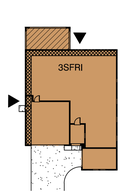
TYPICAL ENHANCED PLOTTINGS
SIDE AND REAR ELEVATIONS*



PLAN 1SF



PLAN 2SF



PLAN 3SF

(NOTE: ALL FRONT ELEVATIONS TO BE ENHANCED)

GENERAL INFORMATION

1. EXISTING GENERAL PLAN:		EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING:		EAST CHINO CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE:		AGRICULTURE
4. PROPOSED GENERAL PLAN:		EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING:		EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE:		SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE:	NORTH:	SINGLE-FAMILY RESIDENTIAL
	EAST:	CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL
	SOUTH:	SINGLE-FAMILY RESIDENTIAL
	WEST:	SINGLE-FAMILY RESIDENTIAL

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

SETBACKS

FRONT:		
	MAIN DWELLING:	20.0'
	GARAGE:	20.0'
	TURN-IN GARAGE:	15.0'
SIDE:		
	INTERIOR:	5.0'/10.0'
	CORNER:	15.0'
REAR:		
	INTERIOR:	15.0'
	CYPRESS AVENUE:	15.0'

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	TECHNICAL SITE PLAN

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A' -'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E' -'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:	12.42	
CONTOUR INTERVAL:	2 FOOT	
SCALE:	1"=40'	
DATE:	MAY 28, 2026	

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

5-28-2026
EDWARD J. LENTH RCE 052496

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 52496
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 20845
EAST CHINO SPECIFIC PLAN
NEIGHBORHOOD 3 / SUBAREA C
TECHNICAL SITE PLAN
CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
SHEET 1 OF 2

TECHNICAL SITE PLAN - VTTM 20845

PROPOSED VARIABLE WIDTH STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF CHINO

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED LIMIT USE AREA EASEMENT

COMMUNITY SIDEWALK PATH

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED 20' PASEO EASEMENT

PROPOSED VARIABLE WIDTH H.O.A. LANDSCAPE EASEMENT

EXISTING DRIVEWAYS

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

EXISTING STREET IMPROVEMENTS

EXISTING CATCH BASIN

PROPOSED 10' DRIVEWAY APPROACH

PROPOSED REALIGNED DRIVEWAY

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 2 AND 5

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 8

EXISTING 3 FEET OF CYPRESS AVENUE RIGHT-OF-WAY TO BE VACATED WITHIN TRACT BOUNDARY

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

TECHNICAL SITE PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 2 OF 2

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

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SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

(IN FEET)
1 inch = 40 ft.

TECHNICAL SITE PLAN - VTTM 20845



PLAN 3
ITALIAN

PLAN 1
RANCH

PLAN 2
ITALIAN

PLAN 3
FARMHOUSE

PLAN 1
SPANISH

FRONT ELEVATIONS



PLAN 1
SPANISH

PLAN 3
FARMHOUSE

PLAN 2
ITALIAN

PLAN 1
RANCH

PLAN 3
ITALIAN

ELEVATION ALONG CYPRESS AVENUE



PLAN 1
RANCH

PLAN 3
ITALIAN

PLAN 2
SPANISH

PLAN 1
SPANISH

LOT 36 TO 39 SIDE ELEVATIONS

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STREET SCENES

CYPRESS AVENUE

Chino , California

0 4 8 16

987.25205

05.28.26

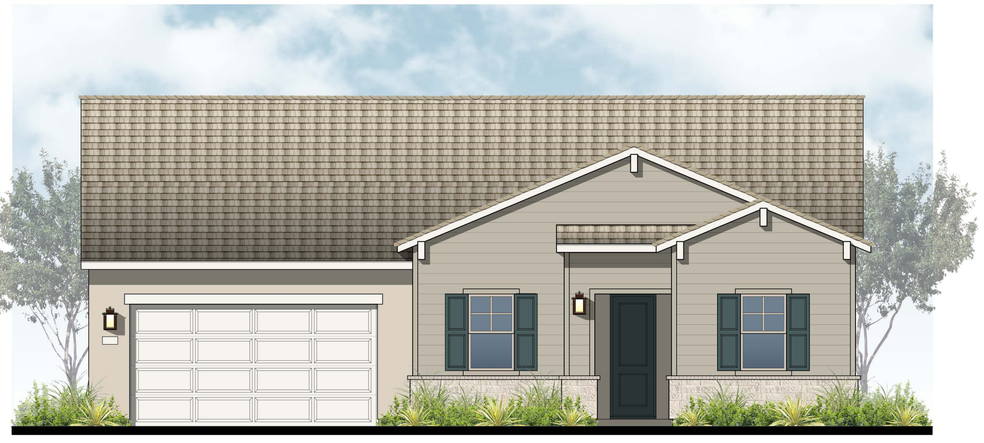
PLC COMMUNITIES



SPANISH



FARMHOUSE



RANCH

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PLAN 1
Front Elevations

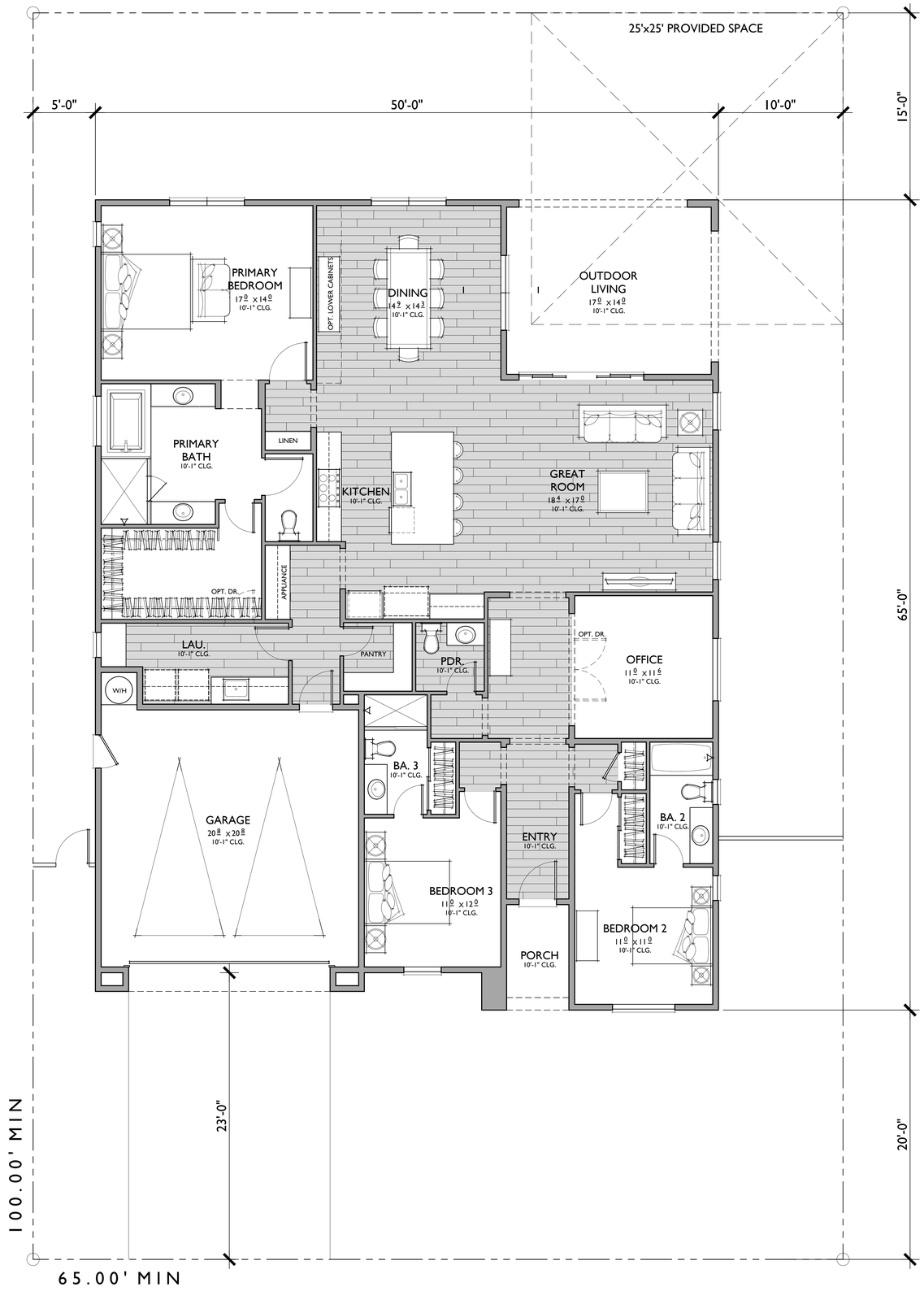
CYPRESS AVENUE
Chino , California

0 2 4 8

987.25205

05.28.26

PLC COMMUNITIES



PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Spanish Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

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PLC COMMUNITIES



REAR



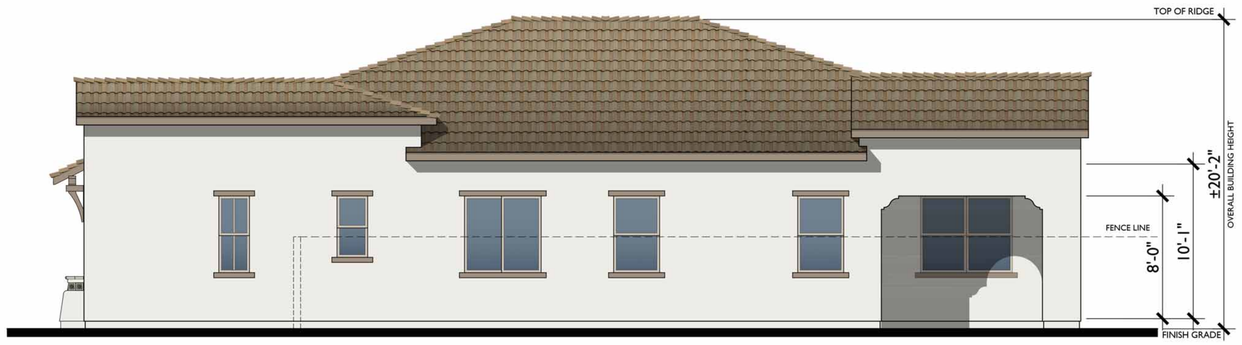
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SPANISH - A

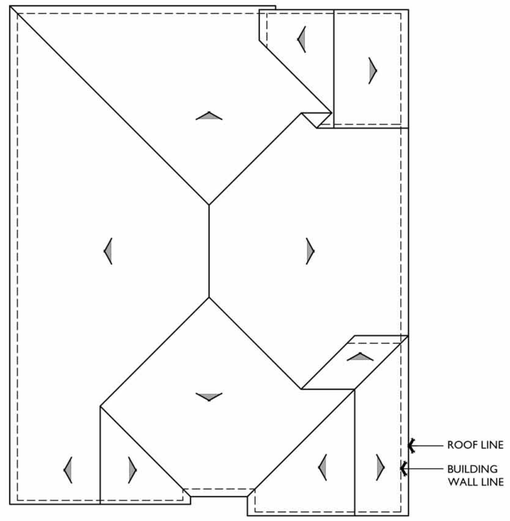
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN I
Spanish Elevation

CYPRESS AVENUE
Chino , California

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PLC COMMUNITIES



REAR

LOT 1, 10, 36, 40

1/4"=1'-0"



LEFT

LOT 36

1/4"=1'-0"



RIGHT

LOT 1, 35, 40, 48

1/4"=1'-0"

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PLAN 1

Spanish Elevation (Enhanced)

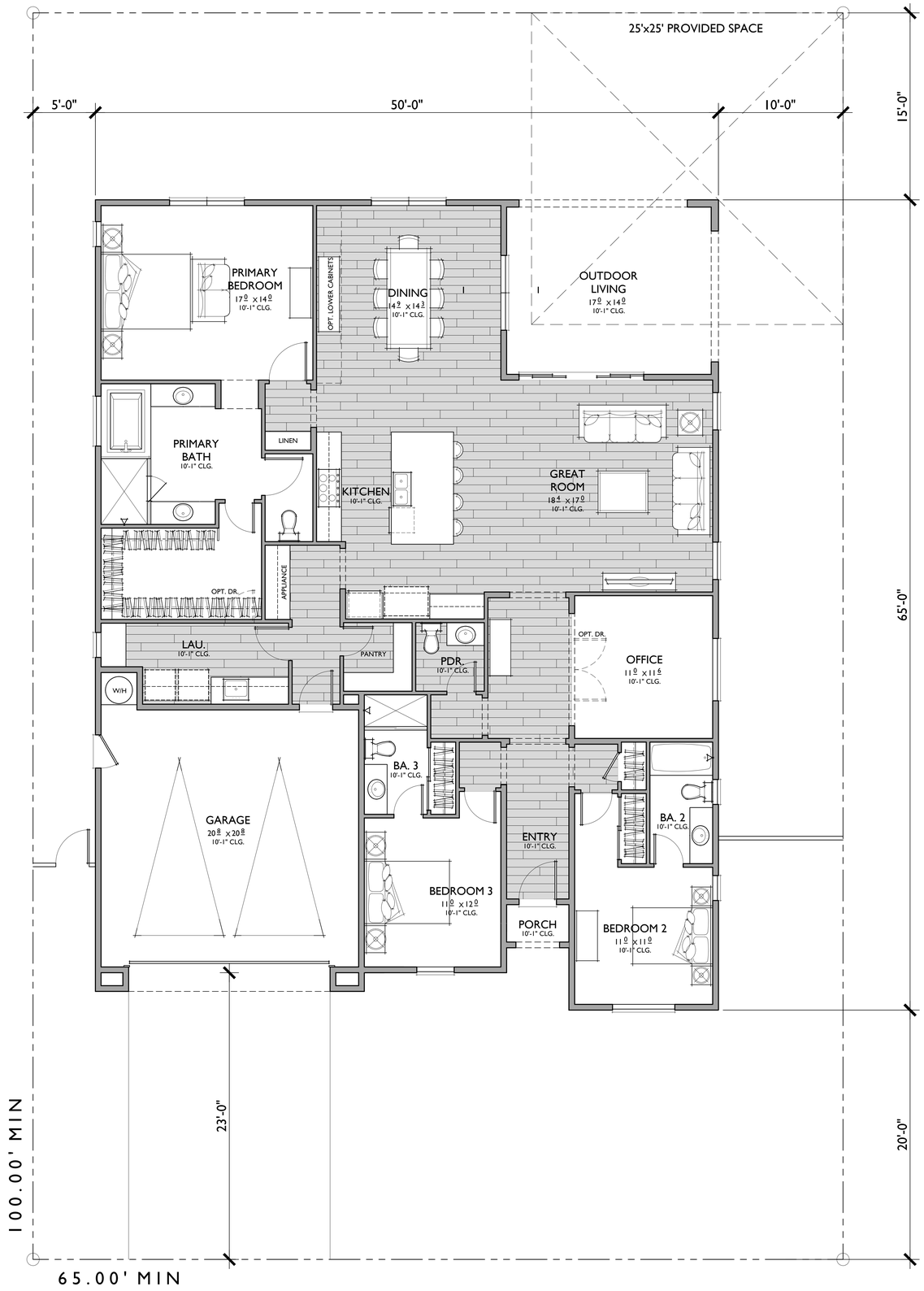
CYPRESS AVENUE

Chino , California

987.25205

05.28.26

PLC COMMUNITIES



PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Farmhouse Elevation

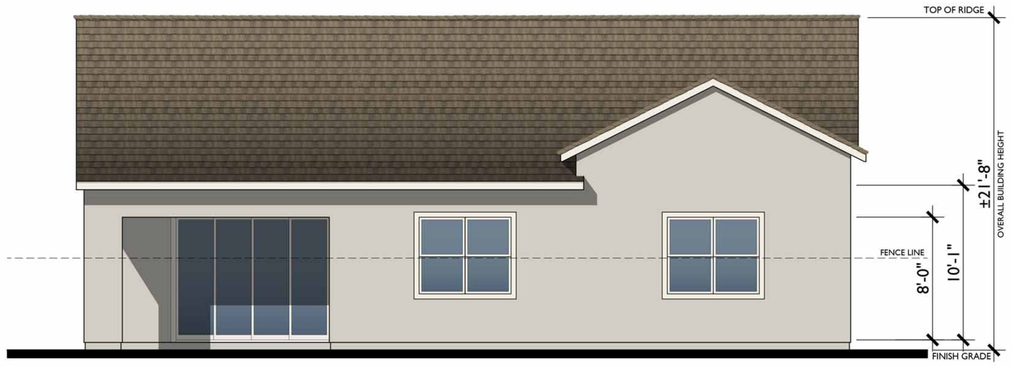
CYPRESS AVENUE
Chino , California

0 2 4 8

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PLC COMMUNITIES



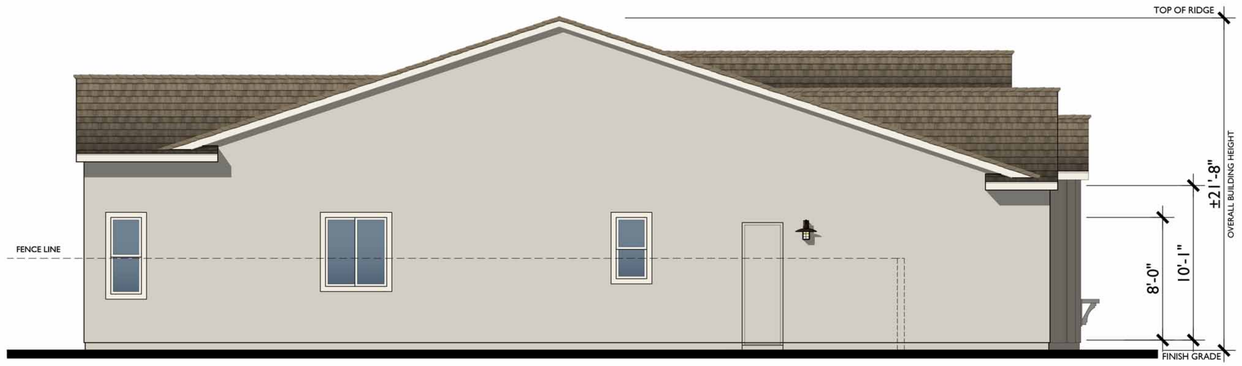
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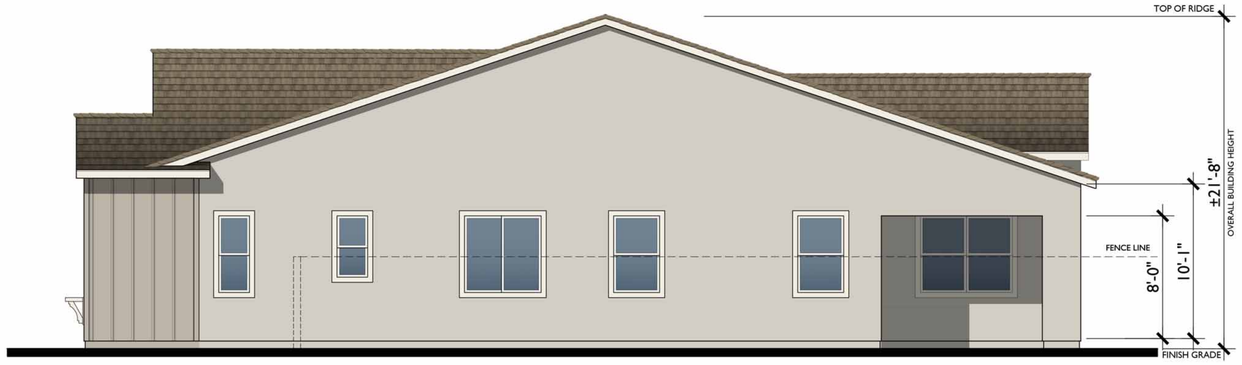
FRONT

FARMHOUSE - B

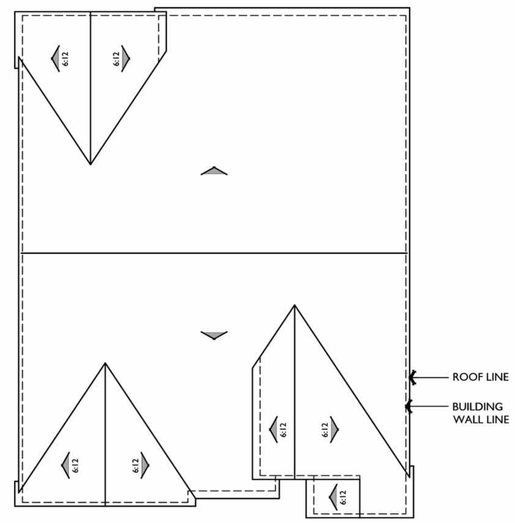
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LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 1
Farmhouse Elevation

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Chino , California

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PLC COMMUNITIES



RIGHT

LOT 55

1/4"=1'-0"

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PLAN I

Farmhouse Elevation (Enhanced)

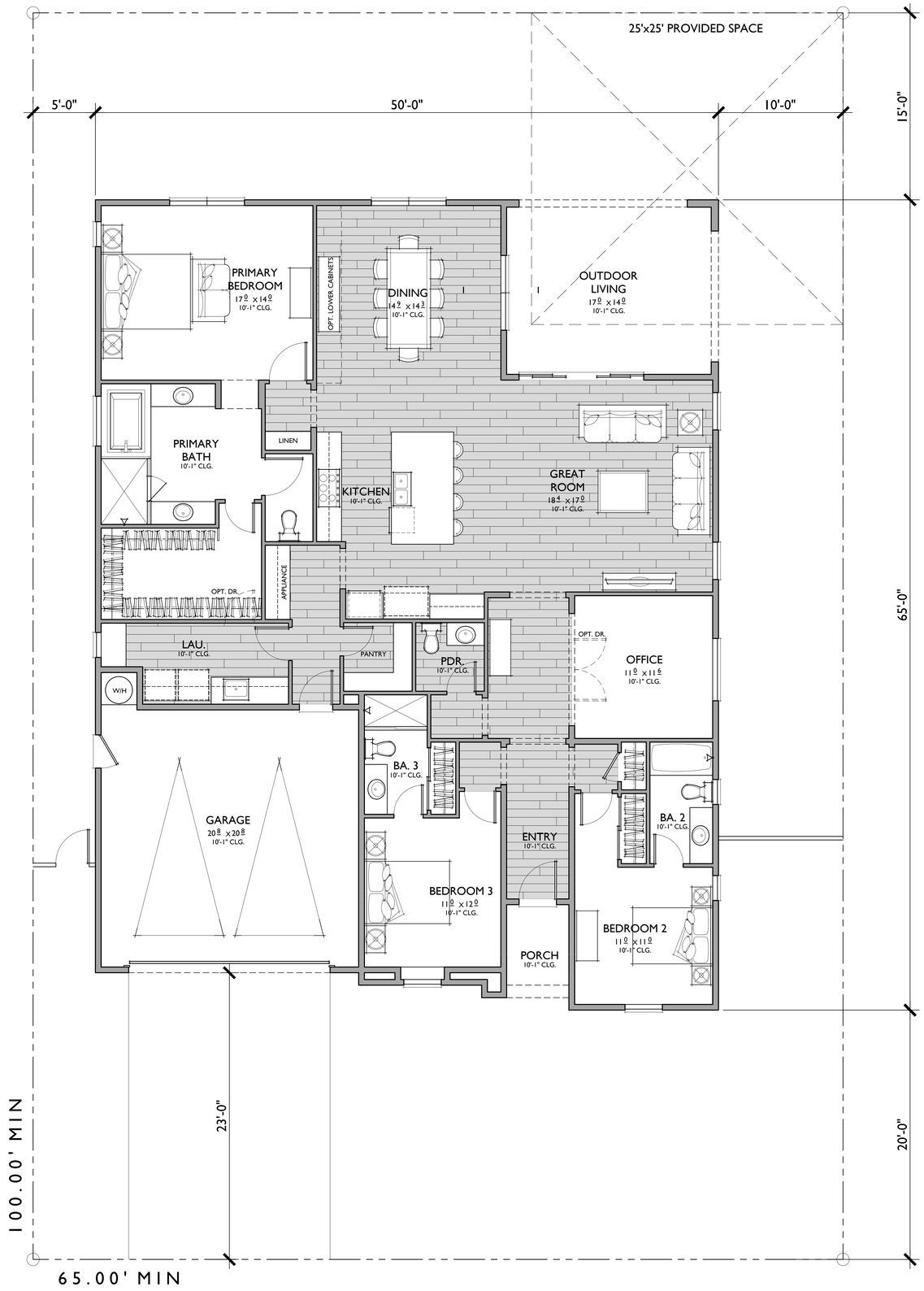
CYPRESS AVENUE

Chino , California

987.25205

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PLC COMMUNITIES



PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Ranch Elevation

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Chino , California

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PLC COMMUNITIES



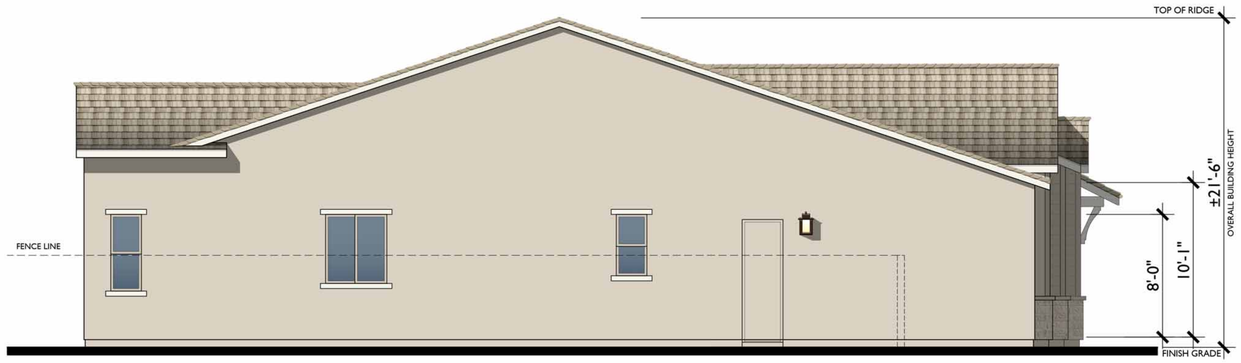
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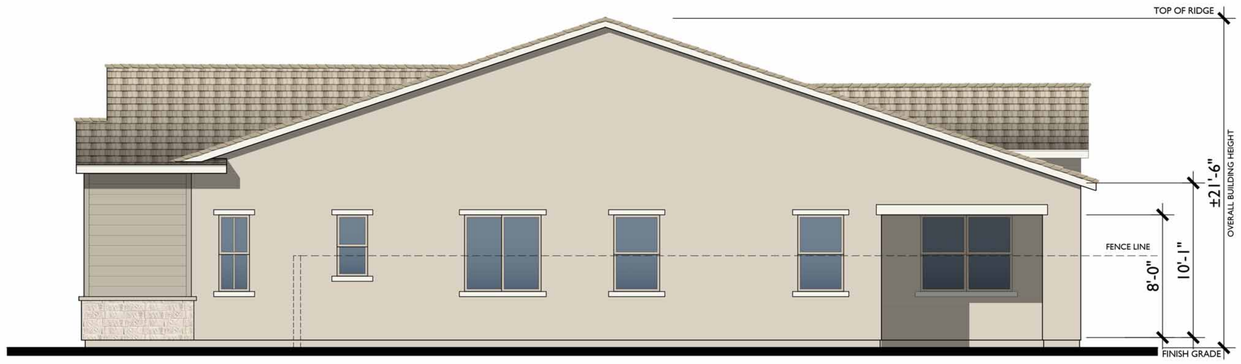
FRONT

RANCH - D

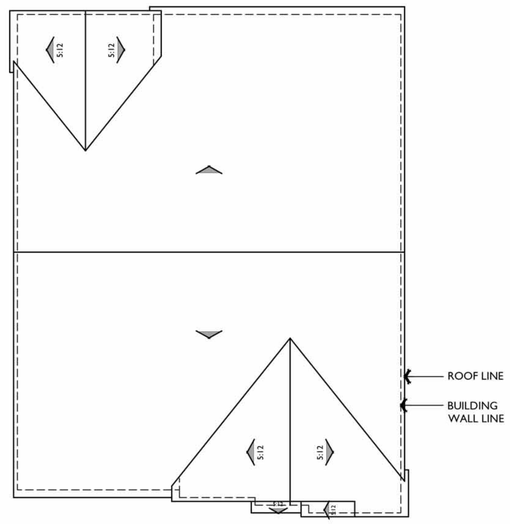
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN D

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

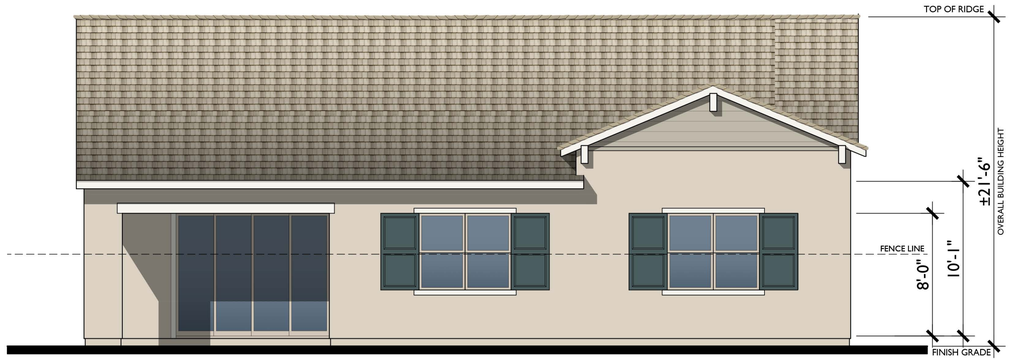
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PLAN 1
Ranch Elevation
CYPRESS AVENUE
Chino , California

987.25205

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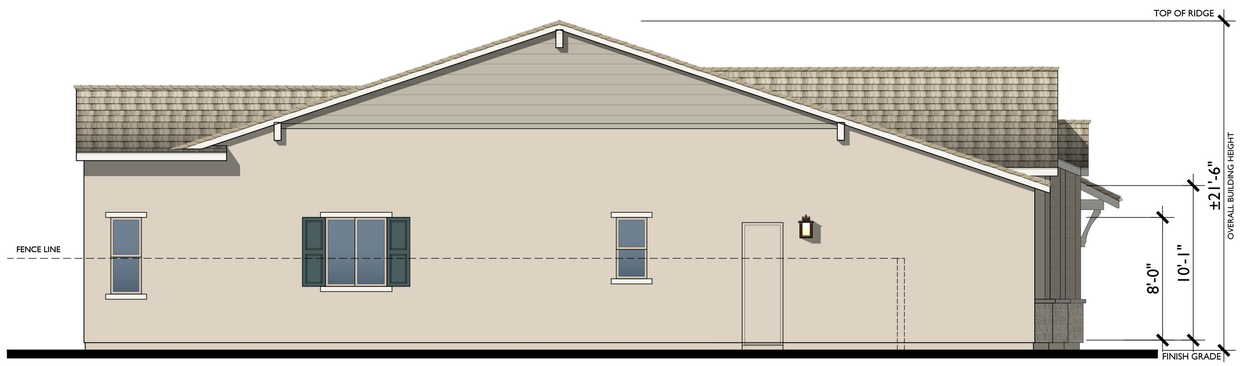
PLC COMMUNITIES



REAR

LOT 4, 25, 39

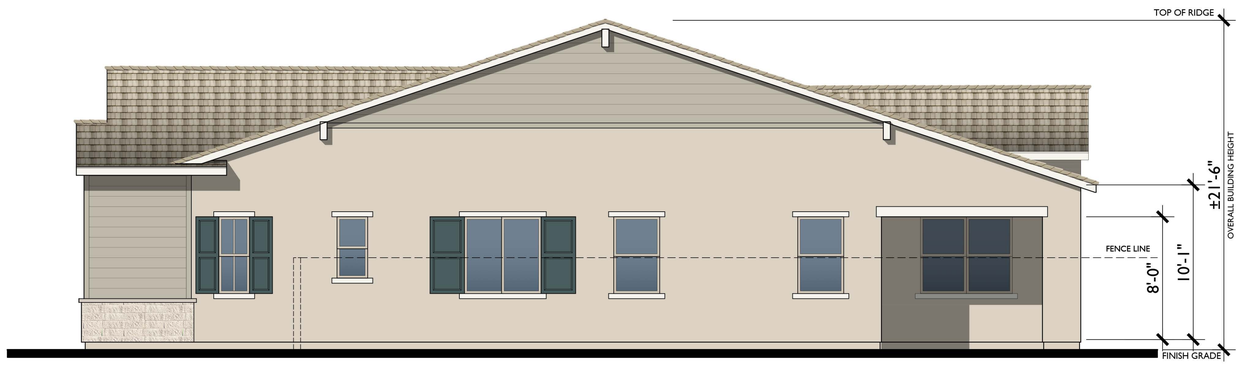
1/4"=1'-0"



LEFT

LOT 39

1/4"=1'-0"



RIGHT

LOT 25, 47

1/4"=1'-0"

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PLAN 1

Ranch Elevation (Enhanced)

CYPRESS AVENUE

Chino , California

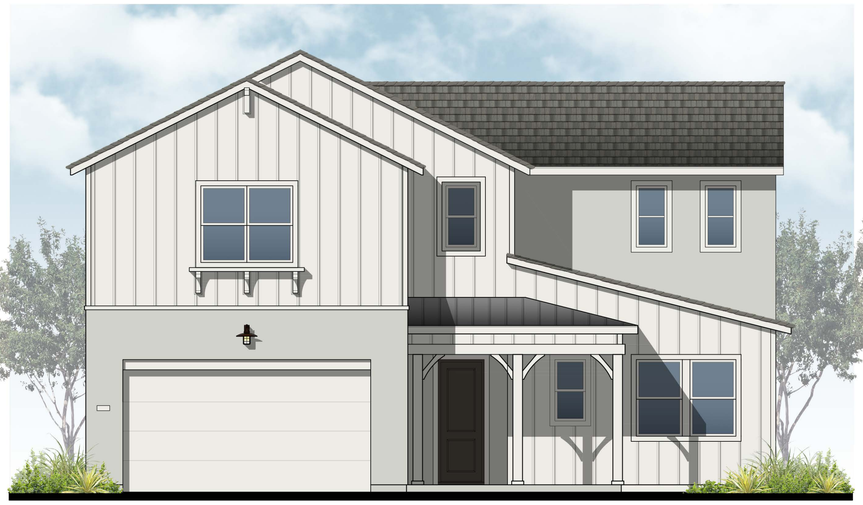
987.25205

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PLC COMMUNITIES



SPANISH



FARMHOUSE

ITALIAN

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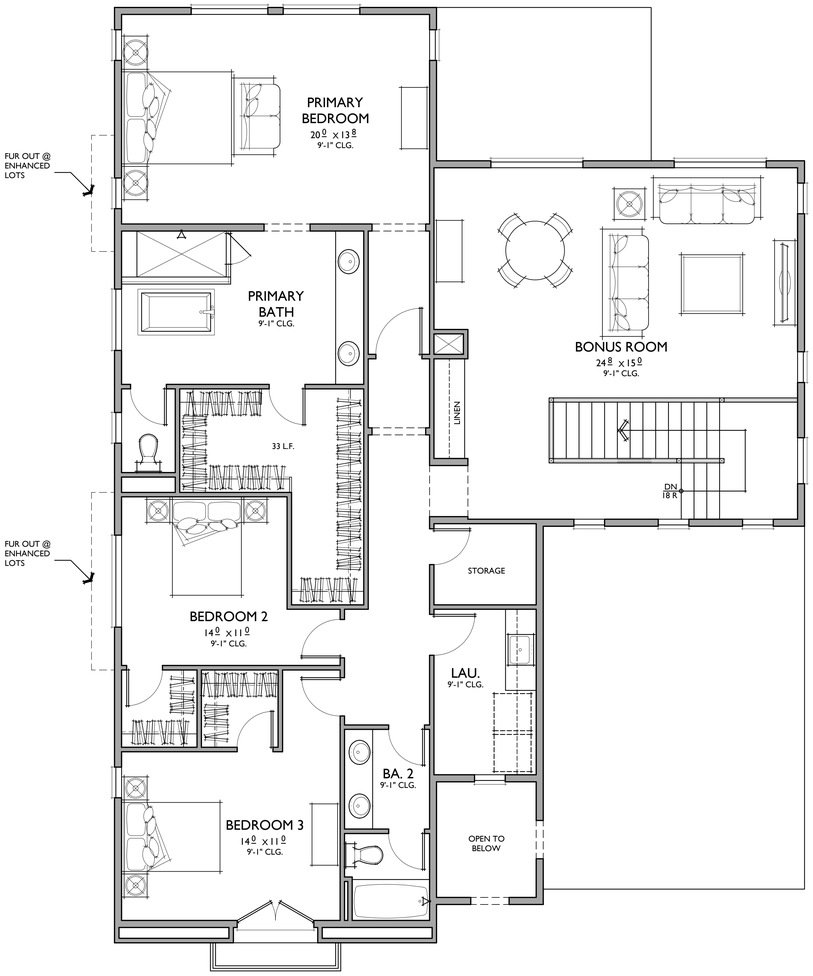
PLAN 2
Front Elevations

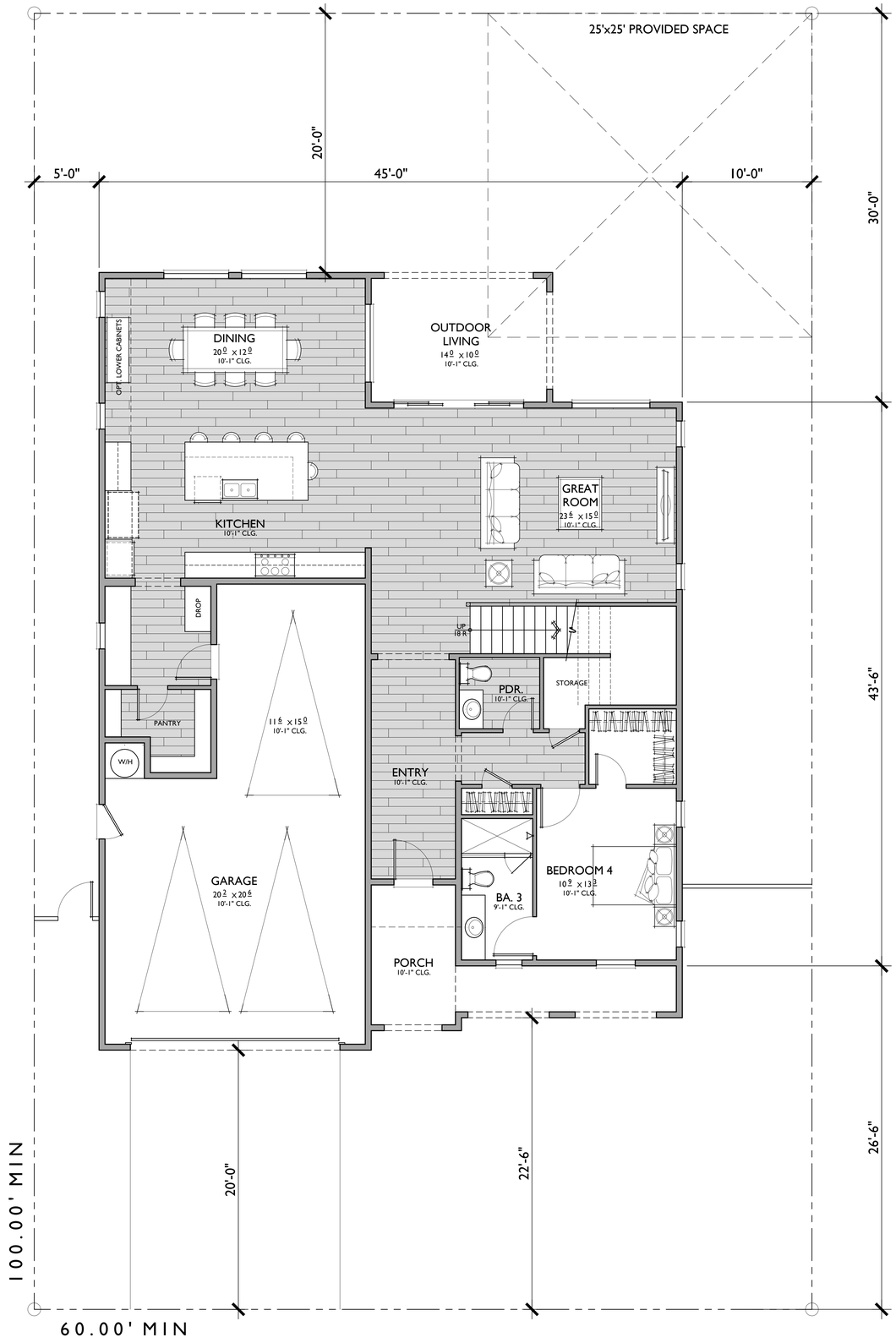
CYPRESS AVENUE
Chino , California

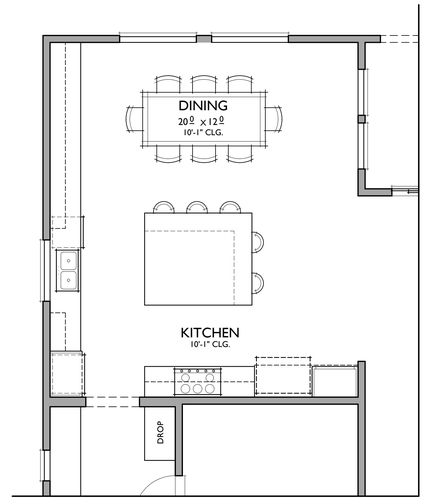
987.25205

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PLC COMMUNITIES







ALT. KITCHEN

IN LIEU OF KITCHEN

PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Reflects Spanish Elevation

CYPRESS AVENUE

Chino , California

0 2 4 8

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PLC COMMUNITIES



REAR



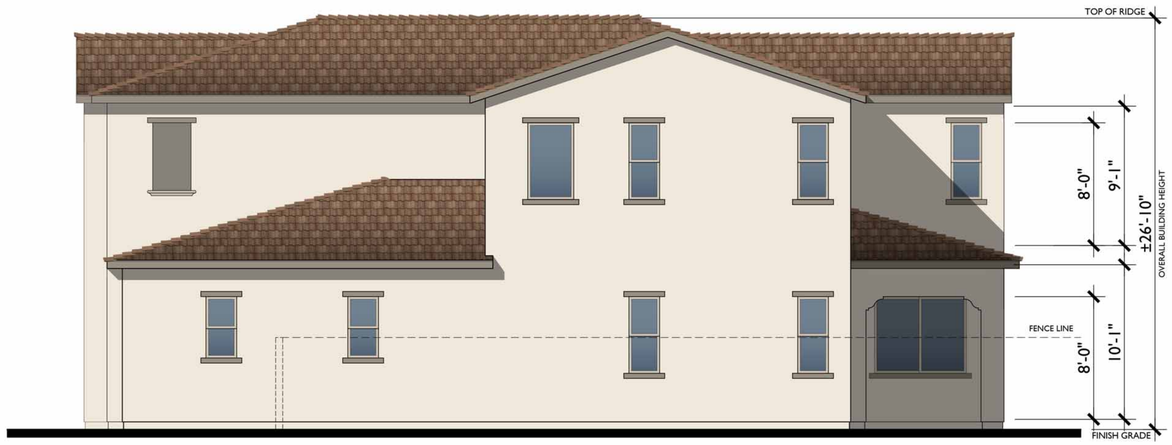
FRONT

SPANISH - A

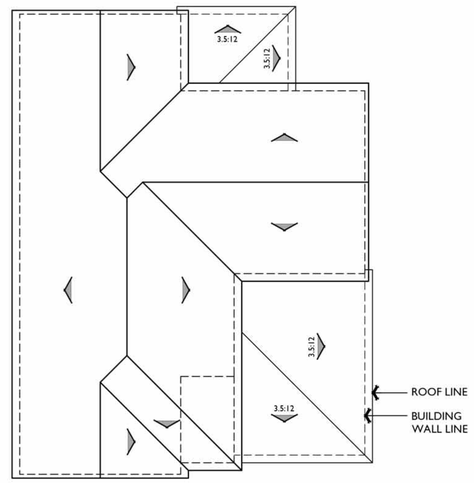
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2
Spanish Elevation

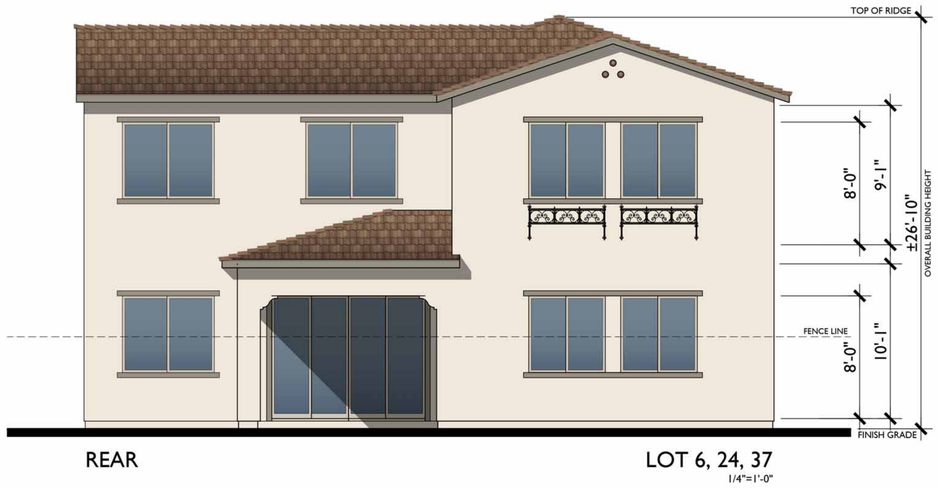
CYPRESS AVENUE

Chino , California

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PLC COMMUNITIES

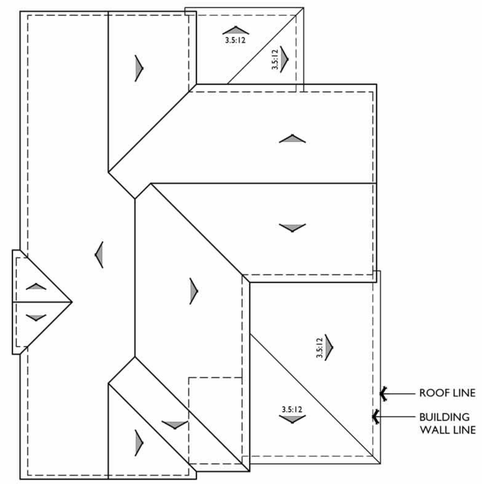


REAR LOT 6, 24, 37

1/4"=1'-0"



LEFT LOT 37



ROOF PLAN A (ENHANCED)

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

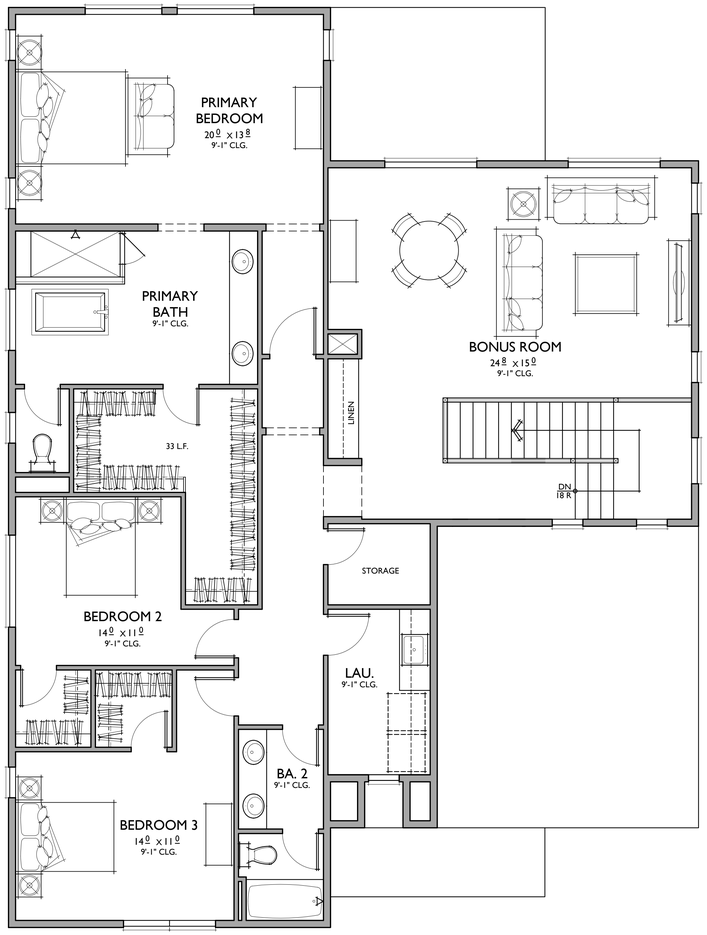
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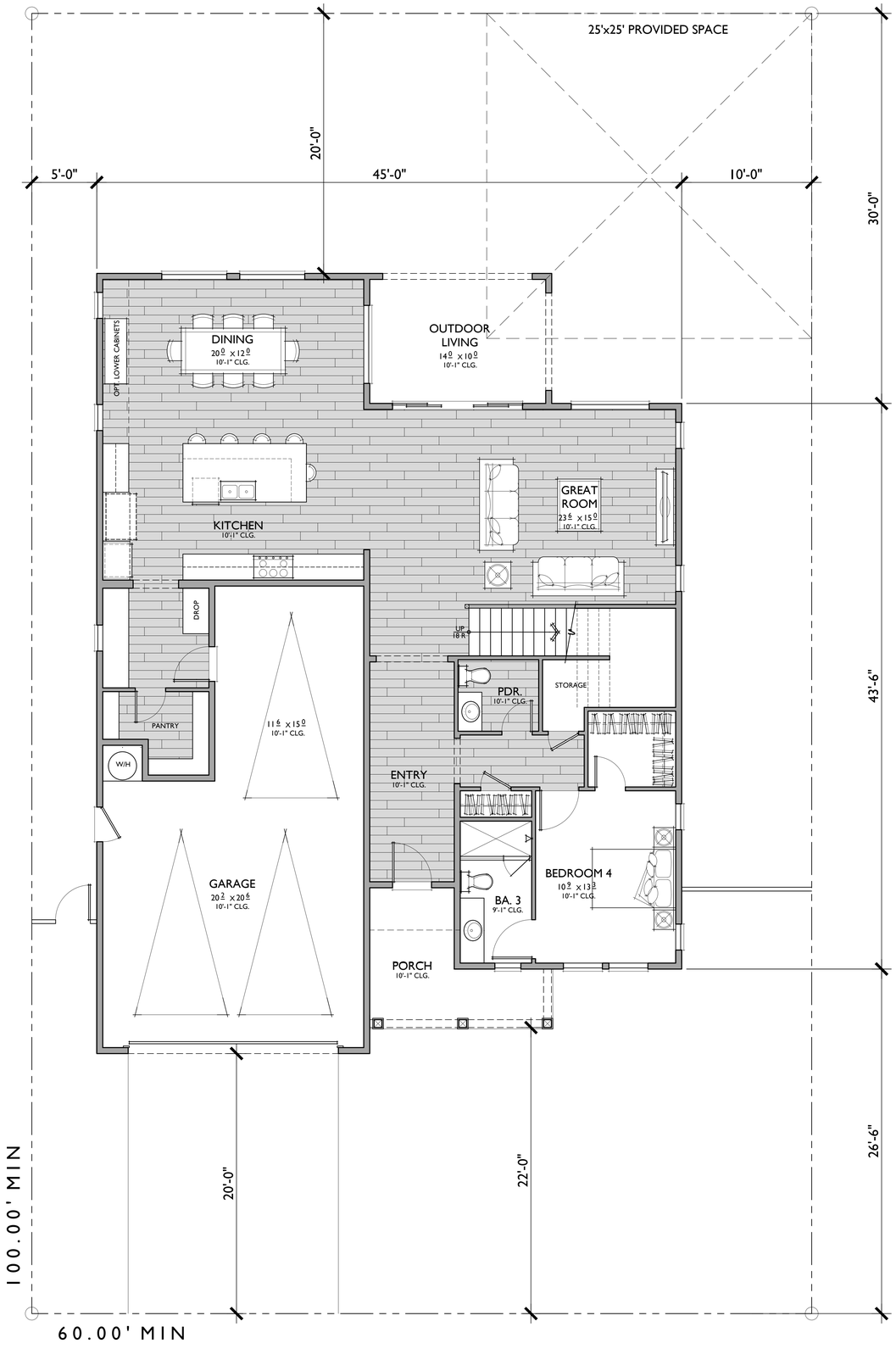
PLAN 2
Spanish Elevation (Enhanced)
CYPRESS AVENUE
Chino , California

987.25205

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PLC COMMUNITIES





PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Reflects Farmhouse Elevation

CYPRESS AVENUE
Chino , California

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PLC COMMUNITIES



REAR



FRONT

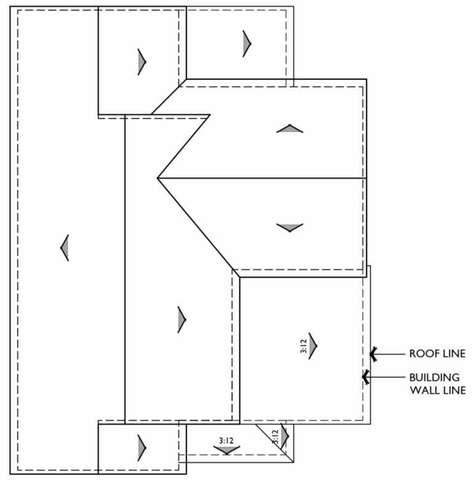
FARMHOUSE - B



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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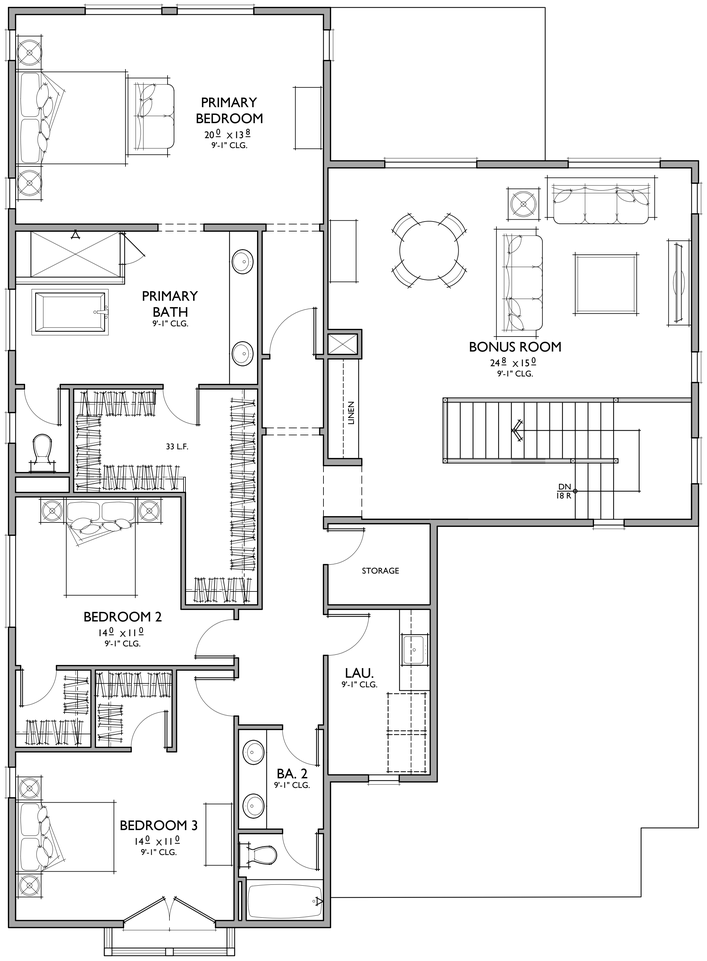
PLAN 2
Farmhouse Elevation

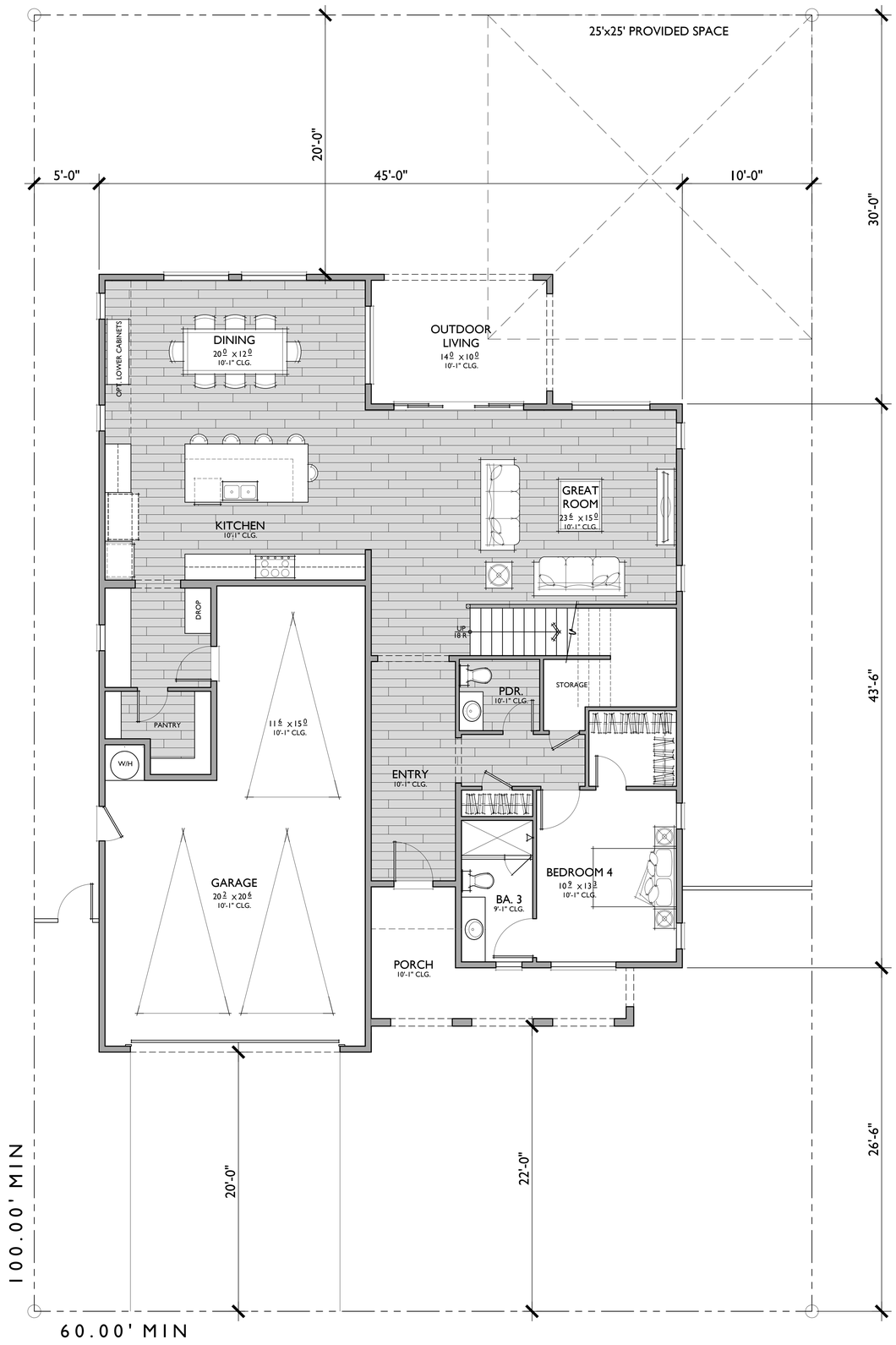
CYPRESS AVENUE
Chino , California

987.25205

05.28.26

PLC COMMUNITIES





PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Reflects Italian Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

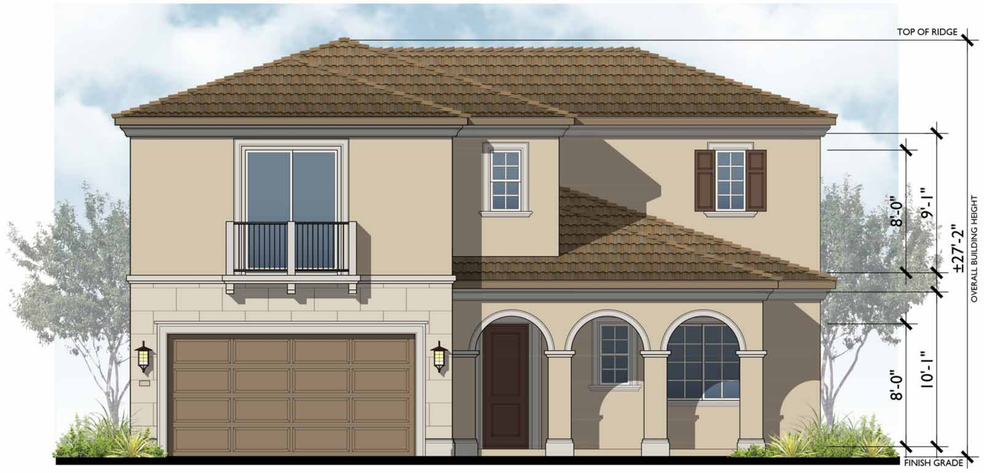
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05.28.26

PLC COMMUNITIES



REAR



FRONT

ITALIAN - C

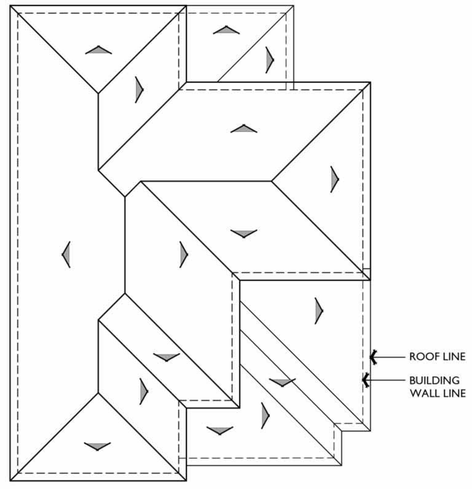
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2
Italian Elevation

CYPRESS AVENUE
Chino , California

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PLC COMMUNITIES



REAR

LOT 3, 8

1/4"=1'-0"

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PLAN 2

Italian Elevation (Enhanced)

CYPRESS AVENUE

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PLC COMMUNITIES



SPANISH



FARMHOUSE



ITALIAN

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PLAN 3
Front Elevations

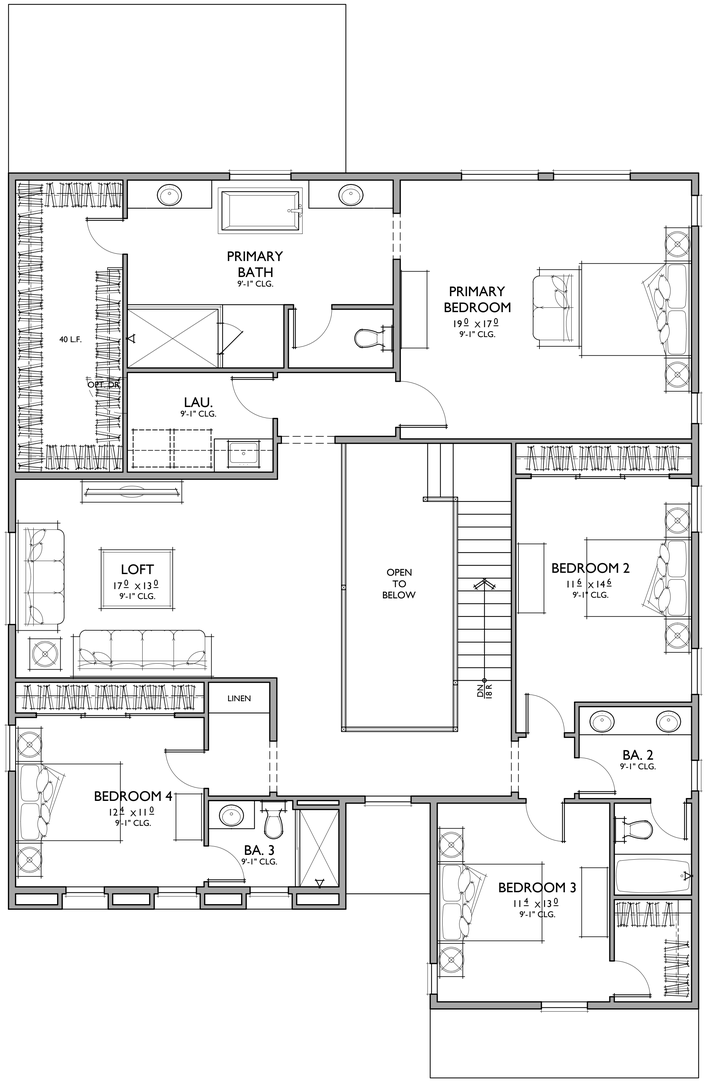
CYPRESS AVENUE
Chino , California

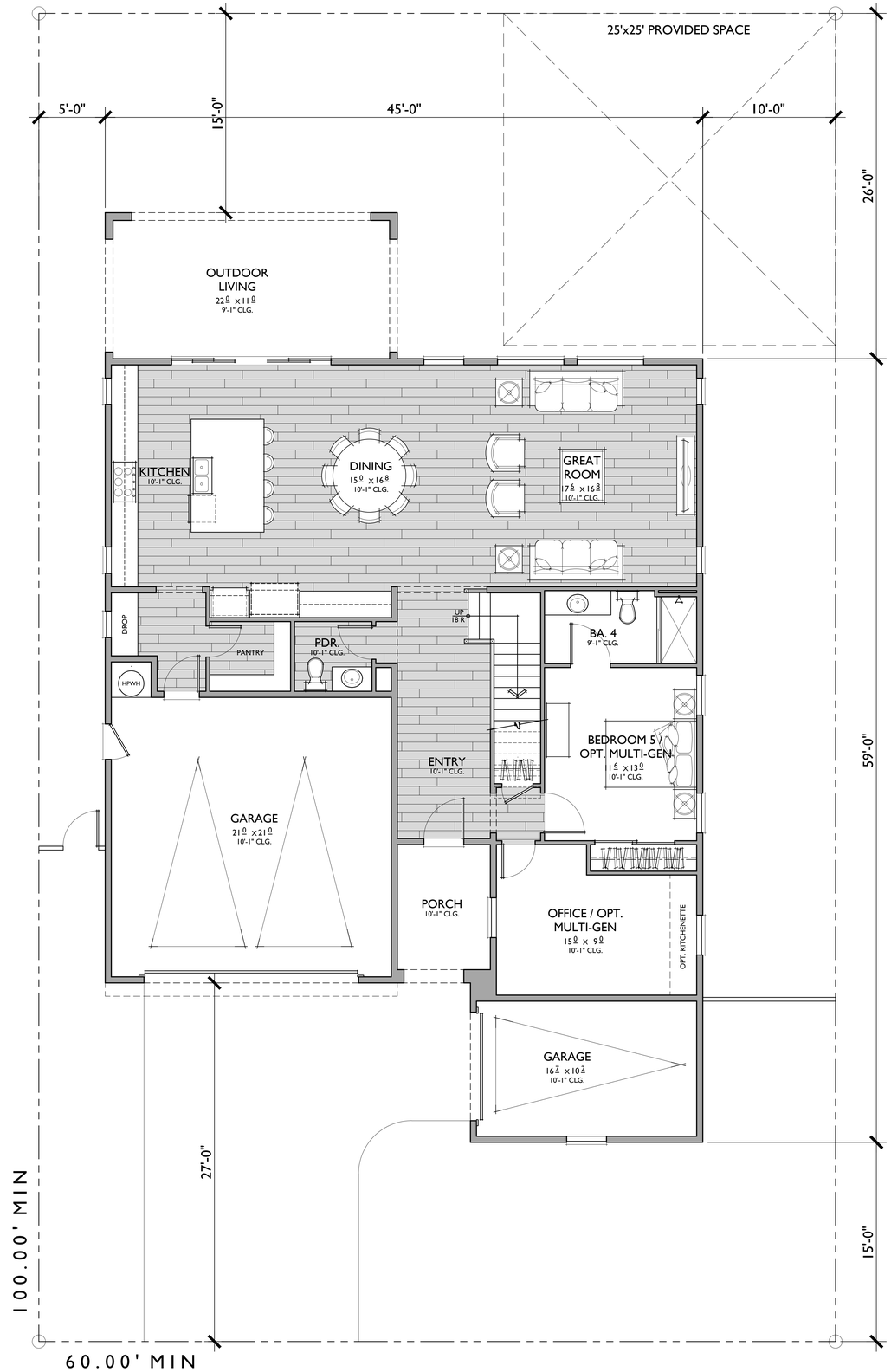
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987.25205

05.28.26

PLC COMMUNITIES





PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Spanish Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

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PLC COMMUNITIES



REAR



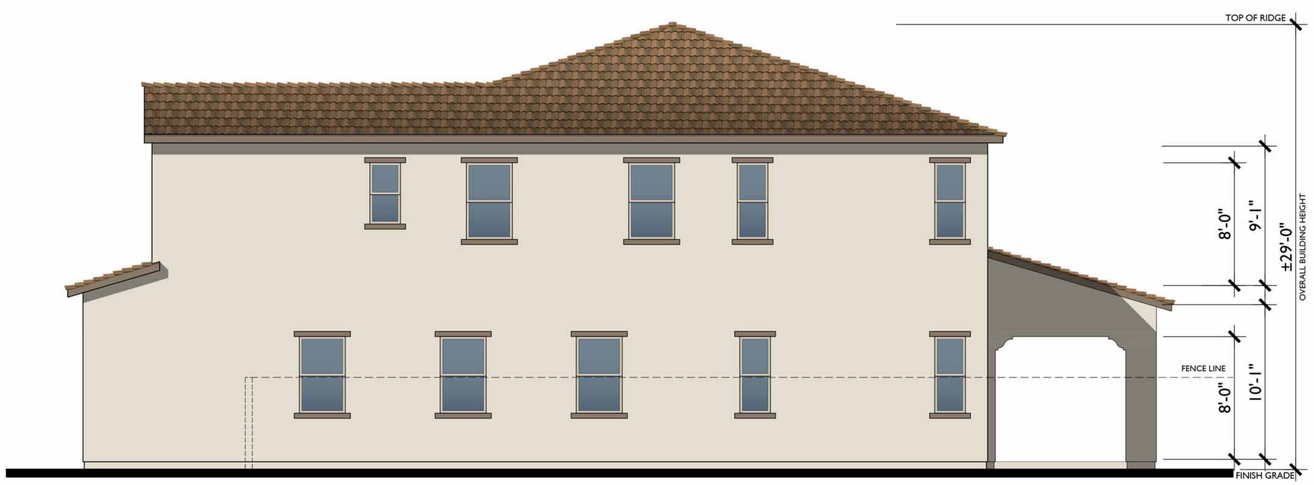
FRONT

SPANISH - A

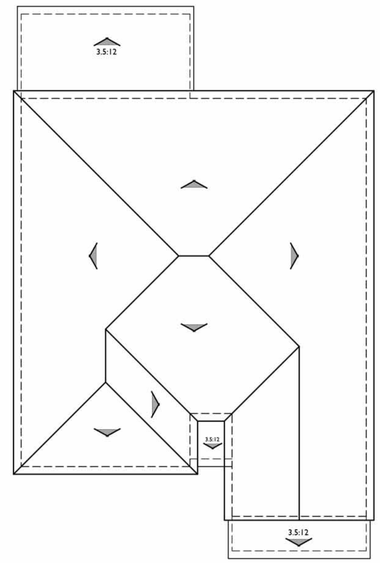
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3
Spanish Elevation

CYPRESS AVENUE
Chino , California

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05.28.26

PLC COMMUNITIES



REAR

LOT 7

1/4"=1'-0"

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PLAN 3

Spanish Elevation (Enhanced)

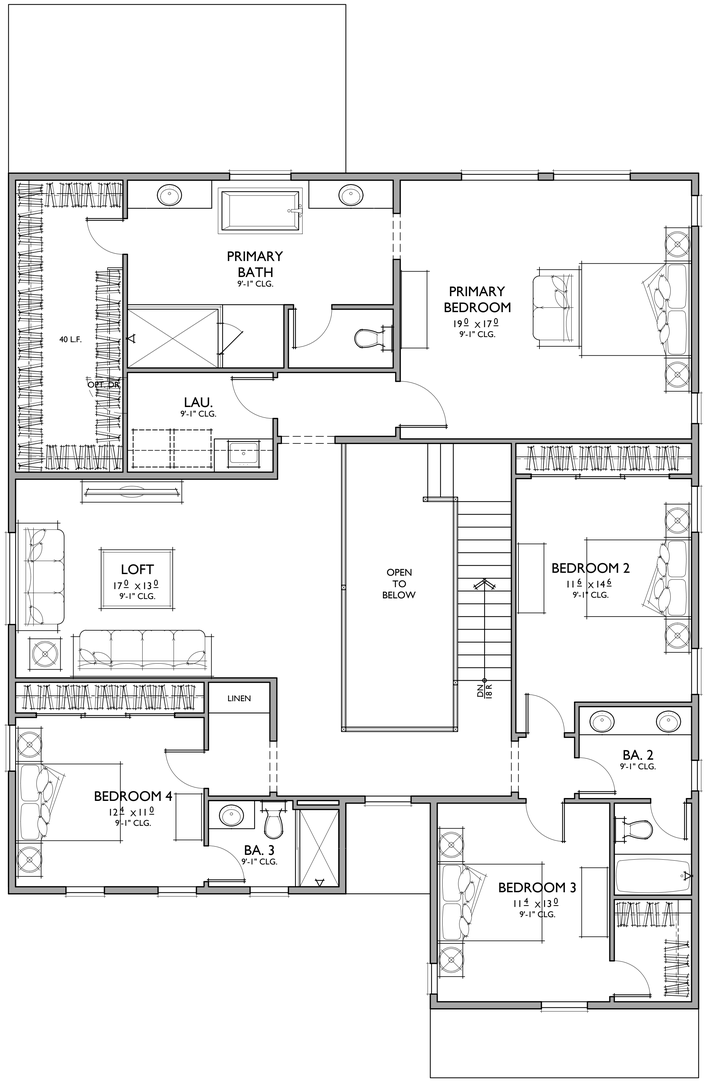
CYPRESS AVENUE

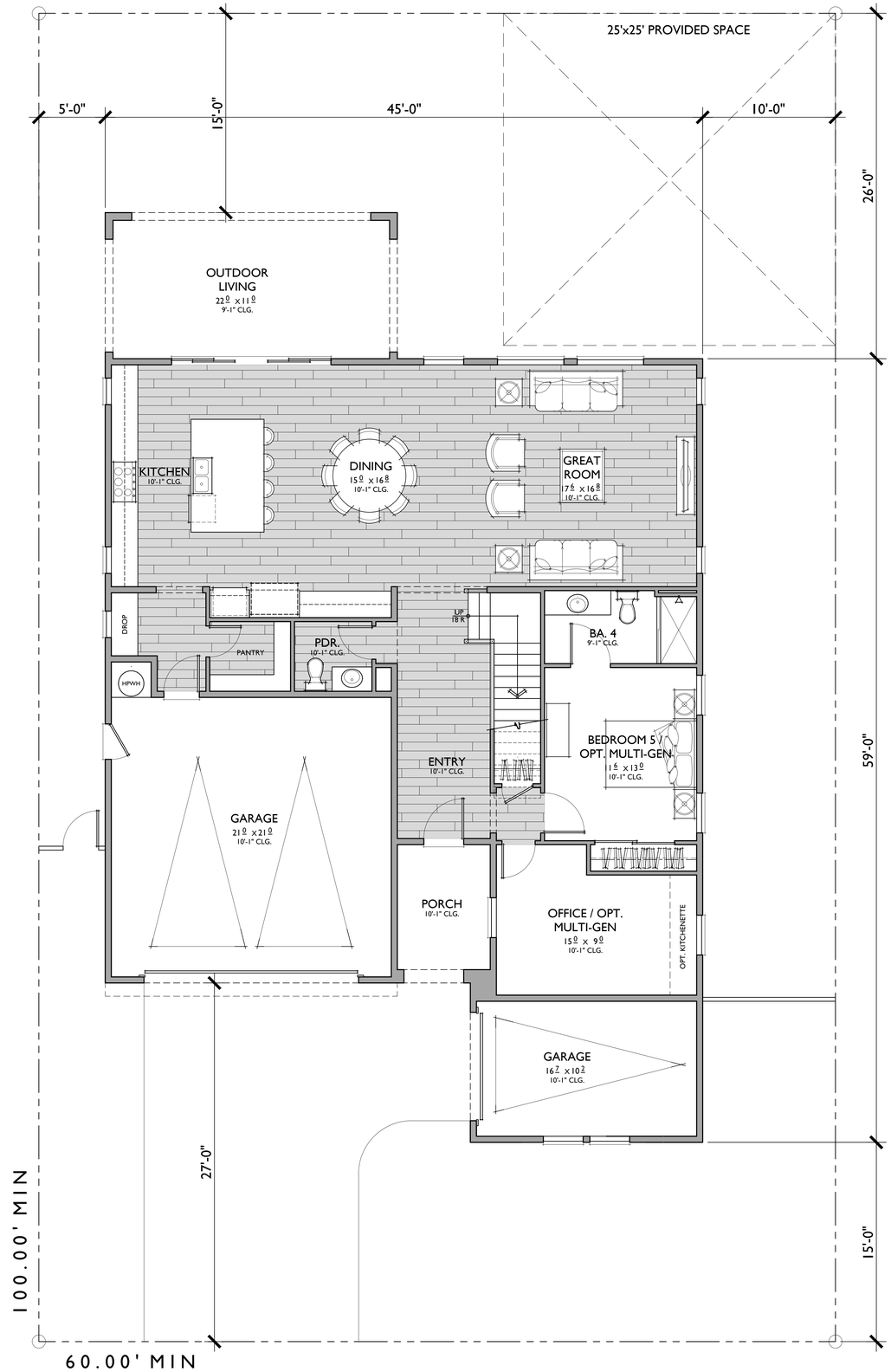
Chino , California

987.25205

02.26.26

PLC COMMUNITIES





PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Farmhouse Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

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PLC COMMUNITIES



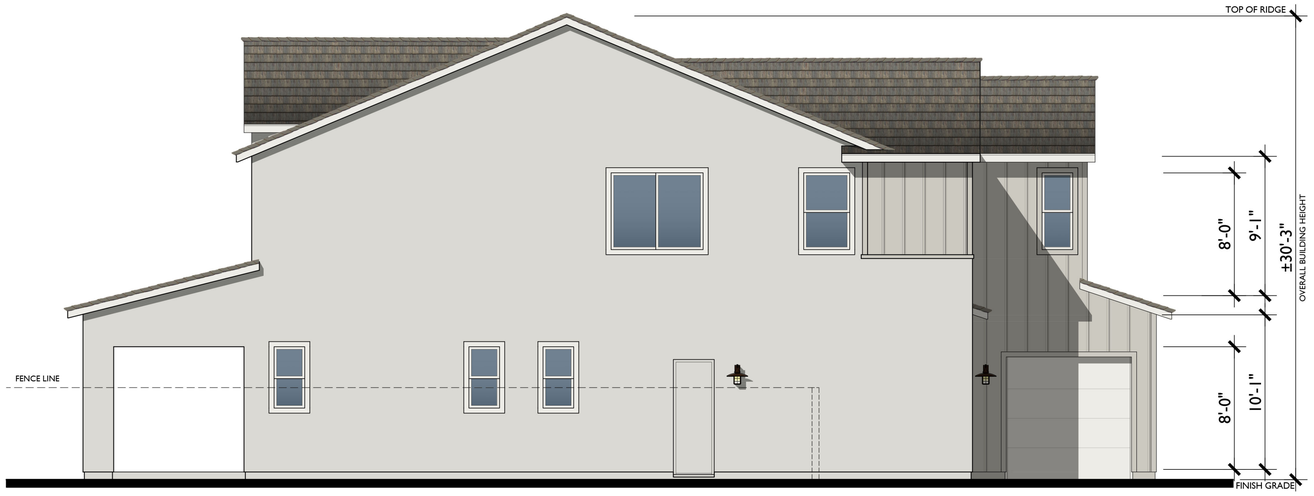
REAR



FRONT

FARMHOUSE - B

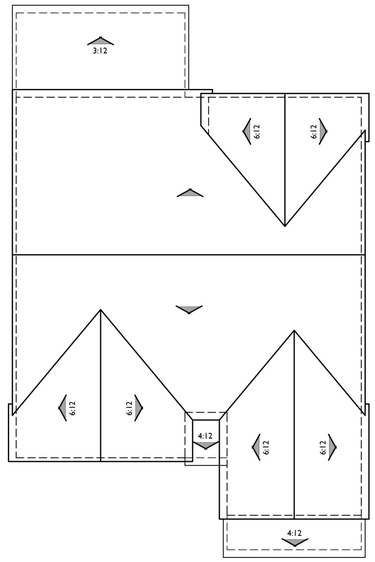
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3

Farmhouse Elevation

CYPRESS AVENUE

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REAR

LOT 2, 9

1/4"=1'-0"

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PLAN 3

Farmhouse Elevation (Enhanced)

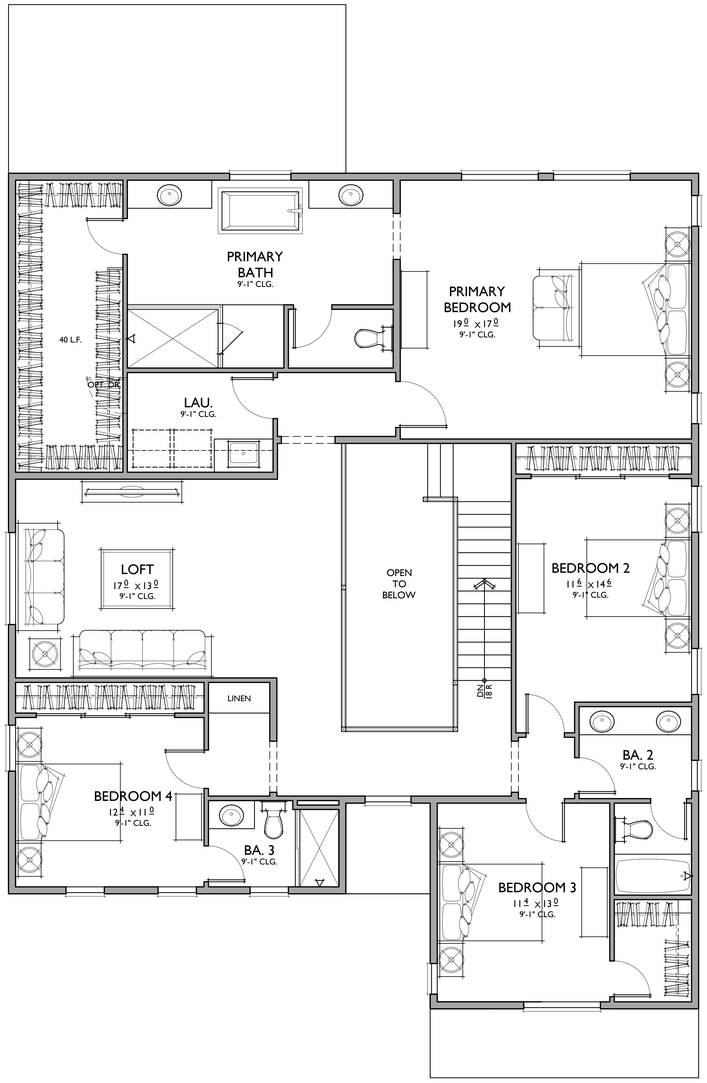
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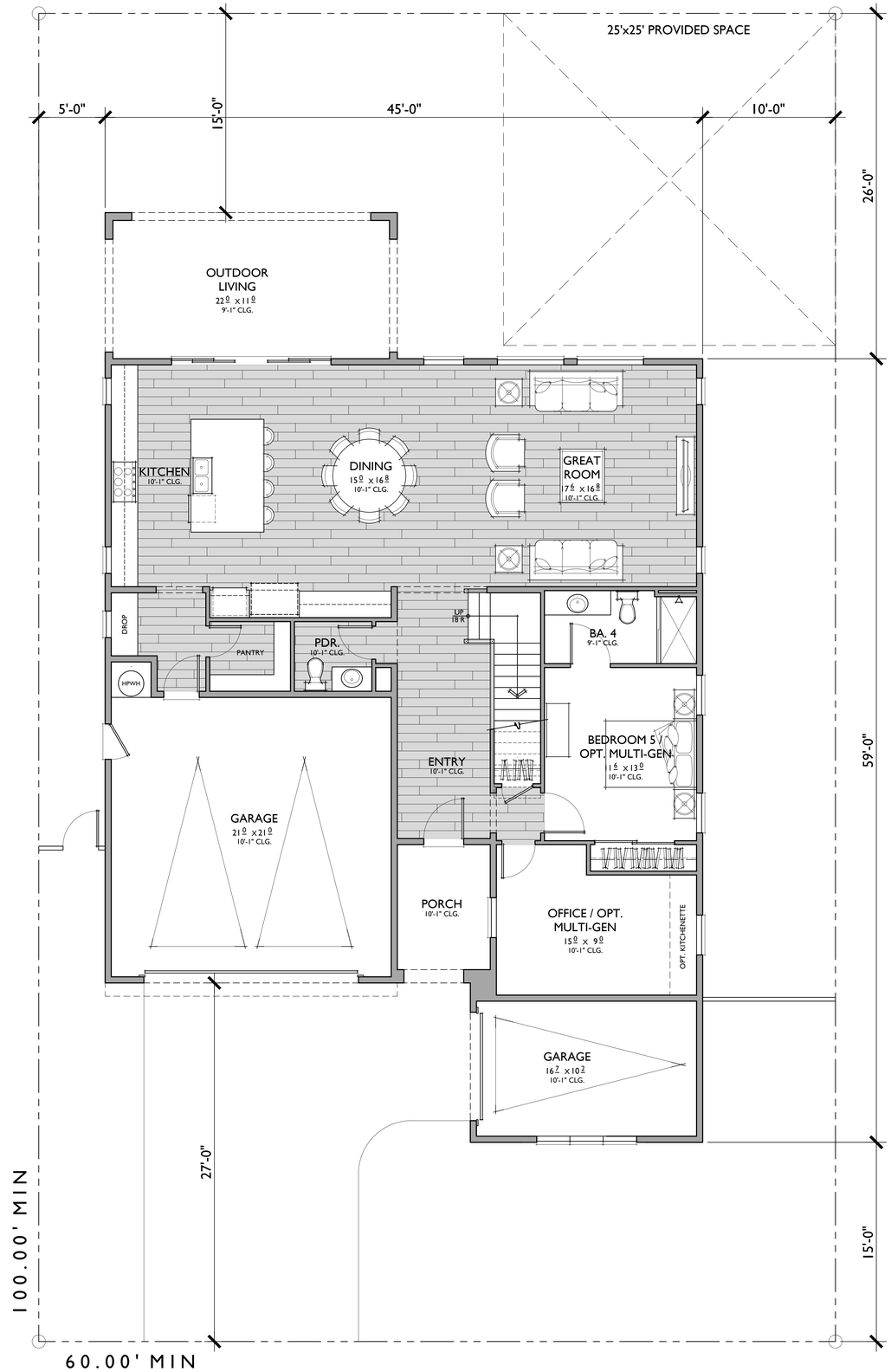
Chino , California

987.25205

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PLC COMMUNITIES





PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Italian Elevation

CYPRESS AVENUE
Chino , California

0 2 4 8

987.25205

05.28.26

PLC COMMUNITIES



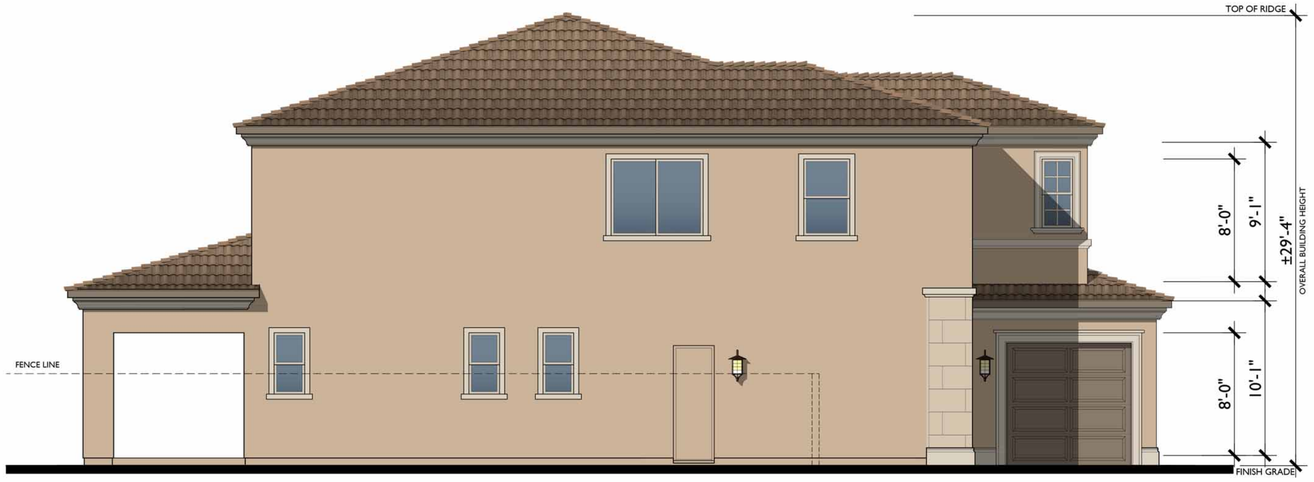
REAR



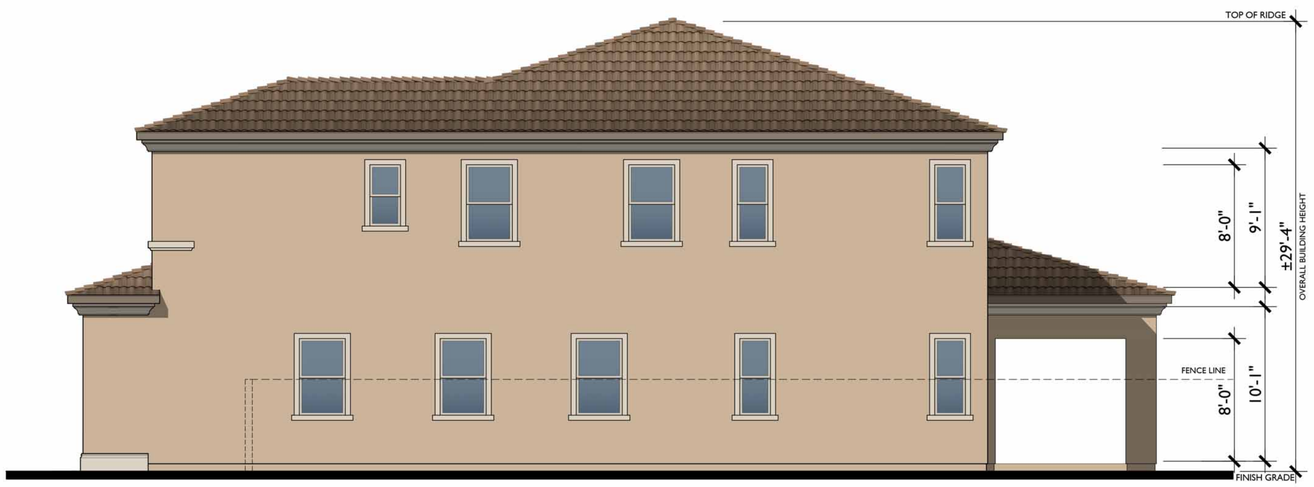
FRONT

ITALIAN - C

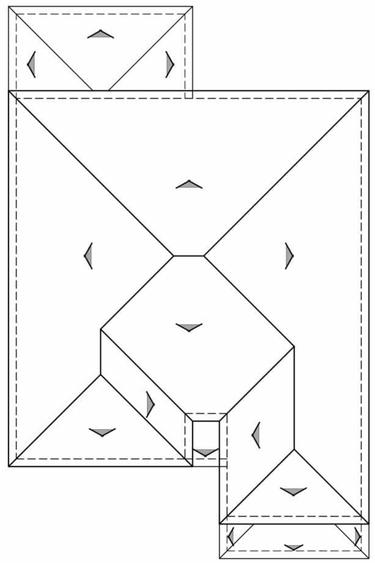
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3

Italian Elevation

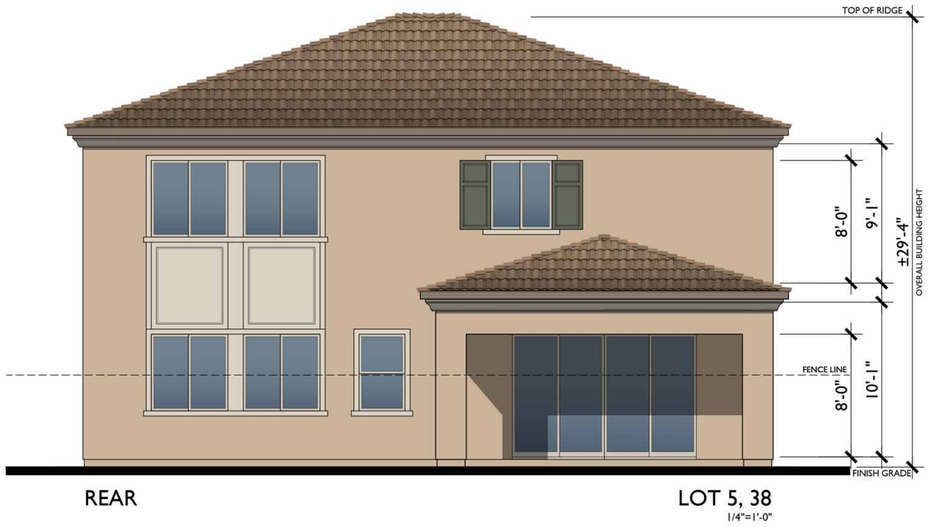
CYPRESS AVENUE

Chino , California

987.25205

05.28.26

PLC COMMUNITIES



REAR

LOT 5, 38

1/4"=1'-0"



LEFT

LOT 38

1/4"=1'-0"

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PLAN 3

Italian Elevation (Enhanced)

CYPRESS AVENUE

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PLC COMMUNITIES

PROPOSED VARIABLE WIDTH STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF CHINO

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED LIMIT USE AREA EASEMENT

COMMUNITY SIDEWALK PATH

PROPOSED 16' RECIPROCAL ACCESS EASEMENT

PROPOSED 20' PASEO EASEMENT

PROPOSED VARIABLE WIDTH H.O.A. LANDSCAPE EASEMENT

EXISTING DRIVEWAYS

EXISTING STREET IMPROVEMENTS

EXISTING CATCH BASIN

PROPOSED 10' DRIVEWAY APPROACH

PROPOSED REALIGNED DRIVEWAY

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 2 AND 5

PROPOSED 3' L.L.M.D. LANDSCAPE EASEMENT FOR LOT 8

EXISTING 3 FEET OF CYPRESS AVENUE RIGHT-OF-WAY TO BE VACATED WITHIN TRACT BOUNDARY

PROPOSED 5' H.O.A. LANDSCAPE EASEMENT

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

TECHNICAL SITE PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 2 OF 2

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

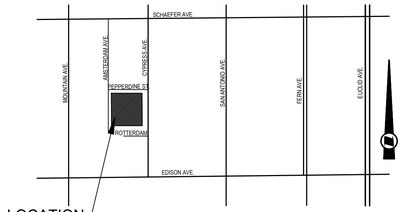
PLC COMMUNITIES

ENGINEER

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5 PETERS CANYON ROAD
SUITE 305
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(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

(IN FEET)
1 inch = 40 ft.

TECHNICAL SITE PLAN - VTTM 20845



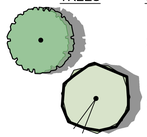
LOCATION MAP
Not to Scale

IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES . ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED . BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF CHINO GUIDELINES.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF CHINO LANDSCAPE DEVELOPMENT GUIDELINES.

STREET_TREES



TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	74 EA	PLATANUS RACEMOSA / (MULTI-TRUNK) CALIFORNIA SYCAMORE	24"BOX/36"BOX	MEDIUM
	24" Box/	PROSOPIS ALBA THORNLESS' / THORNLESS ARGENTINE MESQUITE	24"BOX	LOW
		RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW
	18 EA	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	LOW
	36" Box			

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
		ACACIA BAILEYANA 'PURPUREA' / PURPLE FERNLEAF ACACIA	15 GAL.	LOW
		CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	15 GAL.	LOW
		CERCIS CANADENSIS / EASTERN REDBUD	15 GAL.	LOW
		LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE CRAPE MYRTLE	15 GAL.	LOW
SHRUBS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
		YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
		ALOE VERA / ALOE VERA	1 GALLON	LOW
		DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
		DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
		HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
		CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
		FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
		WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
		SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
		CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
		SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
		ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
		OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
		SALVIA CLEVELANDII / CLEVLAND SAGE	5 GALLON	LOW
		LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
		SENNA ARTEMISIODES / FEATHERY CASSIA	5 GALLON	LOW
		LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
		BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	4" POT	LOW
		MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	LOW
VINES		BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
		DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
		JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLOM	MEDIUM

LANDSCAPE_AREAS

SYMBOL

LMD MAINTAINED

HOME OWNER MAINTAINED

HOA MAINTAINED



PLANT LIST

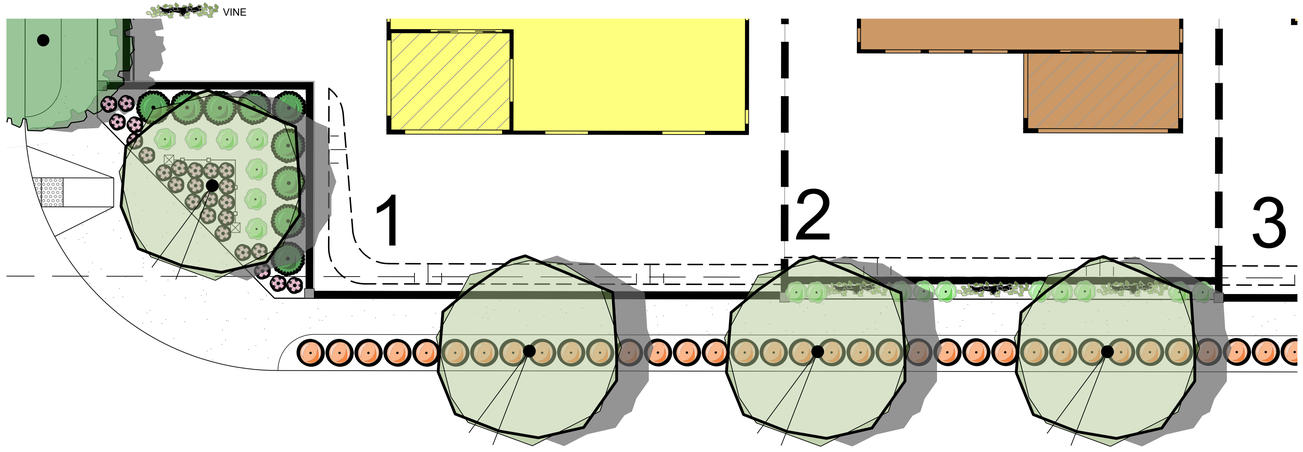
BACKGROUND HEDGE PLANT

MIDGROUND FLOWERING PLANT

GROUNDCOVER

PARKWAY MASS PLANTING

VINE



MONUMENT AND CYPRESS AVENUE ENLARGEMENT

0' 60' 120' 180'

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SUITE 100
RIVERSIDE, CALIFORNIA
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CLIENT:
PLC Communities
888 San Clemente Drive, Suite 200
Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

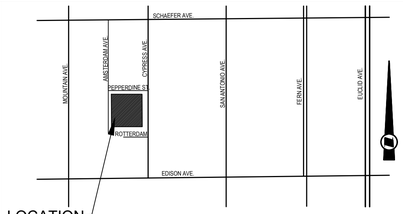
LICENSED LANDSCAPE ARCHITECT
DOUGLAS GROVE NO. 5799
Signature
11/20/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

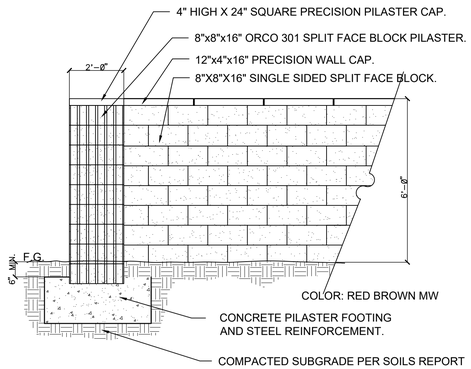
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DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-1
1 OF 3 SHEETS

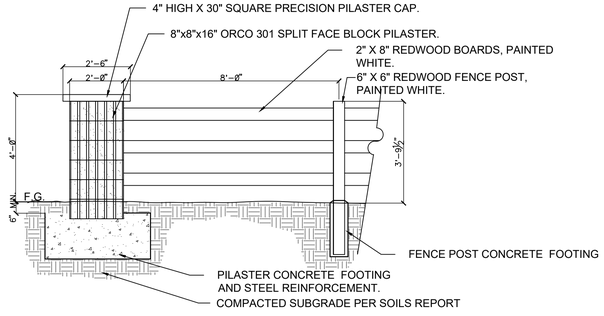
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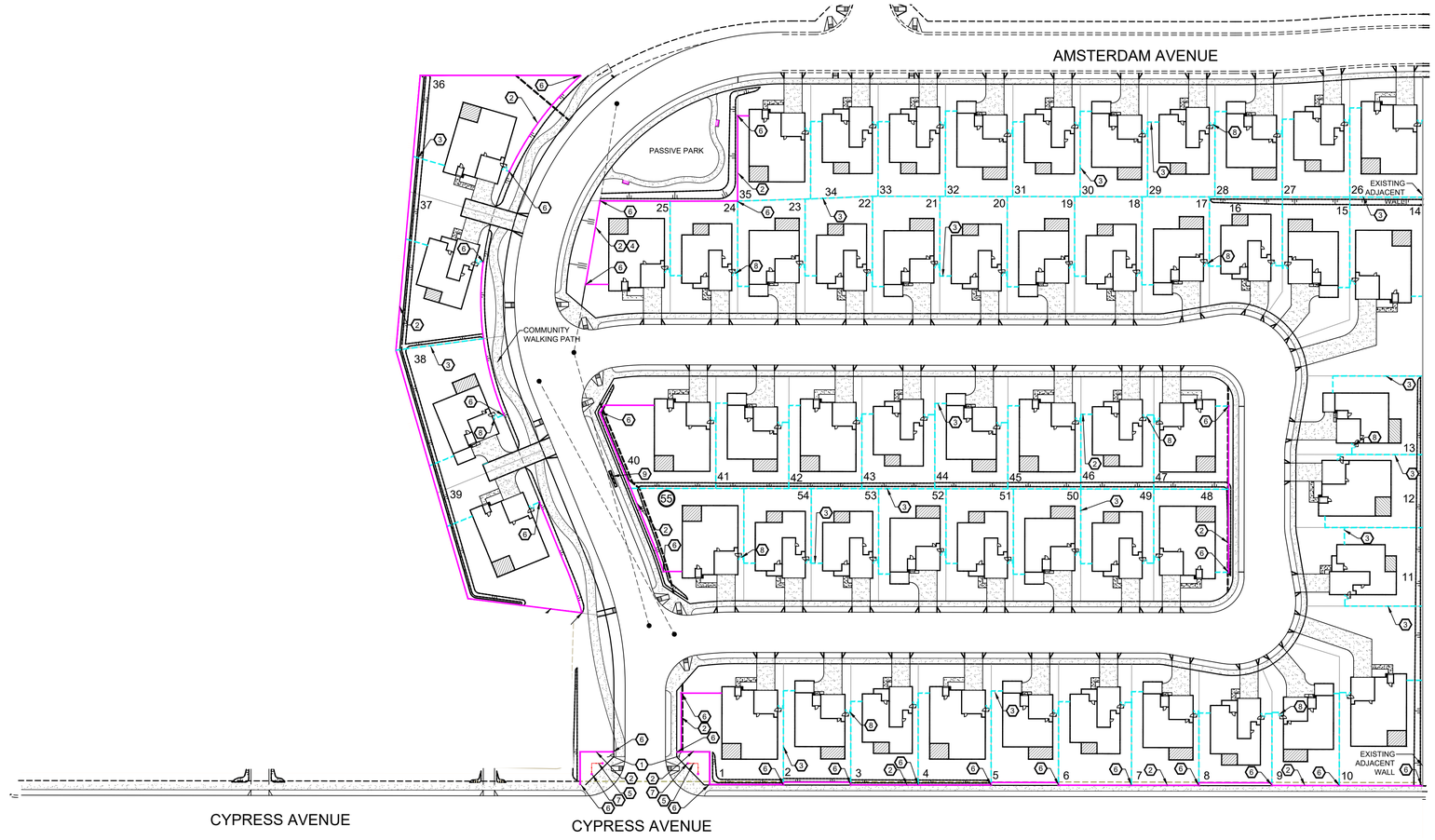
LOCATION MAP
Not to Scale



A BLOCK WALL AND PILASTER
N.T.S.

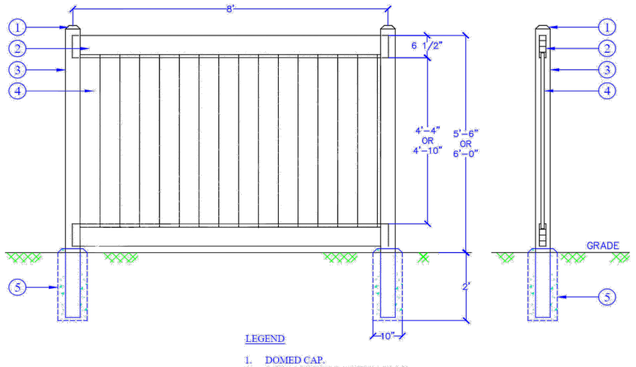


B NEIGHBORHOOD ENTRY MONUMENT
N.T.S.



WALL AND FENCE LEGEND

SYM.		DESCRIPTION
1		NEIGHBORHOOD ENTRY MONUMENT. DETAIL 'B', THIS SHEET
2		6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
3		INTERIOR 5'-5" HIGH VINYL RETURN, SIDE, AND REAR YARD FENCE, COLOR: TAN. DETAIL 'C', THIS SHEET
4		BLOCK RETAINING WALL PER CIVIL PLANS
5		3'-6" HIGH 3 RAIL REDWOOD FENCE PAINTED WHITE. DETAIL 'B', THIS SHEET
6	29 EA	PERIMETER 6'-6" HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'A', THIS SHEET
7	4 EA	4' HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'B', THIS SHEET
8		3'-0" WIDE VINYL GATE, COLOR: TAN. DETAIL 'D', THIS SHEET
9	4 EA	FURNISH AND INSTALL CLUSTER BOX UNIT (16 COMPARTMENT) MODEL 3316, COLOR: BRONZE. SALBURY INDUSTRIES 800-624-5269

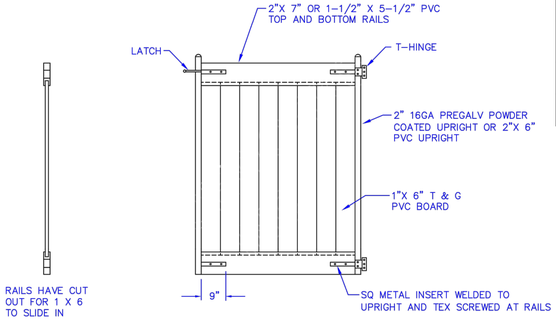


LEGEND
1. DOMED CAP.
2. 2" X 6 1/2" TOP & BOTTOM RAIL.
3. 5" X 5" VINYL POST .
4. 1" X 8" T&G PANELS.
5. 10" X 24" DOMED CONCRETE FOOTING.

NOTE:
COLORS AVAILABLE
WHITE & TAN

AVAILABLE THROUGH
FENCEWORKS INC.
1-800-788-5620

C SIDE YARD VINYL FENCE
N.T.S.



AVAILABLE THROUGH
FENCEWORKS INC.
1-800-350-5620

D SIDE YARD VINYL GATE
N.T.S.

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RIVERSIDE, CALIFORNIA
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LIC. #2799
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(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
DOUGLAS GROVE NO. 2799
Signature
11/30/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

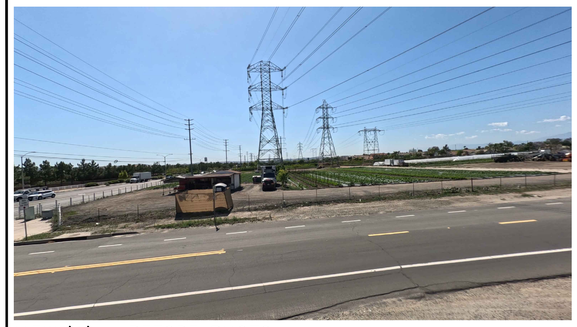
SHEET TITLE
WALL/FENCE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-2
2 OF 3 SHEETS

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[One Inch on Original Sheet]



VIEW 'A' – BEFORE PHOTO



VIEW 'A' – AFTER PHOTO



VIEW 'B' – BEFORE PHOTO



VIEW 'B' – AFTER PHOTO



VIEW 'C' – BEFORE PHOTO



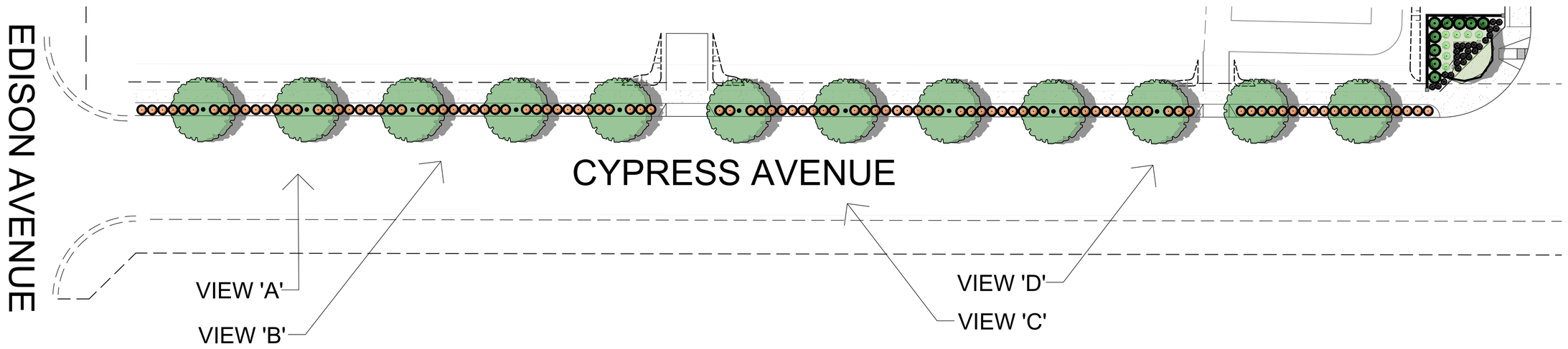
VIEW 'C' – AFTER PHOTO



VIEW 'D' – BEFORE PHOTO



VIEW 'D' – AFTER PHOTO



PLANT LIST

- BACKGROUND HEDGE PLANT
- MIDGROUND FLOWERING PLANT
- GROUNDCOVER
- PARKWAY MASS PLANTING

0' 20' 40' 60'

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Newport Beach, CA 92660
(949) 721-8200

PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

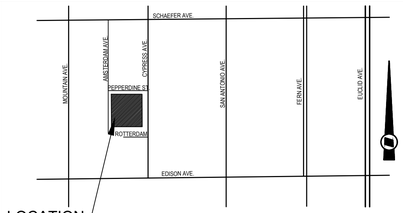
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DOUGLAS GROVE NO. 5789
Signature
11/30/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

SHEET
CLMP-3
3 OF 3 SHEETS

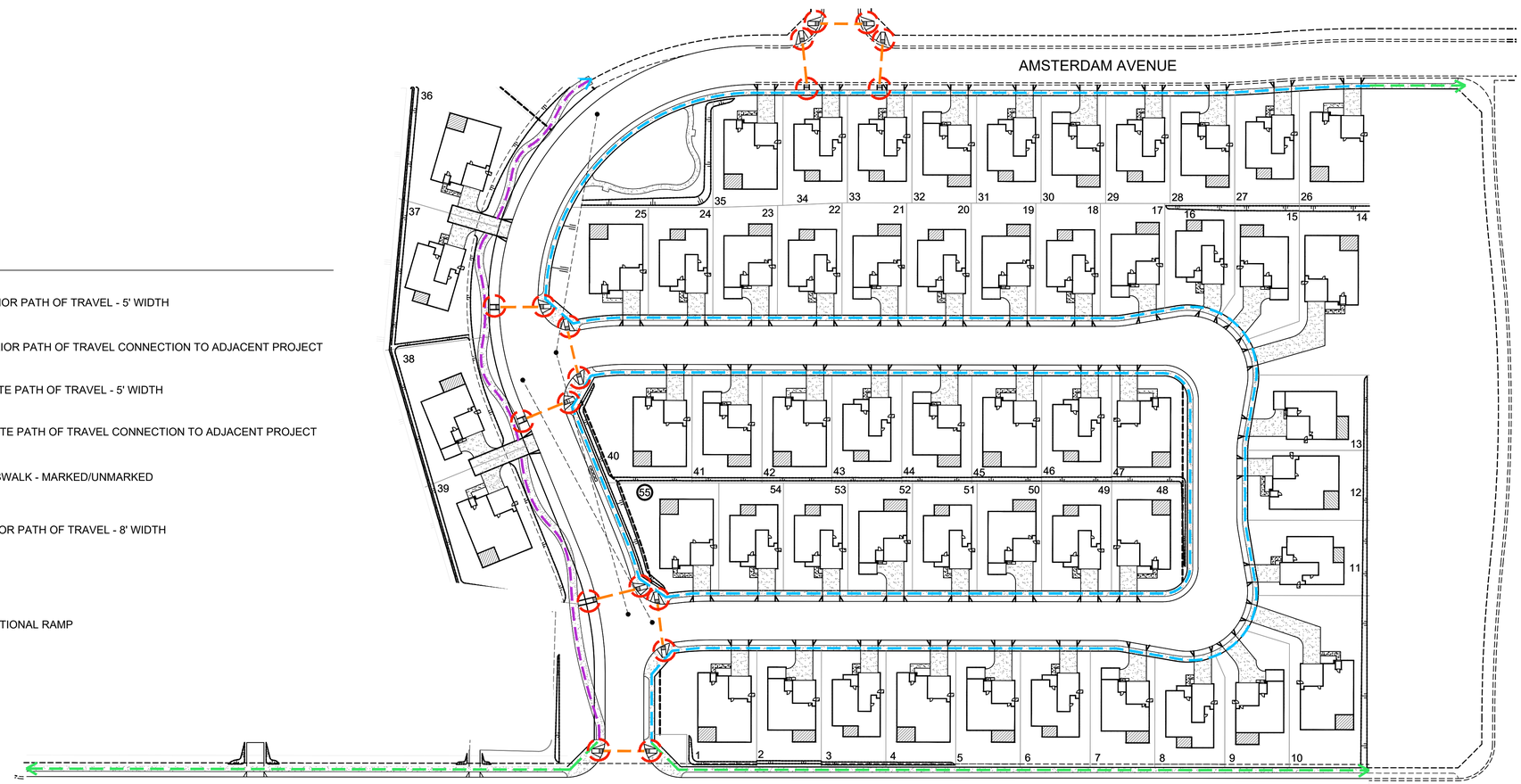
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LOCATION MAP
Not to Scale

LEGEND

- INTERIOR PATH OF TRAVEL - 5' WIDTH
- INTERIOR PATH OF TRAVEL CONNECTION TO ADJACENT PROJECT
- OFFSITE PATH OF TRAVEL - 5' WIDTH
- OFFSITE PATH OF TRAVEL CONNECTION TO ADJACENT PROJECT
- CROSSWALK - MARKED/UNMARKED
- INTERIOR PATH OF TRAVEL - 8' WIDTH
- DIRECTIONAL RAMP



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PROJECT:
Chino 55 Tract 20845
Cypress Ave. north of Edison Ave.
Chino, CA

REVISIONS	DATE	BY

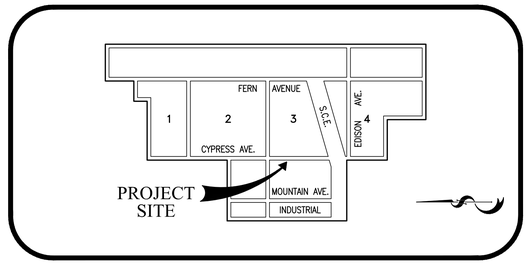
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DOUGLAS GROVE No. 5759
Signature
11/30/27
Renewal Date
5-28-26
Date
STATE OF CALIFORNIA

SHEET TITLE
PEDESTRIAN ACCESS PLAN

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DRAWN	LM
CHECKED	DG
DATE	5-28-26
SCALE	1"=60'-0"
JOB NO.	25115

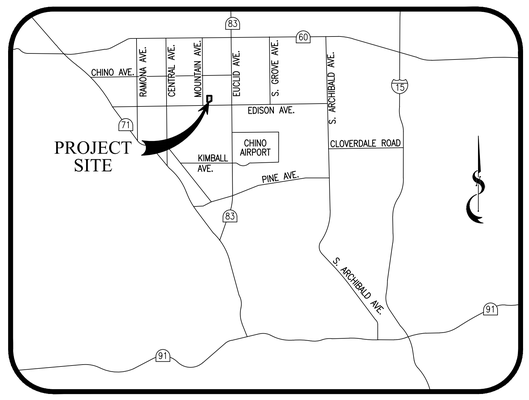
SHEET
PED PLAN
1 OF 1 SHEETS

[One Inch on Original Sheet] Drawing File: N:\Projects\25yr\25115 PLC Chino 55\AutoCAD\RHA\CLMP\ 25115 CLMP_Chino 55 May 28, 2026 - 12:31pm



PROJECT VICINITY MAP

(EAST CHINO SPECIFIC PLAN)
N.T.S.



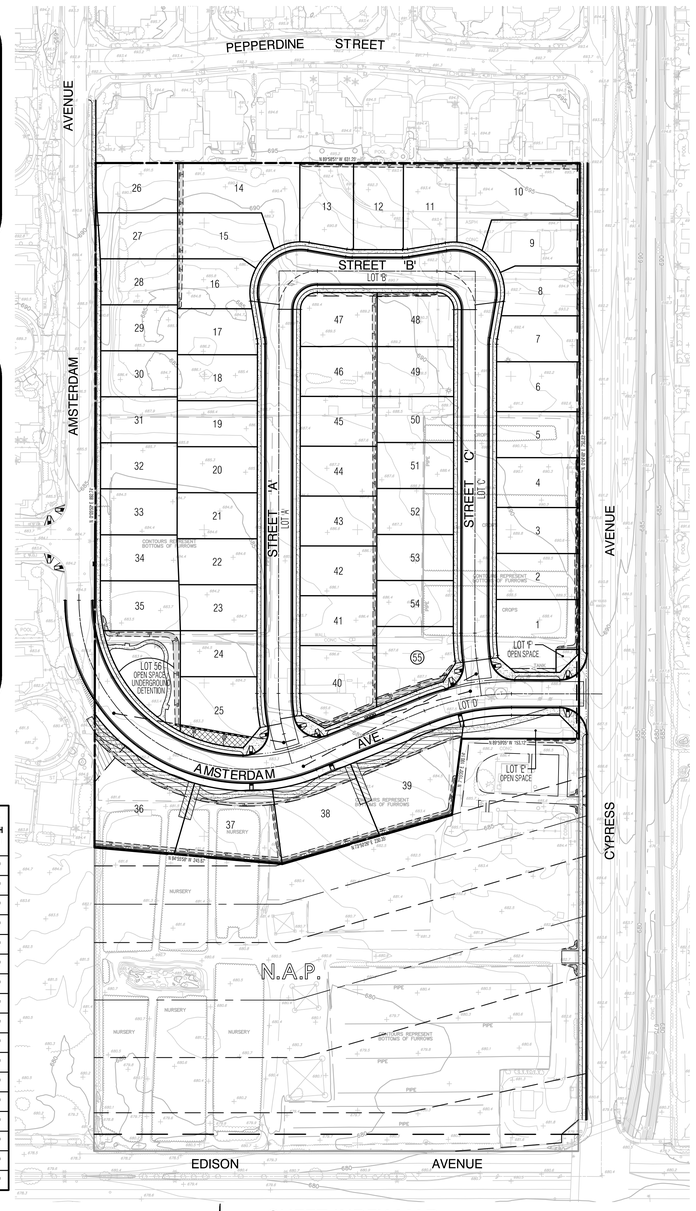
VICINITY MAP

N.T.S.

LOT SUMMARY

(LOTS 1-55 S.F.R.)

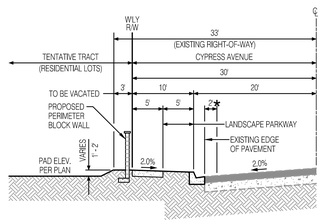
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1	9,084	8,658	73'	108'	20	6,262	6,262	60'	104'	39	13,791	10,488	116'	106'
2	6,480	6,199	60'	108'	21	6,264	6,264	60'	104'	40	9,523	8,622	92'	100'
3	6,480	6,230	60'	108'	22	6,186	6,186	60'	103'	41	6,500	6,188	65'	100'
4	7,020	6,725	65'	108'	23	6,056	6,056	60'	101'	42	6,500	6,188	65'	100'
5	6,480	6,300	60'	108'	24	6,000	6,000	60'	100'	43	6,500	6,175	65'	100'
6	7,020	7,020	65'	108'	25	8,550	7,164	67'	100'	44	6,500	6,149	65'	100'
7	6,381	6,381	61'	105'	26	6,914	6,914	65'	106'	45	6,500	6,136	65'	100'
8	6,434	6,239	57'	93'	27	6,160	6,160	60'	103'	46	6,500	6,123	65'	100'
9	7,273	7,273	37'	112'	28	6,012	6,012	60'	101'	47	6,946	6,509	49'	100'
10	13,191	12,060	35'	160'	29	6,000	6,000	60'	100'	48	6,946	6,620	49'	100'
11	7,525	7,104	71'	108'	30	6,000	6,000	60'	100'	49	6,500	6,500	65'	100'
12	7,342	6,991	65'	113'	31	6,000	6,000	60'	100'	50	6,000	6,000	60'	100'
13	7,545	7,211	71'	108'	32	6,000	6,000	60'	100'	51	6,000	6,000	60'	100'
14	12,120	11,665	35'	159'	33	6,000	6,000	60'	100'	52	6,000	6,000	65'	100'
15	7,218	6,822	35'	110'	34	6,066	6,066	60'	101'	53	6,000	6,000	60'	100'
16	6,220	5,846	54'	95'	35	6,668	6,560	65'	101'	54	6,000	6,000	60'	100'
17	6,104	6,104	61'	101'	36	14,913	11,627	161'	110'	55	8,469	7,674	49'	100'
18	6,260	6,260	60'	104'	37	11,271	8,621	102'	90'					
19	6,261	6,261	60'	104'	38	11,580	9,141	107'	95'					



SHEET INDEX MAP

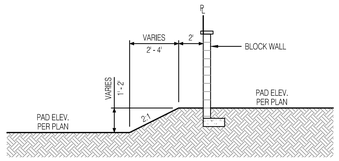
(SEE SHEET 2)
SCALE: 1"=80'

SITE SECTIONS



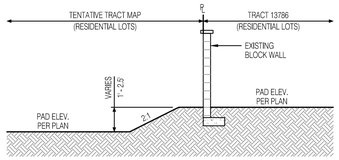
SECTION 'A' - 'A'

(SEE SHEET 2)
SCALE: 1"=10'
* NEW PAVEMENT SECTION, 2 FEET OF GRIND AND OVERLAY THEN SLURRY TO STREET CENTERLINE.



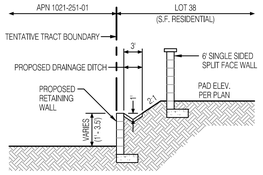
SECTION 'B' - 'B'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



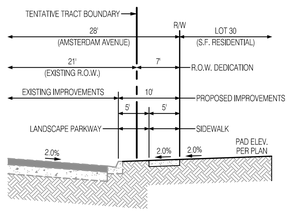
SECTION 'C' - 'C'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



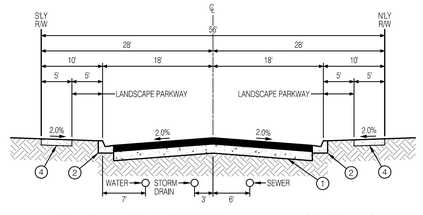
SECTION 'D' - 'D'

(SEE SHEET 2)
SCALE: 1"=10'



SECTION 'E' - 'E'

(SEE SHEET 2)
SCALE: 1"=10'



PROPOSED STREET 'A'-'C' - (PUBLIC)

SCALE: 1"=10'

LEGEND

EXISTING STREET ELEVATION	682.59
EXISTING STORM DRAIN	SD
EXISTING SEWER SYSTEM	10"SS
EXISTING WATER SYSTEM	16"W
EXISTING RECYCLED WATER SYSTEM	16"RW
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	
PROPOSED STREET ELEVATION	684.0
PROPOSED STORM DRAIN SYSTEM	SD
PROPOSED SEWER SYSTEM	SS
PROPOSED WATER SYSTEM	8"W
FUTURE RECYCLED WATER SYSTEM	8"RW
PROPOSED PAD ELEVATION	687.6
PROPOSED LOT NUMBER	55
PROPOSED TENTATIVE TRACT BOUNDARY	
PROPOSED 2:1 SLOPE	
PROPOSED CENTERLINE RADIUS	R=300'
PRIVATE STREET LOTS	STREET 'A'
PROPOSED UTILITY EASEMENT	
LIMITED USE AREA	
HIGHEST NO. RESIDENTIAL LOT	55
PROPOSED BUILDING SETBACK (B.S.L.)	B.S.L.
PROPOSED 2' GRIND AND OVERLAY	
PROPOSED SLURRY	

UTILITIES

WATER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

SEWER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

TELEPHONE
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

SOLID WASTE
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

GAS
SOUTHERN CALIFORNIA GAS COMPANY
13525 12th STREET
CHINO, CA. 91710
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 FRANCIS STREET
ONTARIO, CA. 91761
(800) 655-4555

CABLE-TV
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL; EAST: CYPRESS AVENUE;SINGLE-FAMILY RESIDENTIAL; SOUTH: SINGLE-FAMILY RESIDENTIAL; WEST: SINGLE-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN-LIEU FEES.
9. SCHOOL DISTRICT: ELEMENTARY: RHODES; MIDDLE SCHOOL: MAGNOLIA; HIGH SCHOOL: CHINO
10. PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
11. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
12. PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
13. ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
15. THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
16. PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
17. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
18. PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
19. PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
20. PROPOSED PRIVATE OPEN SPACE LOTS 'E'-'F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
21. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
22. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
23. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
24. THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
25. PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8620H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 0671C9353J, REVISED MAP 8, 2004. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
26. PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
27. FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'.
28. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
29. ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
30. THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845. TO BE SEALED AND ABANDONED.
31. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 15,324 CY
    ADJUSTED FILL: 26,975 CY
    IMPORT: 11,651 CY
32. THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
33. PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 TENTATIVE TRACT MAP

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

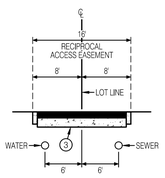
NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:		12.42
CONTOUR INTERVAL:		2 FOOT
SCALE:		1"=40'
DATE:		MAY 28, 2026

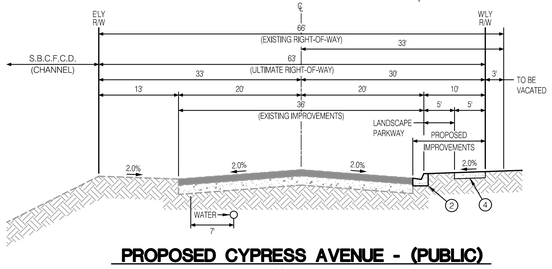
LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A' -'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E' -'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%



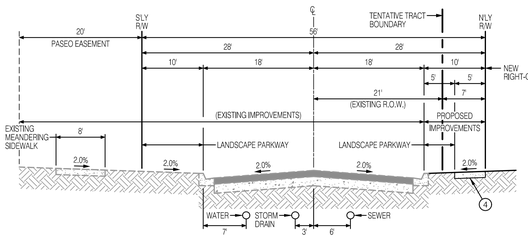
PROPOSED COMMON DRIVE - (PRIVATE)

SCALE: 1"=10'



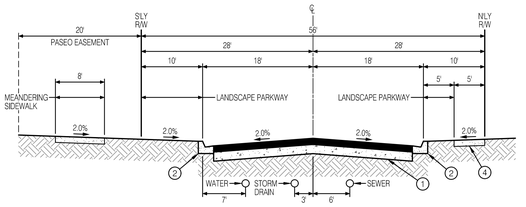
PROPOSED CYPRESS AVENUE - (PUBLIC)

SCALE: 1"=10'



EXISTING AMSTERDAM AVENUE - (PUBLIC)

(OFF-SITE IMPROVEMENTS)
SCALE: 1"=10'



PROPOSED AMSTERDAM AVENUE - (PUBLIC)

(ON-SITE IMPROVEMENTS)
SCALE: 1"=10'

CONSTRUCTION NOTES

1. CONSTRUCT 5" AC OVER 6" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
2. CONSTRUCT 6"OR 8" TYPE 'B' CURB PER THE CITY OF CHINO STANDARD PLAN NO. 205.
3. CONSTRUCT 3" AC OVER 4" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
4. CONSTRUCT 5" P.C.C. SIDEWALK PER THE CITY OF CHINO STANDARD PLAN NO. 205.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER
PLC COMMUNITIES

ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

5-28-2026
EDWARD J. LENTH RCE 052496

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 52496
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

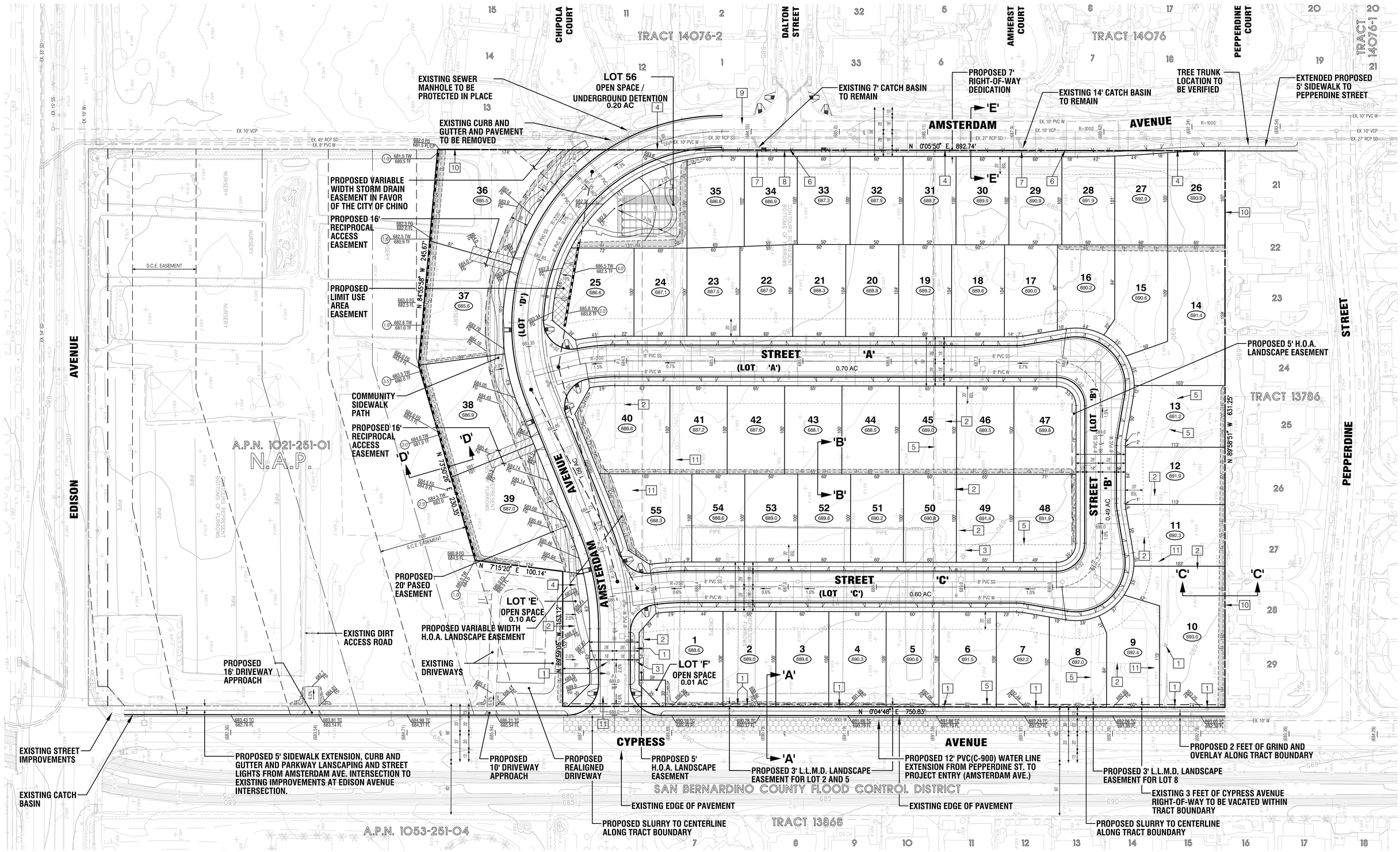
NEIGHBORHOOD 3 / SUBAREA C

VESTING TENTATIVE TRACT MAP

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP - VTTM 20845



EXISTING CONDITIONS

1. EXISTING POWER POLES TO BE REMOVED.
2. EXISTING BUILDING/STRUCTURE TO BE REMOVED.
3. EXISTING WATER WELL TO BE ABANDONED.
4. EXISTING BLOCK WALL TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING STREET LIGHT TO REMAIN IN PLACE.
7. EXISTING STORM CATCH BASIN TO REMAIN IN PLACE.
8. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
9. EXISTING ROAD BARRICADE TO BE REMOVED.
10. EXISTING BLOCK WALL TO REMAIN IN PLACE
11. EXISTING ASPHALT/CONCRETE TO BE REMOVED.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

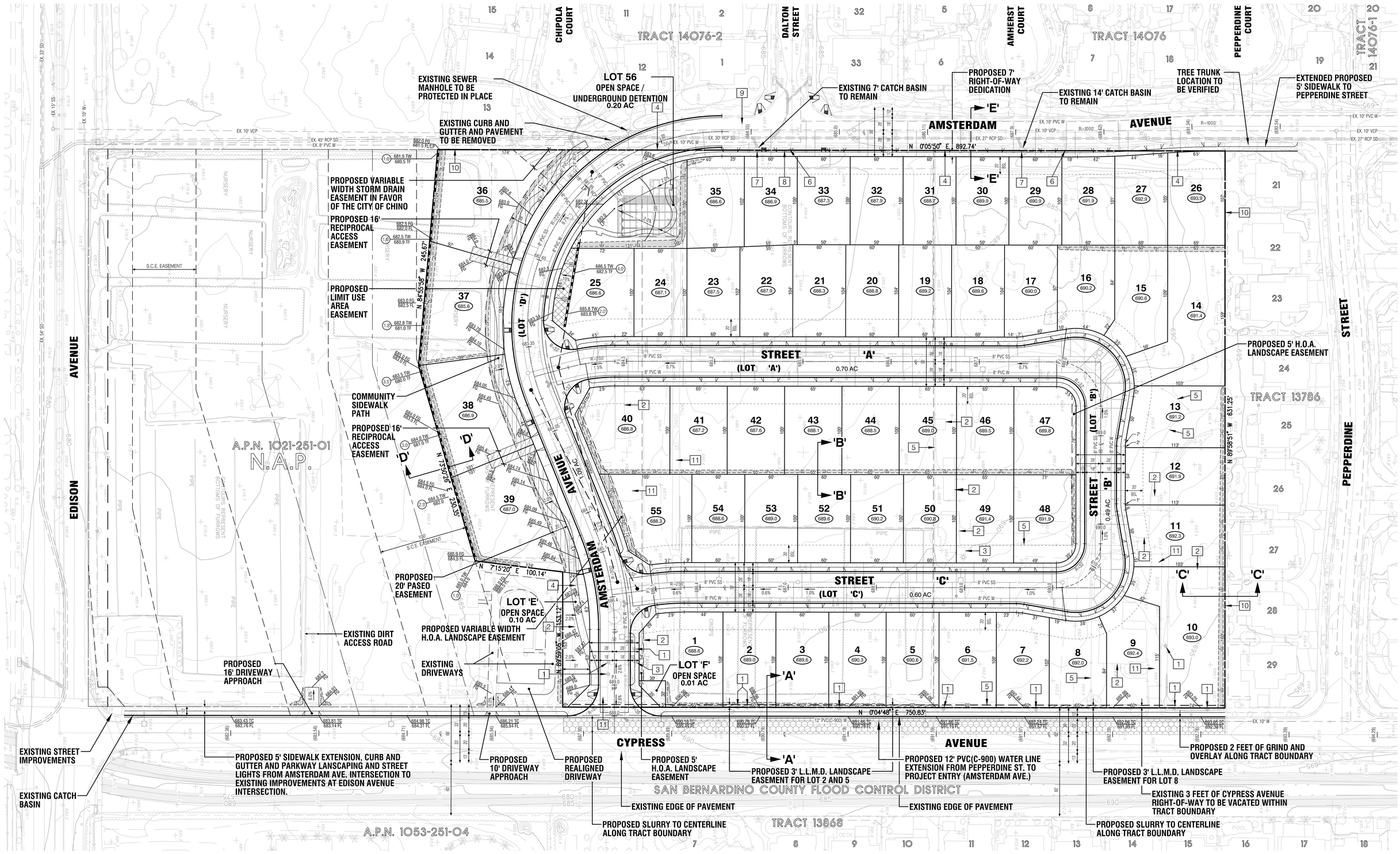
VESTING TENTATIVE TRACT MAP

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 2 OF 2

VESTING TENTATIVE TRACT MAP - VTTM 20845

I:\37642\PLANNING\Plans\TTM\37642-TTM-02.dwg 11/12/25



EXISTING CONDITIONS

1. EXISTING POWER POLES TO BE REMOVED.
2. EXISTING BUILDING/STRUCTURE TO BE REMOVED.
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DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

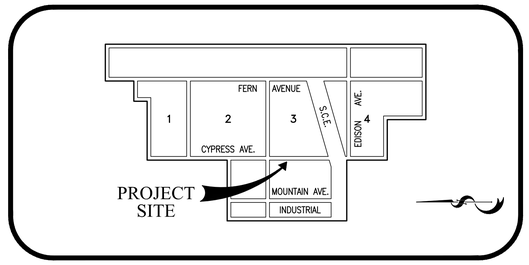
NEIGHBORHOOD 3 / SUBAREA C

CONCEPTUAL GRADING PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

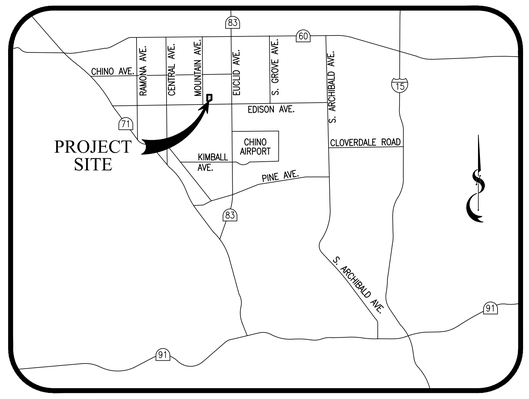
SHEET 2 OF 2

CONCEPTUAL GRADING PLAN - VTTM 20845



PROJECT VICINITY MAP

(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP

N.T.S.

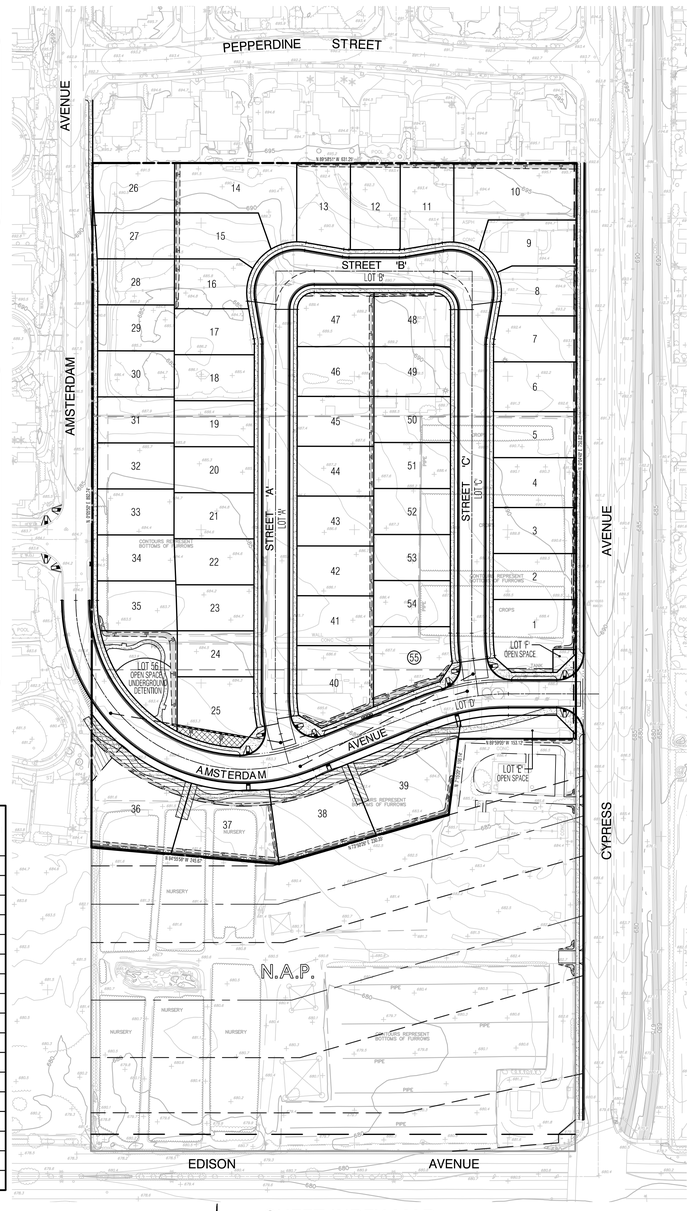
LOT SUMMARY

(LOTS 1-55 S.F.R.)

LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
1	9,084	8,658	73'	108'
2	6,480	6,199	60'	108'
3	6,480	6,230	60'	108'
4	7,020	6,725	65'	108'
5	6,480	6,300	60'	108'
6	7,020	7,020	65'	108'
7	6,381	6,381	61'	105'
8	6,434	6,239	57'	93'
9	7,273	7,273	37'	112'
10	13,191	12,060	35'	160'
11	7,525	7,104	71'	108'
12	7,342	6,991	65'	113'
13	7,545	7,211	71'	108'
14	12,120	11,665	35'	159'
15	7,218	6,822	35'	110'
16	6,220	5,846	54'	95'
17	6,104	6,104	61'	101'
18	6,260	6,260	60'	104'
19	6,261	6,261	60'	104'

LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
20	6,262	6,262	60'	104'
21	6,264	6,264	60'	104'
22	6,186	6,186	60'	103'
23	6,056	6,056	60'	101'
24	6,000	6,000	60'	100'
25	8,550	7,164	67'	100'
26	6,914	6,914	65'	106'
27	6,160	6,160	60'	103'
28	6,012	6,012	60'	101'
29	6,000	6,000	60'	100'
30	6,000	6,000	60'	100'
31	6,000	6,000	60'	100'
32	6,000	6,000	60'	100'
33	6,000	6,000	60'	100'
34	6,066	6,066	60'	101'
35	6,668	6,560	65'	101'
36	14,913	11,627	161'	110'
37	11,271	8,621	102'	90'
38	11,580	9,141	107'	95'

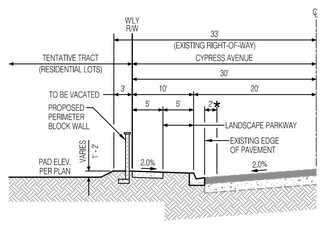
LOT #	LOT AREA (SQ. FT.)	PAD AREA (SQ. FT)	LOT WIDTH (FT.) R/W	LOT DEPTH (FT.)
39	13,791	10,488	116'	106'
40	9,523	8,622	92'	100'
41	6,500	6,188	65'	100'
42	6,500	6,188	65'	100'
43	6,500	6,175	65'	100'
44	6,500	6,149	65'	100'
45	6,500	6,136	65'	100'
46	6,500	6,123	65'	100'
47	6,946	6,509	49'	100'
48	6,946	6,620	49'	100'
49	6,500	6,500	65'	100'
50	6,000	6,000	60'	100'
51	6,000	6,000	60'	100'
52	6,000	6,000	65'	100'
53	6,000	6,000	60'	100'
54	6,000	6,000	60'	100'
55	8,469	7,674	49'	100'



SHEET INDEX MAP

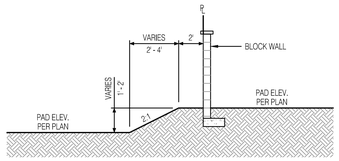
(SEE SHEET 2)
SCALE: 1"=80'

SITE SECTIONS



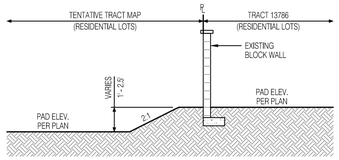
SECTION 'A' - 'A'

(SEE SHEET 2)
SCALE: 1"=10'
* NEW PAVEMENT SECTION, 2 FEET OF GRIND AND OVERLAY THEN SLURRY TO STREET CENTERLINE.



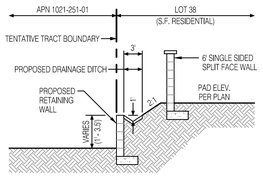
SECTION 'B' - 'B'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



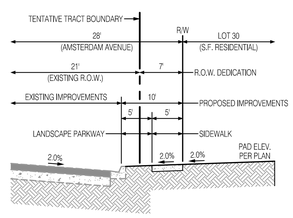
SECTION 'C' - 'C'

(SEE SHEET 2)
TYPICAL REAR-YARD SLOPE
SCALE: 1"=5'



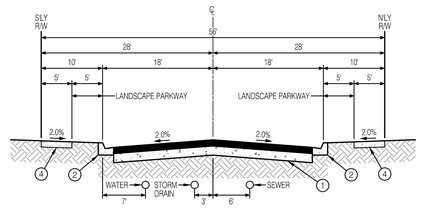
SECTION 'D' - 'D'

(SEE SHEET 2)
SCALE: 1"=10'



SECTION 'E' - 'E'

(SEE SHEET 2)
SCALE: 1"=10'



PROPOSED STREET 'A'-'C' - (PUBLIC)

SCALE: 1"=10'

LEGEND

EXISTING STREET ELEVATION	682.59
EXISTING STORM DRAIN	SD
EXISTING SEWER SYSTEM	10"SS
EXISTING WATER SYSTEM	16"W
EXISTING RECYCLED WATER SYSTEM	16"RW
EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)	
PROPOSED STREET ELEVATION	684.0
PROPOSED STORM DRAIN SYSTEM	SD
PROPOSED SEWER SYSTEM	SS
PROPOSED WATER SYSTEM	8"W
FUTURE RECYCLED WATER SYSTEM	8"RW
PROPOSED PAD ELEVATION	687.6
PROPOSED LOT NUMBER	55
PROPOSED TENTATIVE TRACT BOUNDARY	
PROPOSED 2:1 SLOPE	
PROPOSED CENTERLINE RADIUS	R=300'
PRIVATE STREET LOTS	STREET 'A'
PROPOSED UTILITY EASEMENT	
LIMITED USE AREA	
HIGHEST NO. RESIDENTIAL LOT	55
PROPOSED BUILDING SETBACK (B.S.L.)	B.S.L.
PROPOSED 2' GRIND AND OVERLAY	
PROPOSED SLURRY	

UTILITIES

WATER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

SEWER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

TELEPHONE
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

SOLID WASTE
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

GAS
SOUTHERN CALIFORNIA GAS COMPANY
13525 12th STREET
CHINO, CA. 91710
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 FRANCIS STREET
ONTARIO, CA. 91761
(800) 655-4555

CABLE-TV
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL; EAST: CYPRESS AVENUE;SINGLE-FAMILY RESIDENTIAL; SOUTH: SINGLE-FAMILY RESIDENTIAL; WEST: SINGLE-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN-LIEU FEES.
9. SCHOOL DISTRICT: ELEMENTARY: RHODES; MIDDLE SCHOOL: MAGNOLIA; HIGH SCHOOL: CHINO
10. PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
11. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
12. PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
13. ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
15. THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
16. PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
17. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
18. PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
19. PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
20. PROPOSED PRIVATE OPEN SPACE LOTS 'E'-'F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
21. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
22. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
23. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
24. THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
25. PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8620H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 06071C9335J, REVISED MAP 8, 2004. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
26. PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
27. FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'.
28. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
29. ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
30. THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845. TO BE SEALED AND ABANDONED.
31. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 15,324 CY
    ADJUSTED FILL: 26,975 CY
    IMPORT: 11,651 CY
32. THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
33. PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 CONCEPTUAL GRADING PLAN

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

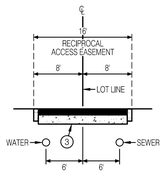
NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:		12.42
CONTOUR INTERVAL:		2 FOOT
SCALE:		1"=40'
DATE:		MAY 28, 2026

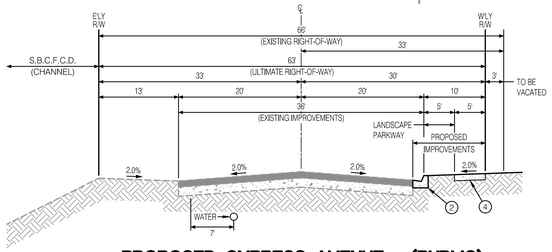
LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A' -'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E' -'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%



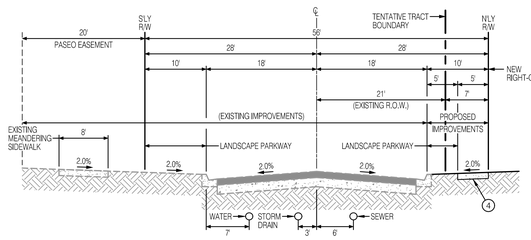
PROPOSED COMMON DRIVE - (PRIVATE)

SCALE: 1"=10'



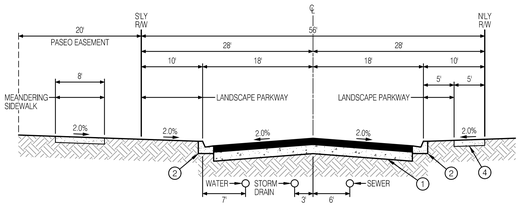
PROPOSED CYPRESS AVENUE - (PUBLIC)

SCALE: 1"=10'



EXISTING AMSTERDAM AVENUE - (PUBLIC)

(OFF-SITE IMPROVEMENTS)
SCALE: 1"=10'



PROPOSED AMSTERDAM AVENUE - (PUBLIC)

(ON-SITE IMPROVEMENTS)
SCALE: 1"=10'

CONSTRUCTION NOTES

1. CONSTRUCT 5" AC OVER 6" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
2. CONSTRUCT 6"QR 8" TYPE 'B' CURB PER THE CITY OF CHINO STANDARD PLAN NO. 205.
3. CONSTRUCT 3" AC OVER 4" AB PER THE CITY OF CHINO STANDARD PLAN NO. 100.
4. CONSTRUCT 5" P.C.C. SIDEWALK PER THE CITY OF CHINO STANDARD PLAN NO. 205.

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
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WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

MDS CONSULTING
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PHONE: (949) 251-8821
CONTACT: EDWARD J. LENTH

5-28-2026
EDWARD J. LENTH RCE 052496

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 52496
CIVIL
STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

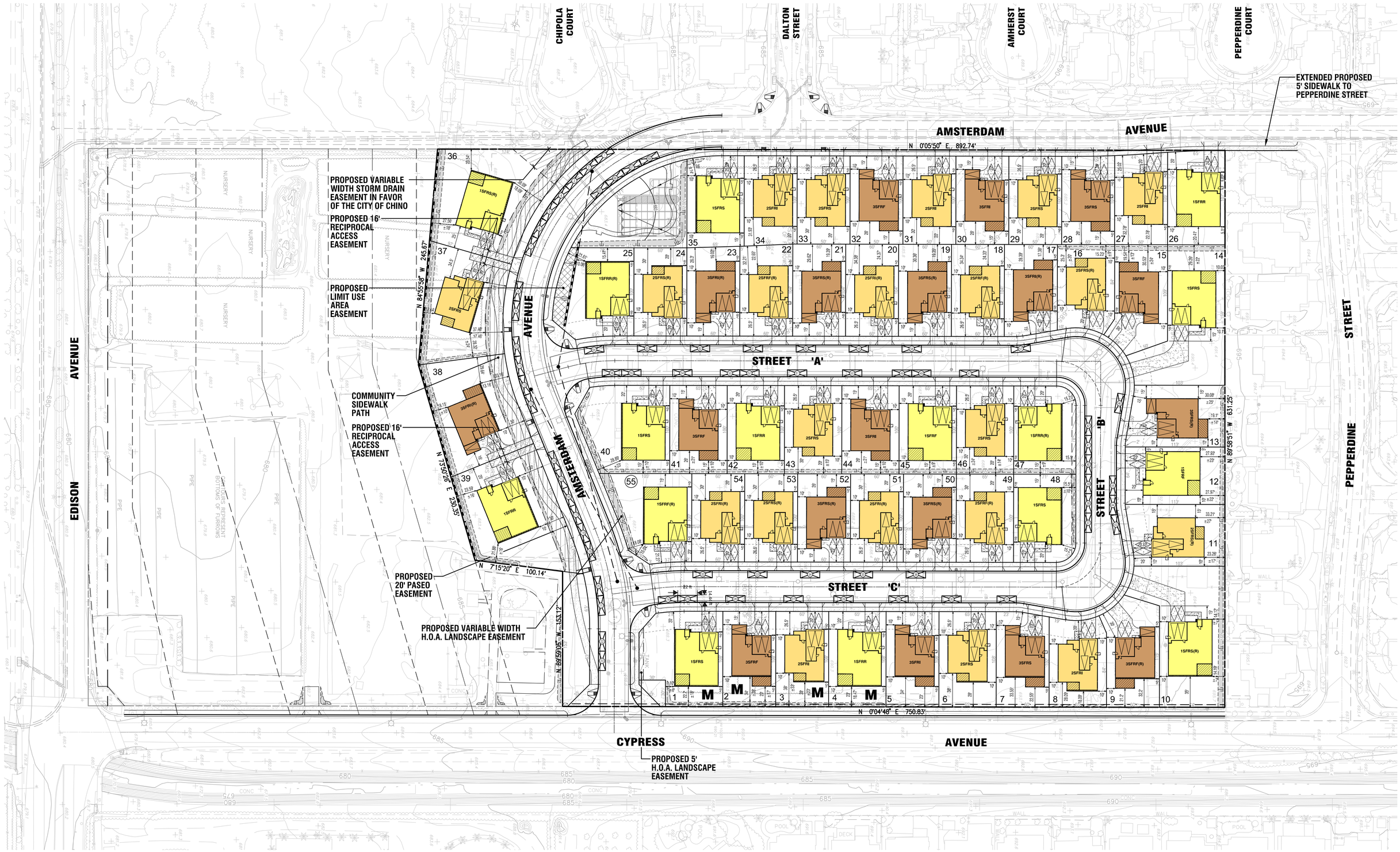
NEIGHBORHOOD 3 / SUBAREA C

CONCEPTUAL GRADING PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 2

CONCEPTUAL GRADING PLAN - VTTM 20845



LEGEND:

- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

REQUIRED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	110
TOTAL DRIVEWAY SPACES:	110
TOTAL PARKING SPACES:	220
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

PROVIDED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2 - 3
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	149
TOTAL DRIVEWAY SPACES:	110
TOTAL ON-STREET SPACES:	68
TOTAL PARKING SPACES:	327
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

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PLANNERS ENGINEERS SURVEYORS

0 72 ft 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

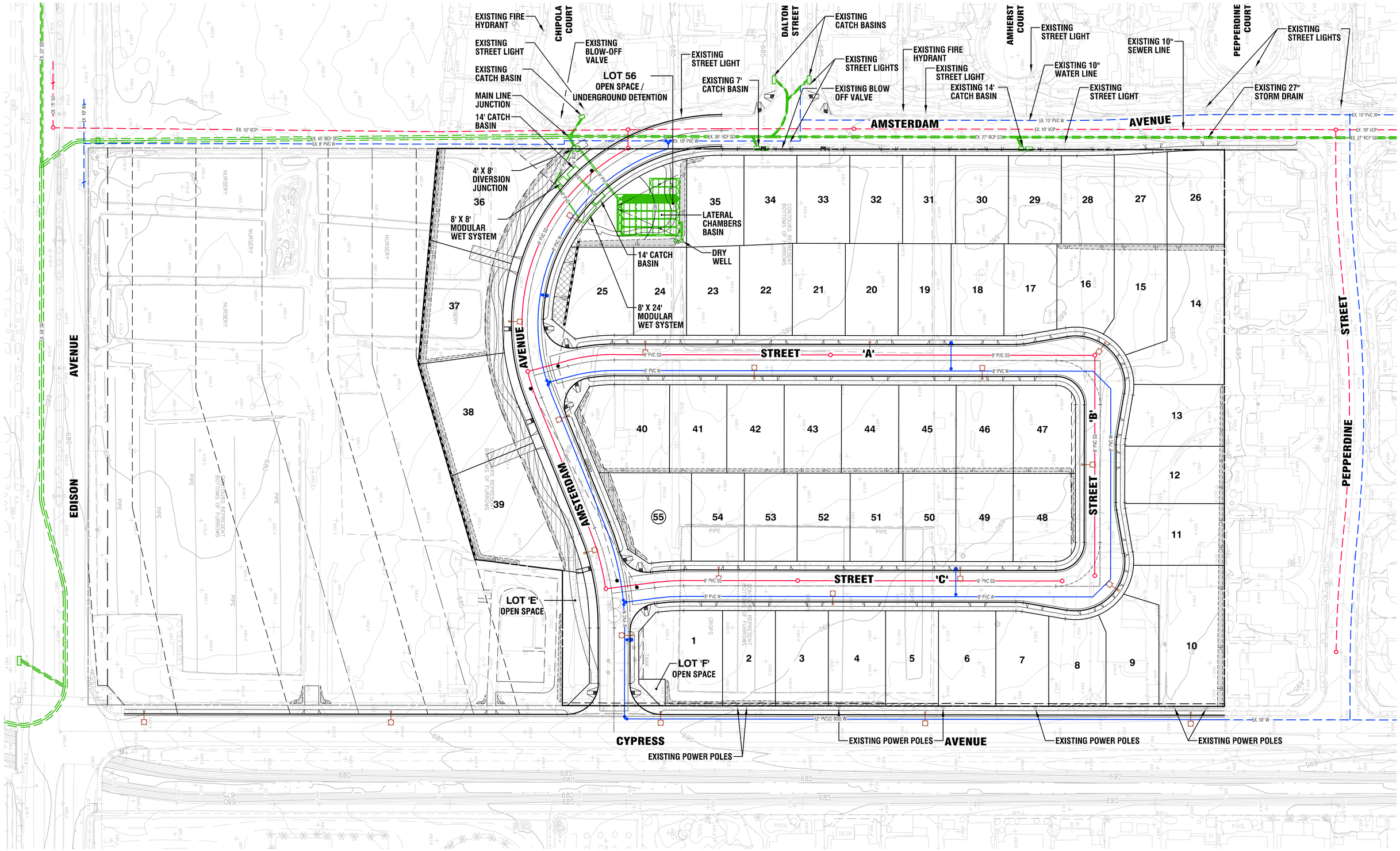
PARKING PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 1

PARKING PLAN - VTTM 20845

I:\37642\PLANNING\Plans\PARKING\37642-EXH-PARKING.dwg 11/12/2



LEGEND

- EXISTING STORM DRAIN — EX. SD
- EXISTING SEWER SYSTEM — EX. SS
- EXISTING WATER SYSTEM — EX. W
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED SEWER SYSTEM — 8" SS
- PROPOSED WATER SYSTEM — 8" W

DATE:	NO.	REVISIONS

APPLICANT/DEVELOPER

PLC COMMUNITIES

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IRVINE, CA 92606
(949) 251-8821
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PLANNERS ENGINEERS SURVEYORS

40 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

VESTING TENTATIVE TRACT MAP NO. 20845

EAST CHINO SPECIFIC PLAN

NEIGHBORHOOD 3 / SUBAREA C

COMPOSITE UTILITIES PLAN

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

COMPOSITE UTILITIES PLAN - VTTM 20845

CEQA Guidelines Section 15183 Consistency Review

VESTING TENTATIVE TRACT MAP (VTTM) NO. 20845 (PL25-0121)
SPECIFIC PLAN AMENDMENT (PL25-0119)
SITE APPROVAL (PL25-0120)

Lead Agency:

City of Chino
13220 Central Avenue
Chino, CA 91710
Contact: Chris Cortez
909-334-3525

CEQA Consultant:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
Contact: David Ornelas

March 2026

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B	Air Quality and Greenhouse Gas Assessment
C	Construction Health Risk Assessment
D	Biological Resources Report
E	Cultural Resources Study
F	Energy Analysis
G	Geotechnical Evaluation
H	Paleontological Assessment
I	Phase I Environmental Site Assessment
J	Phase II Investigation
K	Limited Asbestos Survey
L	Preliminary Water Quality Management Plan
M	Drainage Study
N	Noise Impact Analysis
O	Traffic Analysis
P	VMT Evaluation

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

Acronym	Definition
AQ	Air Quality
AQMP	Air Quality Management Plan
BMP	Best Management Practice
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CVUSD	Chino Valley Unified School District
c.y.	cubic yards
dBA	A-weighted Decibels
dBA L_{eq}	decibels equivalent sound level
DIF	Development Impact Fee
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
ECSP	East Chino Specific Plan
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
e.g.	“exempli gratia” meaning “for example”
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GPU	General Plan and Focused Growth Plan
HRA	Health Risk Assessment
IEUA	Inland Empire Utilities Agency
i.e.	“is est” meaning “that is”
LOS	Level of Service

LIST OF ACRONYMS, ABBREVIATIONS, AND UNITS OF MEASURE

Acronym	Definition
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
NAHC	Native American Heritage Commission
NPDES	National Pollution Discharge Elimination System
O_3	Ozone
PM_{10}	Particulate Matter (10 microns in diameter)
$PM_{2.5}$	Particulate Matter (2.5 microns in diameter)
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCH	State Clearinghouse
SOC	Statement of Overriding Considerations
s.f.	square feet
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan

1.0 PROJECT INFORMATION

1. Project Title: Vesting Tentative Tract Map (VTTM) No. 20845 Project

2. Lead Agency Name and Address: City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710

3. Project Location: The Project Site comprises APNs 1021-241-02, 1021-241-03 and a portion of 1021-251-01, which occupy 12.42 gross acres in the City of Chino, San Bernardino County, California. The Project Site is associated with the addresses 13918 and 14022 Cypress Avenue and is bordered by existing residential uses to the north, Cypress Avenue to the east, agricultural uses within an SCE easement to the south, and Amsterdam Avenue and residential uses to the west. The Project Site is in the northern portion of the City of Chino, east of the City of Chino Hills and west of the City of Ontario. The Project Site's location is illustrated on Figure 1-1, *Regional Map*, and Figure 1-2, *Vicinity Map*.

4. Lead Agency Contact Person: Chris Cortez, Assistant Planner- (909) 334-3525

5. Project Sponsor's Name and Address: PLC Communities, 888 San Clemente Drive, Suite 200, Newport Beach, CA 92660

6. General Plan Designation: RD 4.5 (4.5 du/ac)

7. Zoning Designation: RD 4.5, within the East Chino Specific Plan (ECSP)

8. Project Description: PLC Communities is requesting the following approvals from the City of Chino:

    - **Vesting Tentative Tract Map (VTTM) No. 20845 (PL25-0121)** to create 62 lots (56 numbered lots and 6 lettered lots) for development of the proposed uses.
    - **Site Approval (PL25-0120)** to redevelop the Project Site with 55 single-family residential units, the extension of Amsterdam Avenue, and associated site improvements.
    - **Specific Plan Amendment (PL25-0119)** to modify development standards within the East Chino Specific Plan modernize the development standards applicable to the subject property to reflect the demands and expectations of new housing in the Chino market and to be consistent with current Chino Development Code requirements. The Specific Plan Amendment would not change the land use designation or maximum allowable density for the subject property.

9. Surrounding Land Uses and Setting: The Project Site is currently developed with agricultural uses and associated buildings/structures and is split into two properties owned by two separate property owners. The northern portion is associated with 13918 Cypress Avenue (APN 1021-241-02) and occupies approximately 4.8 acres, and the southern portion is associated with 14022 Cypress Avenue (APN 1021-241-03 and a portion of APN 1021-251-01) which occupies approximately 7.6 acres. The northern portion of the Project Site is currently developed with agricultural uses, one single-family home, and several accessory shed structures. The southern portion of the Project Site is currently developed with agricultural uses, a greenhouse/barn structure, and a modular building. The Project Site largely consists of agricultural cultivation and dirt roads/paths. A combination of chain link fencing

and concrete block wall are installed along the perimeter of the Project Site. The existing conditions of the Project Site are shown on Figure 1-3, *Site Photos*.

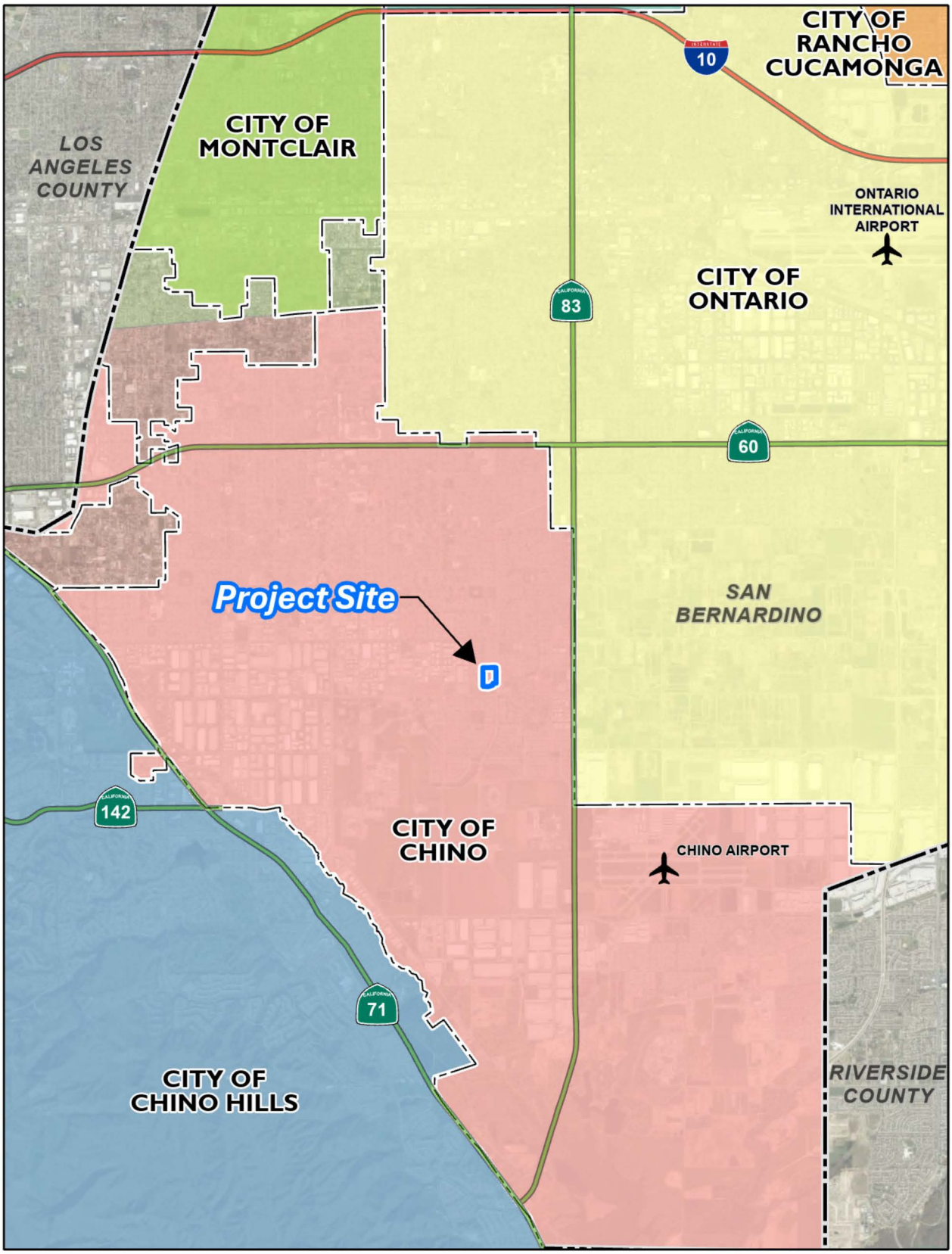
The properties surrounding the Project Site are occupied by residential and agricultural uses, in accordance with the land plan established by the City of Chino General Plan. Existing land uses surrounding the Project Site are illustrated on Figure 1-4, *Aerial Photograph*, and include the following:

- **North:** Single-family residential uses abut the Project Site to the north. On the north side of the residential units is Pepperdine Street, with additional residential uses to the north of Pepperdine Street.
- **South:** Directly south of the Project Site is the remainder of APN 1021-251-01, which contains a Southern California Edison (SCE) easement which is also developed with agricultural uses and an associated single-family home. On the south side of the SCE easement is Edison Avenue.
- **West:** Amsterdam Avenue and single-family residential uses abut the Project Site to the west. To the west of Amsterdam Avenue are additional single-family residential uses and associated internal roads.
- **East:** Cypress Avenue abuts the Project Site to the east. Farther east is a flood control channel, with residential land uses and the continuation of the SCE easement abutting the channel to the east.

10. Other public agencies whose approval is required: No discretionary approvals from other public agencies are required. Ministerial approvals from the Regional Water Quality Control Board (e.g., issuance of Construction Activity General Construction Permit and National Pollutant Discharge Elimination System [NPDES] Permit) would be required.

11. General Plan EIR Information: *Final Program Environmental Impact Report for the Chino 2045 General Plan Update (State Clearinghouse No. 2024090833)* (GPU EIR), certified by the City of Chino City Council on September 2, 2025.

12. Is the project consistent with the density established by a community plan, zoning action, or general plan? Yes. The Project involves residential infill development consistent with the density established by the General Plan Update, the Chino Zoning Ordinance, and the ECSP. The RD 4.5 Residential land use category applied to the Project Site has a maximum density of 4.5 dwelling units per acre (du/ac). The proposed Project involves a single-family residential development adding 55 dwelling units on 12.4 acres (approximately 4.44 du/ac) and therefore is consistent with the applicable development density requirements.

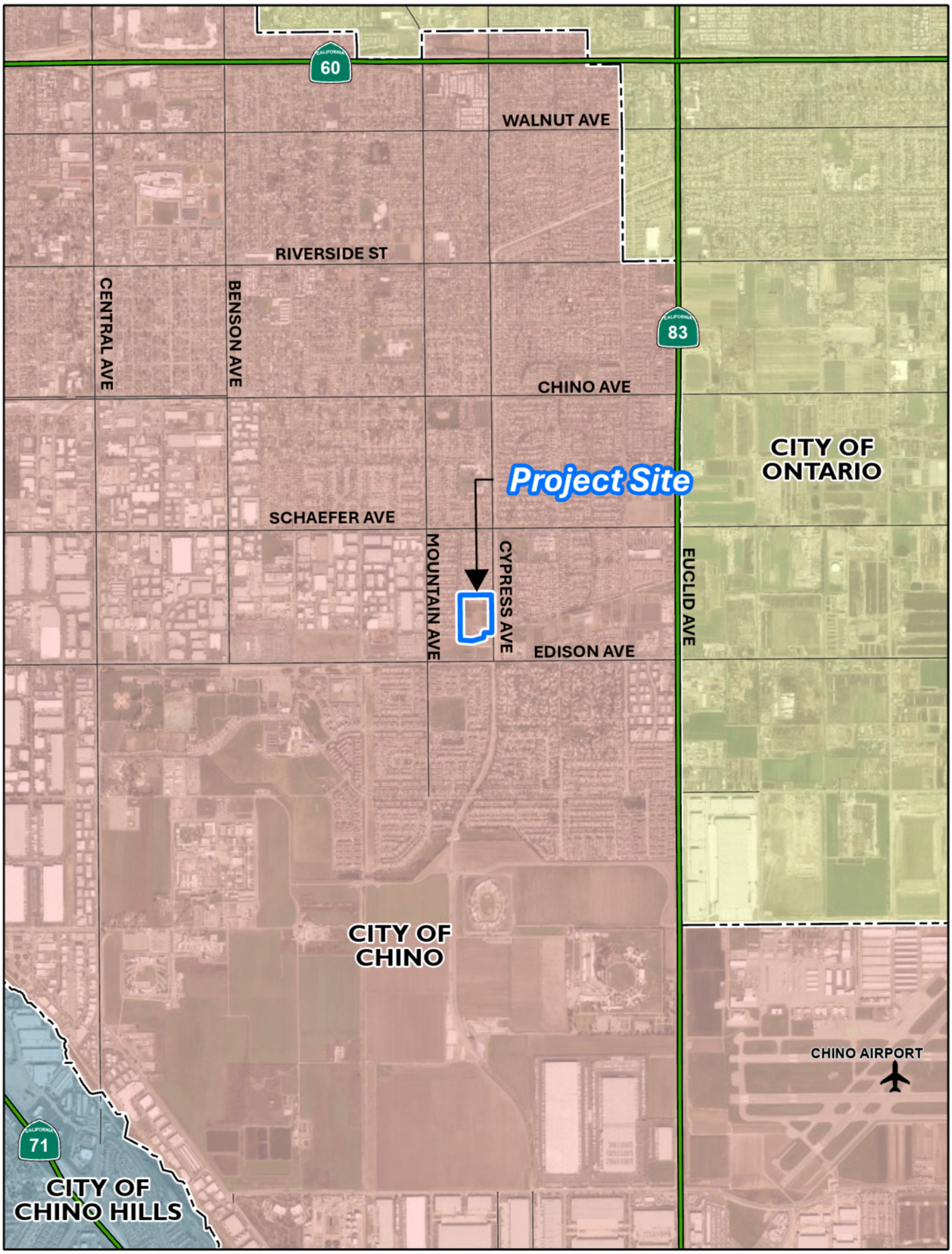


Source(s): Esri, San Bernardino County (2026)

Figure 1-1

0 0.5 1 2 Miles

Regional Map



Source(s): Esri, San Bernardino County (2026)

Figure 1-2

0 875 1,750 3,500 Feet

Vicinity Map



Site Photo 1: West of the Project site, along Amsterdam Ave, looking northeast.



Site Photo 2: West of the Project site, along Amsterdam Ave, looking east.



Site Photo 3: Northwest of the Project site, along Amsterdam Ave, looking southeast.



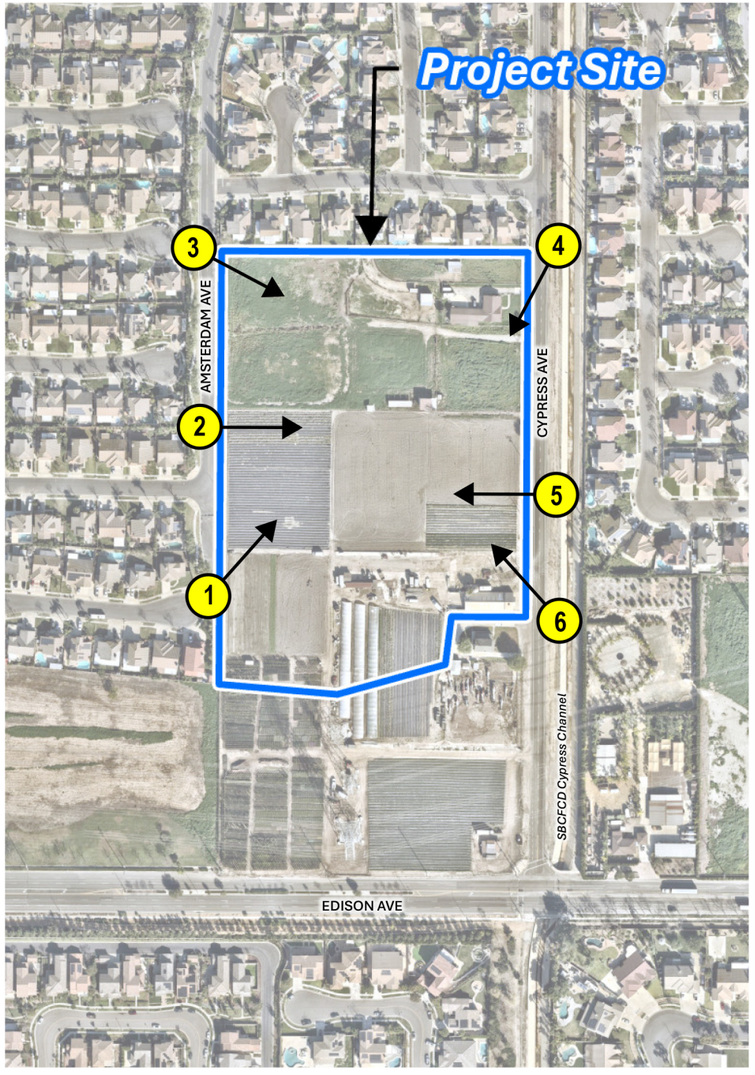
Site Photo 4: Northeast of the Project site, along Cypress Ave, looking southwest.



Site Photo 5: East of the Project site, along Cypress Ave, looking west.



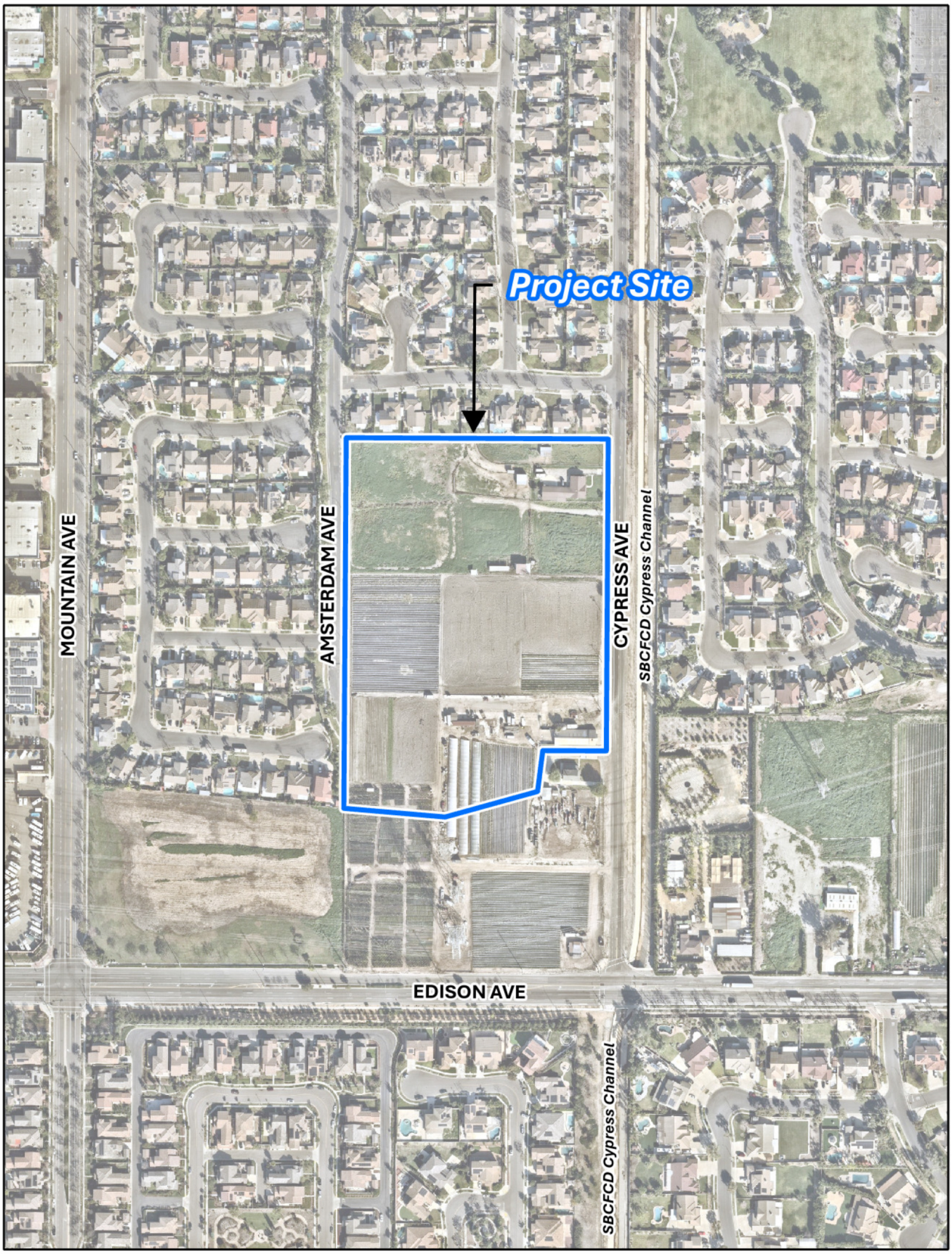
Site Photo 6: East of the Project site, along Cypress Ave, looking northwest.



Source(s): Esri, Nearmap Imagery (January 2026), San Bernardino County (2026)

Figure 1-3

Not to Scale



Source(s): Esri, Nearmap Imagery (January 2026), San Bernardino County (2026)

Figure 1-4

0 87.5 175 350 Feet

Aerial Photograph

2.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT

2.1 GENERAL PLAN UPDATE AND GENERAL PLAN UPDATE FINAL PROGRAM EIR

On September 2, 2025, the Chino City Council approved updates to its General Plan (hereinafter, "GPU"). The GPU is a complete revision to the previously adopted General Plan and comprises the principal policy document for guiding future conservation and development in the City of Chino. The GPU identifies concepts for long-term planning through 2045 and provides overall direction for day-to-day actions of the City, its elected officials, and staff. The GPU includes regulations in the form of goals, objectives, policies, and actions that are designed to implement the community's vision for the future of Chino. The policies and actions are intended to be used by the City to guide everyday decision-making and to ensure progress toward the attainment of the goals outlined in the plan.

In conjunction with its approval of the GPU, the Chino City Council also certified the Final EIR (State Clearinghouse [SCH] No. 2024090833; hereinafter, "GPU EIR") that was prepared to evaluate the potential environmental effects associated with implementation of the GPU. The GPU EIR was prepared as a Program EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168. As identified in GPU EIR Section 1.1, Type of EIR:

> *As described in Section 15168 of the CEQA Guidelines, program level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. The project that is the subject of this PEIR consists of a comprehensive update to the City's Adopted General Plan, which would consist of a long-term plan that would be implemented as a policy document guiding future development activities and City action. The project also includes several targeted zoning map amendments to better align zoning with as built uses and market potential for the respective sites. The purpose of this PEIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of the project. This PEIR also considers the availability of mitigation measures as required by Section 15126.4 of the State CEQA Guidelines to minimize the project's significant impacts and evaluates reasonable alternatives to the project that may reduce or avoid one or more significant environmental effects as required by Section 15126.6 of the CEQA Guidelines.*

Additionally, as noted in GPU EIR Section 1.6.1, PEIR Intended Use:

> [The PEIR] *is intended to be used by the City, as Lead Agency, in evaluating the project and to ensure compliance with applicable regulations and mitigation framework included in this PEIR. As a PEIR, this document is intended to be used by the City when acting on subsequent applications for consideration of future development within the City.*

In conjunction with certifying the GPU EIR, the City Council adopted findings of fact as required by CEQA and adopted a Statement of Overriding Considerations (SOC). The City also adopted a Mitigation Monitoring and Reporting Program (MMRP) (referred to herein as the "GPU EIR MMRP"). Projects implementing the GPU, such as the proposed Project, are required to comply with applicable GPU policies and Mitigation Measures (MMs) included in the GPU EIR MMRP. Therefore, all relevant GPU policies and MMs from the GPU EIR MMRP are incorporated into the proposed Project and would be implemented during its construction and operation, as further discussed in this document. The applicability of GPU

policies and GPU EIR MMs is presented in the matrix included in Appendix A of this document, and applicable GPU policies and MMs are listed in the introduction to the analysis for each topical issue in Section 5.0, CEQA Guidelines Section 15183 Consistency Review, of this document.

The Project involves residential infill development consistent with the density established by the GPU, the Chino Zoning Ordinance, and the ECSP. The RD 4.5 Residential land use category applied to the Project Site has a maximum density of 4.5 dwelling units per acre (du/ac). The proposed Project involves a single-family residential development adding 55 dwelling units on 12.4 acres (approximately 4.44 du/ac) and therefore is consistent with the applicable development density requirements. Therefore, the Project is within the scope of development contemplated by the GPU and evaluated in the GPU EIR and, pursuant to CEQA Guidelines Section 15183, environmental review for the proposed Project is limited to consideration of site-specific issues that may be peculiar to the Project or its location.

2.2 CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183 provides an exemption for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. Specifically, as set forth in CEQA Guidelines Section 15183(d), the 15183 exemption applies to projects that meet the following conditions:

(1) The project is consistent with:

(A) A community plan adopted as part of a general plan,

(B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

(C) A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

CEQA Guidelines Sections 15183(a) through 15183(c) and 15183(f) presented below describe the limitations on environmental review and the examination of environmental effects for projects that qualify for an exemption pursuant to CEQA Guidelines Section 15183. Further, as set forth in CEQA Guidelines Section 15183(e) below, the 15183 exemption applies when all feasible mitigation measures identified in the applicable certified EIR are implemented by the public agency with jurisdiction to require them. These sections state:

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(e) This section shall limit the analysis of only those significant environmental effects for which:

(1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

(2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance…

As demonstrated throughout this document, the proposed Project described in Section 3.0 qualifies for an exemption from CEQA (under CEQA Guidelines Section 15183) as a project consistent with a general plan or zoning under CEQA Guidelines Section 15183. The proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. This document provides the limited examination of environmental effects for the proposed Project pursuant to CEQA Guidelines Section 15183(b), evaluating whether there are impacts that are peculiar to the proposed Project or the Project Site, impacts not analyzed as significant effects in the GPU EIR, potentially significant off-site or cumulative impacts not discussed in the GPU EIR, or previously identified significant effects which, as a result of substantial new information which was not known at the time the GPU EIR was certified, are determined to have a more severe adverse impact than discussed in the GPU EIR. Because the proposed Project would not result in more severe adverse impacts than discussed in the GPU EIR, no further CEQA documentation is required.

3.0 PROJECT DESCRIPTION

The Project evaluated by this document consists of an Amendment to the East Chino Specific Plan (Specific Plan Amendment), Site Approval, and Vesting Tentative Tract Map. The application materials for the Project are herein incorporated by reference pursuant to CEQA Guidelines Section 15150, and copies are available for review at the City of Chino Development Services Department, Planning Division, 13220 Central Avenue, Chino, CA 91710. The individual components of the Project are discussed below.

The proposed Specific Plan Amendment would modify development standards within the East Chino Specific Plan related to the orientation of homes along Amsterdam Avenue (Loop Street) and would adjust the minimum setback for homes with a swing-in garage. The Specific Plan Amendment would not change the land use designation or maximum allowable density for the subject property. The intent of the Specific Plan Amendment is to modernize the development standards applicable to the subject property to reflect the demands and expectations of new housing in the Chino market and to be consistent with current Chino Development Code requirements.

The proposed Site Approval and Vesting Tentative Tract Map provides a plan to redevelop the Project Site with 55 single-family residential units, the extension of Amsterdam Avenue, and associated site improvements. The Site Approval application materials include a conceptual site plan, conceptual architecture design, conceptual civil engineering design plans (e.g., grading and utilities plans), and a conceptual landscaping plan, which are all described below and on the following pages. See Figure 3-1 for the conceptual site plan.

As shown on Figure 3-2, proposed VTTM No. 20845 would subdivide the Project Site to establish 55 single-family residential lots (Lots 1 through 55), 1 lot for open space and underground detention basin (Lot 56), 4 public streets (Streets A through D), and 2 private open space lots (Lots E and F). Streets A through C would be designated for the new internal roadway, and Street D would be the Amsterdam Avenue extension. Lots E and F would be dedicated open space, with Lot E including the southern entry monument and a portion of the pedestrian paseo and Lot F including the northern entry monument.

3.1 DESIGN AND ARCHITECTURE

As shown in Table 3-1, *Development Summary*, the Project proposes one- and two-story floor plans for residential units ranging from three- to five bedroom layouts. Conceptual floor plans are provided in Figure 3-3a through Figure 3-3c. The maximum building height would be 30 feet, 3 inches above grade; this is consistent with the maximum allowable height of 35 feet and maximum of 2.5 stories for RD 4.5 zones within the ECSP.

Table 3-1 Development Summary

Plan	Stories	Square Feet	Bedroom / Bathroom	Maximum Height
Plan 1	1	2,568	3 / 2.5	21’8”
Plan 2	2	3,498	4 / 3.5 (+1 bonus room)	28’9”
Plan 3	2	3,612	5 / 4.5 (+1 office/loft)	30’3”

Each of the proposed residential units would follow one of four architectural elevation styles: Farmhouse, Italian, Ranch, and Spanish. The exterior color palette for the proposed units would include shades of white, gray, and beige for the base and accent stucco; shades of white, brown, and gray for accents; and

shades of brown, blue, green, and black for front doors and shutters. Decorative building elements include stone and floral ceramic tiles. The conceptual architecture design for the residential units is illustrated in Figure 3-4, *Conceptual Architecture Elevations*.

3.2 CIRCULATION AND PARKING

As shown on the conceptual site plan provided in Figure 3-1, vehicular access to the Project Site would be provided via Amsterdam Avenue (including the extension), Cypress Avenue, and a new internal roadway which would be accessed at two points via the Amsterdam Avenue extension. All residential units would have driveways onto either Amsterdam Avenue or the new internal roadway.

Pedestrian circulation, as shown in Figure 3-5, would be provided via sidewalks along Amsterdam Avenue, Cypress Avenue, and curb ramps would be provided at the following intersections: Amsterdam Avenue and Dalton Street; Amsterdam Avenue at both intersections with the new internal roadway; and Amsterdam Avenue and Cypress Avenue.

The parking plan provided in Figure 3-6 shows that each residence would be provided with a two-car garage and would have a driveway with capacity for two to three vehicles. An additional 68 on-street parking spaces for residents and visitors would be provided along the Amsterdam Avenue extension and the new internal public streets.

3.3 LANDSCAPING, OUTDOOR AMENITIES, WALLS/FENCES/MONUMENTS, AND LIGHTING

3.3.1 Landscaping

All existing trees and other vegetation on the Project Site would be removed and replaced with the specified plant material in the conceptual landscape plan shown in Figure 3-7, *Conceptual Landscape Plan*. The proposed landscaping plan provides a mixture of low and medium water use ornamental plants and features trees, shrubs, groundcovers and vines. Landscaping would be provided along sidewalks within the Project Site, as well as along the pedestrian paseo and within the passive park described below. Street trees would also be provided along the west side of Cypress Avenue, from the northeastern corner of the Project Site to the northwestern corner of the Cypress Avenue/Edison Avenue intersection.

3.3.2 Outdoor Amenities

As shown in Figure 3-7, there would be an approximately 0.2-acre passive park in the southwestern corner of the Project Site accessible via Amsterdam Avenue. The Project would also extend the existing pedestrian paseo along Amsterdam Avenue, which would continue along the Amsterdam Avenue extension and connect to Cypress Avenue. The extension would include a community walking path with landscaped areas on either side of the path.

3.3.3 Walls/Fences/Monuments

As shown in Figure 3-8, *Conceptual Wall and Fence Plan*, a 6-foot-high block wall with block pilasters at the corners would be constructed along the eastern Project boundary on Cypress Avenue, at the Cypress Avenue entry, along a portion of the new internal road, along portions of the Amsterdam Avenue extension, separating the passive park from residential lots, and surrounding the four southern-most lots. Additionally, side and rear yard vinyl fencing measuring 5 feet, 5 inches would be installed. A vinyl side yard gate would also be installed for every residence.

At the Cypress Avenue entrance to the Project Site, which would serve as the main entrance, a neighborhood entry monument would be installed on the north and south corner. This would consist of a 3.5-foot-high, three rail redwood fence, which would be painted white, and placed in front of the 6-foot-high block wall with block pilasters mentioned above.

3.3.4 Lighting

Proposed exterior site lighting would be installed for safety, security, and ambiance, including lighting for pedestrian walkways and architectural elements. Outdoor lighting would consist of wall-mounted light fixtures on the exterior of each residential unit, as well as pole-mounted light fixtures along the pedestrian paseo and sidewalks within the Project Site.

3.4 PUBLIC STREET IMPROVEMENTS

As part of Project construction, the Project Applicant would make the following improvements to the west side of Cypress Avenue from the northeastern corner of the Project Site southerly to northwestern corner of the Cypress Avenue/Edison Avenue intersection**:**

1) installation of a 5-foot-wide landscape parkway;
2) installation of a 5-foot-wide sidewalk to the right of the landscape parkway;
3) installation of a curb and gutter;
4) construction of new pavement section from gutter to street centerline;
5) installation of a 10-foot driveway approach for the existing residence at 14022 Cypress Avenue;
6) installation of a 16-foot driveway approach for the SCE easement;
7) installation of five street lights per City of Chino standards;
8) removal of six utility poles; and
9) undergrounding of existing overhead power and phone lines.

In addition, as part of the Project, the Project Applicant would extend the 5-foot sidewalk on the east side of Amsterdam Avenue from the northwest corner of the Project Site northerly to Pepperdine Street.

3.5 UTILITY INFRASTRUCTURE

3.5.1 Water and Sewer Improvements

The Project provides for connections to the existing domestic water mains within Cypress Avenue and Amsterdam Avenue to domestic water and fire services for the proposed Project. Sewer service to the Project would be provided from a connection to an existing sewer main beneath Amsterdam Avenue. All proposed water and sewer improvements and connections installed as part of the Project are required to be designed and constructed in accordance with applicable City of Chino standards. Figure 3-9, *Proposed Utility Plan*, illustrates the proposed water and sewer service plan for the Project.

3.5.2 Stormwater Drainage Improvements

The proposed on-site storm drain system would connect to an existing public storm drain beneath Amsterdam Avenue via a proposed detention basin and modular wetland system in the southwestern corner the Project Site. The Project's storm drain system consists of a network of catch basins, underground storm drain pipes, one lateral chambers basin (proposed beneath the passive park), one

drywell, and three underground modular wetland units (to be located in the southwestern portion of the Project Site).

Most of the on-site runoff would be directed to the storm drain system; however, a portion of runoff will discharge directly to Amsterdam Avenue. Runoff would be primarily conveyed via gutters to catch basins and the modular wetland system before discharge. The proposed stormwater drainage plan for the Project is illustrated on Figure 3-10, *Proposed Drainage Plan*.

3.5.3 Dry Utilities

As mentioned above, as part of Project construction, five new streetlights would be installed along Cypress Avenue per City of Chino standards. The Project also involves the undergrounding of overhead telephone and electrical lines and the relocation of the associated electrical structures.

The Project Site is within the service areas of the following utility purveyors: Southern California Edison Company (SCE; electricity), Southern California Gas Company (SCG; natural gas), and Spectrum (telecommunications). The Project includes installation of on-site utility infrastructure that would connect to the existing facilities within or adjacent to the Project Site.

3.6 PROJECT CONSTRUCTION CHARACTERISTICS

For purposes of analysis in this document, Project construction activities are expected to begin in June 2026 and end in November 2027. The estimated construction schedule used for purposes of analysis in this document is presented in Table 3-2, *Project Construction Schedule*. Project construction would begin with demolition and site preparation, then mass-grading and installation of underground infrastructure. Next, fine grading would occur, surface materials would be placed, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Table 3-2 Project Construction Schedule

Construction Activity	Start Date	End Date	Working Days
Demolition	06/01/2026	06/29/2026	20
Site Preparation	06/30/2026	07/14/2026	10
Grading	07/15/2026	08/26/2026	30
Building Construction	08/27/2026	10/21/2027	300
Paving	10/22/2027	11/19/2027	20
Architectural Coating	04/25/2027	11/19/2027	150

Source: (Urban Crossroads, 2026a, p. 14)

The Project's proposed construction activities would result in physical disturbance to the entire Project Site. Other than the roadway and utility improvements described earlier in this section, no off-site physical impacts are anticipated as part of the Project.

Construction workers would travel to the Project Site by passenger vehicle, and materials deliveries would occur by medium- and heavy-duty trucks. Construction equipment is expected to operate on the Project Site up to eight hours per day, six days per week. For purposes of analysis in this document, the construction equipment fleet anticipated to be used during Project construction is listed in Table 3-3,

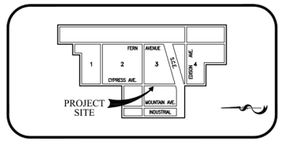
Project Construction Equipment Fleet. Chino Municipal Code Section 15.44.030 allows by right for construction activities to occur up to 13 hours per day Monday through Saturday (between 7:00 a.m. and 8:00 p.m.), with allowances outside these time periods if no residential communities would be adversely affected and only upon approval by the City's Director of Development Services. Notwithstanding, for analysis purposes, this document assumes that construction equipment will be in operation on the Project Site a maximum of eight hours per day. As is typical on construction sites, construction equipment is not in continuous use and some pieces of equipment are used only periodically during the construction workday. Thus, eight hours of daily use for each piece of equipment is a reasonable and conservative assumption.

Table 3-3 Project Construction Equipment Fleet

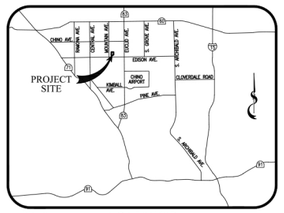
Construction Activity	Equipment	Quantity	Hours (per day)
Demolition	Rubber Tired Dozers	2	8
	Excavators	3	8
	Concrete/Industrial Saws	1	8
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Graders	1	8
	Excavators	2	8
	Scrapers	2	8
	Rubber Tired Dozers	1	8
	Crawler Tractors	2	8
Building Construction	Forklifts	3	8
	Generator Sets	1	8
	Cranes	1	8
	Welders	1	8
	Tractors/Loaders/Backhoes	3	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

Source**:** (Urban Crossroads, 2026a, p. 14)

Earthwork activities associated with Project construction would result in approximately 15,324 cubic yards (c.y.) of cut and approximately 26,975 c.y. of fill, for a total of 11,651 c.y. of import. After grading, the highest point of the Project Site would be its northeast corner (approximately 693 feet above mean sea level [amsl]) and the lowest point of the property would be its southwest corner at the detention basin (approximately 682 feet amsl). The Project's grading concept is illustrated on Figure 3-11, *Conceptual Grading Plan*.



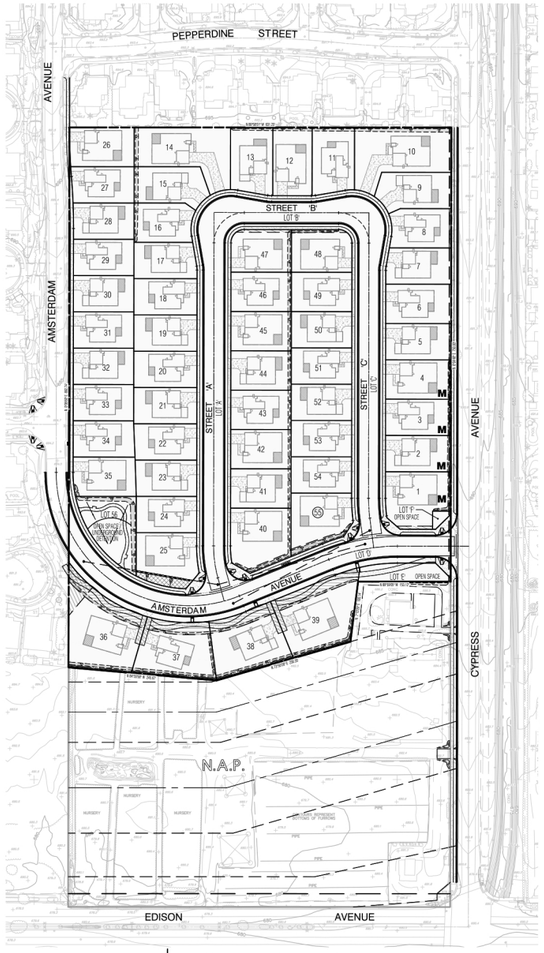
PROJECT VICINITY MAP
(EAST CHINO SPECIFIC PLAN)
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

- 55 — LOT NUMBER
- LOT LINE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- SD — PROPOSED STORM DRAIN
- SS — PROPOSED NON-POTABLE WATER
- DW — PROPOSED SANITARY SEWER
- RCW — PROPOSED POTABLE WATER
- EX. SD — EXISTING STORM DRAIN
- EX. SS — EXISTING SANITARY SEWER
- EX. DW — EXISTING POTABLE WATER
- G — EXISTING GAS LINE
- 1.00% — PROPOSED STREET GRADE
- TENTATIVE TRACT BOUNDARY
- PROPOSED RETAINING WALL (SEE PLAN FOR HEIGHT)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED 2:1 SLOPE
- 50 / 47.5 — PROPOSED CENTERLINE STREET GRADE
- PROPOSED TOE OF SLOPE
- M — MODEL
- OUTDOOR LIVING
- UNIT ENHANCEMENT
- CLUSTER MAIL BOX



SHEET INDEX MAP
(SEE SHEET 2)
SCALE: 1"=80'

PHASING ELEVATION SUMMARY
(LOTS 1-55)

PHASE 1

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	2	2	4	50.0%
FARMHOUSE (SFRF)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	2	1	3	37.5%
TOTAL	1	4	3	8	100%

PHASE 2

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	1	2	5	55.6%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
ITALIAN (SFRI)	0	1	0	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 3

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	44.4%
FARMHOUSE (SFRF)	1	1	1	3	33.3%
RANCH (SFRR)	1	0	0	1	11.1%
ITALIAN (SFRI)	0	0	1	1	11.1%
TOTAL	3	3	3	9	100%

PHASE 4

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	2	1	4	36.4%
FARMHOUSE (SFRF)	0	1	1	2	18.2%
RANCH (SFRR)	2	0	0	2	18.2%
ITALIAN (SFRI)	0	1	2	3	27.2%
TOTAL	3	4	4	11	100%

PHASE 5

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	2	2	0	4	50.0%
FARMHOUSE (SFRF)	0	0	1	1	12.5%
RANCH (SFRR)	1	0	0	1	12.5%
ITALIAN (SFRI)	0	1	1	2	25.0%
TOTAL	3	3	2	8	100%

PHASE 6

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	0	1	1	2	33.3%
RANCH (SFRR)	1	0	0	1	16.7%
ITALIAN (SFRI)	0	2	1	3	50.0%
TOTAL	1	3	2	6	100%

MODELS

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	1	0	0	1	25.0%
FARMHOUSE (SFRF)	0	0	1	1	25.0%
RANCH (SFRR)	1	0	0	1	25.0%
ITALIAN (SFRI)	0	1	0	1	25.0%
TOTAL	2	1	1	4	100%

LOT COVERAGE SUMMARY

LOT NUMBER	LOT AREA (SF)	UNIT TYPE	UNIT FOOTPRINT AREA (SF)	PERCENT LOT COVERAGE (%)
1	9,084	1	3,157	34.8
2	6,480	3	2,567	39.6
3	6,480	2	2,507	38.7
4	7,020	1	3,157	45.0
5	6,480	3	2,567	39.6
6	7,020	2	2,507	35.7
7	6,381	3	2,567	40.2
8	6,434	2	2,507	39.0
9	7,273	3	2,567	35.3
10	13,191	1	3,157	23.9
11	7,525	2	2,507	33.3
12	7,342	1	3,157	43.0
13	7,545	3	2,567	34.0
14	12,120	1	3,157	26.1
15	7,218	3	2,567	35.6
16	6,220	2	2,507	40.3
17	6,104	3	2,567	42.1
18	6,260	2	2,507	40.0
19	6,261	3	2,567	41.0
20	6,262	2	2,507	40.0
21	6,264	3	2,567	41.0
22	6,186	2	2,507	40.5
23	6,056	3	2,567	42.4
24	6,000	2	2,507	41.8
25	8,550	1	3,157	36.9
26	6,914	1	3,157	45.7
27	6,160	2	2,507	40.7
28	6,012	3	2,567	42.7
29	6,000	2	2,507	41.8
30	6,000	3	2,567	42.8
31	6,000	2	2,507	41.8
32	6,000	3	2,567	42.8
33	6,000	2	2,507	41.8
34	6,066	2	2,507	41.3
35	6,668	1	3,157	47.4
36	14,913	1	3,157	21.2
37	11,271	2	2,507	22.2
38	11,580	3	2,567	22.2
39	13,791	1	3,157	22.9
40	9,523	1	3,157	33.2
41	6,500	3	2,567	39.5
42	6,500	1	3,157	48.6
43	6,500	2	2,507	38.6
44	6,500	3	2,567	39.5
45	6,500	1	3,157	48.6
46	6,500	2	2,507	38.6
47	6,946	1	3,157	45.5
48	6,946	1	3,157	45.5
49	6,500	2	2,507	38.6
50	6,000	3	2,567	42.8
51	6,000	2	2,507	41.8
52	6,000	3	2,567	42.8
53	6,000	2	2,507	41.8
54	6,000	2	2,507	41.8
55	8,469	1	3,157	37.3

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
SPANISH (SFRS)	7	10	7	24	43.6%
FARMHOUSE (SFRF)	3	3	5	11	20.0%
RANCH (SFRR)	6	0	0	6	10.9%
ITALIAN (SFRI)	0	8	6	14	25.5%
TOTAL	16	21	18	55	100%

PLAN TYPE SUMMARY
(LOTS 1-55)

PLAN NO	NO. OF UNITS	PERCENT (%)
PLAN 1	16	29.1%
PLAN 2	21	38.2%
PLAN 3	18	32.7%
TOTAL	55	100.0%

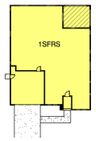
UNIT SUMMARY
(LOTS 1-55)

PLAN NO	SIZE		NO. OF UNITS
PLAN 1	3 BR	2.5 BA	16
PLAN 2	4 BR	3.5 BA	21
PLAN 3	5 BR	4.5 BA	18
TOTAL			55

PLAN PHASING SUMMARY

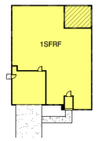
PHASE NO.	PLAN 1	PLAN 2	PLAN 3	LOT NO.	TOTAL
1	1	4	3	5-6, 50-55	8
2	3	3	3	7-13, 48-49	9
3	3	3	3	14-19, 45-47	9
4	3	4	4	20-25, 40-44	11
5	3	3	2	32-39	8
6	1	3	2	26-31	6
MBO	2	1	1	1-4	4
TOTAL	16	21	18		55

TYPICAL PLOTTINGS



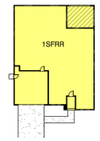
PLAN 1SFRS
(7 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



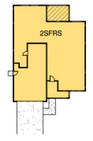
PLAN 1SFRF
(3 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



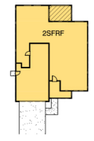
PLAN 1SFRR
(6 UNITS)
1-STORY

1st FLOOR	2,568 SF
GARAGE	442 SF
OUTDOOR LIVING	246 SF
PORCH	47 SF
TOTAL	3,303 SF



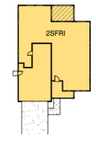
PLAN 2SFRS
(10 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	818 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



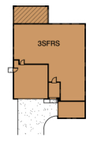
PLAN 2SFRF
(3 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	818 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



PLAN 2SFRI
(8 UNITS)
2-STORY

1st FLOOR	1,646 SF
2nd FLOOR	1,852 SF
SUBTOTAL	3,498 SF
GARAGE	818 SF
OUTDOOR LIVING	140 SF
PORCH	144 SF
TOTAL	4,400 SF



PLAN 3SFRS
(7 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF



PLAN 3SFRF
(5 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF



PLAN 3SFRI
(6 UNITS)
2-STORY

1st FLOOR	1,587 SF
2nd FLOOR	2,025 SF
SUBTOTAL	3,612 SF
GARAGE	663 SF
OUTDOOR LIVING	242 SF
PORCH	73 SF
TOTAL	4,590 SF

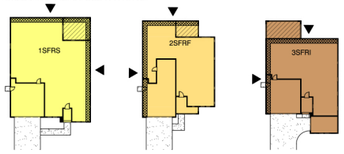
BUILDING HEIGHTS
(LOTS 1-55)

PLAN 1SFRS	20' - 2"
PLAN 1SFRF	21' - 8"
PLAN 1SFRR	21' - 6"
PLAN 2SFRS	26' - 10"
PLAN 2SFRF	30' - 9"
PLAN 2SFRI	27' - 2"
PLAN 3SFRS	29' - 0"
PLAN 3SFRF	30' - 3"
PLAN 3SFRI	29' - 4"

ELEVATION SYMBOL LEGEND

1SFRS	PLAN 1 SPANISH
1SFRF	PLAN 1 FARMHOUSE
1SFRR	PLAN 1 RANCH
2SFRS	PLAN 2 SPANISH
2SFRF	PLAN 2 FARMHOUSE
2SFRI	PLAN 2 ITALIAN
3SFRS	PLAN 3 SPANISH
3SFRF	PLAN 3 FARMHOUSE
3SFRI	PLAN 3 ITALIAN

TYPICAL ENHANCED PLOTTINGS
SIDE AND REAR ELEVATIONS*



PLAN 1SF PLAN 2SF PLAN 3SF

(NOTE: ALL FRONT ELEVATIONS TO BE ENHANCED)

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL
   EAST: CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL
   SOUTH: SINGLE-FAMILY RESIDENTIAL
   WEST: SINGLE-FAMILY RESIDENTIAL

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

SETBACKS

FRONT:	MAIN DWELLING:	20.0'
	GARAGE:	20.0'
	TURN-IN GARAGE:	15.0'
SIDE:	INTERIOR:	5.0'/10.0'
	CORNER:	15.0'
REAR:	INTERIOR:	15.0'
	CYPRESS AVENUE:	15.0'

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

SHEET INDEX

SHEET 1 TITLE SHEET
SHEET 2 TECHNICAL SITE PLAN

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A'-'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E'-'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

TENTATIVE TRACT NO. 20845

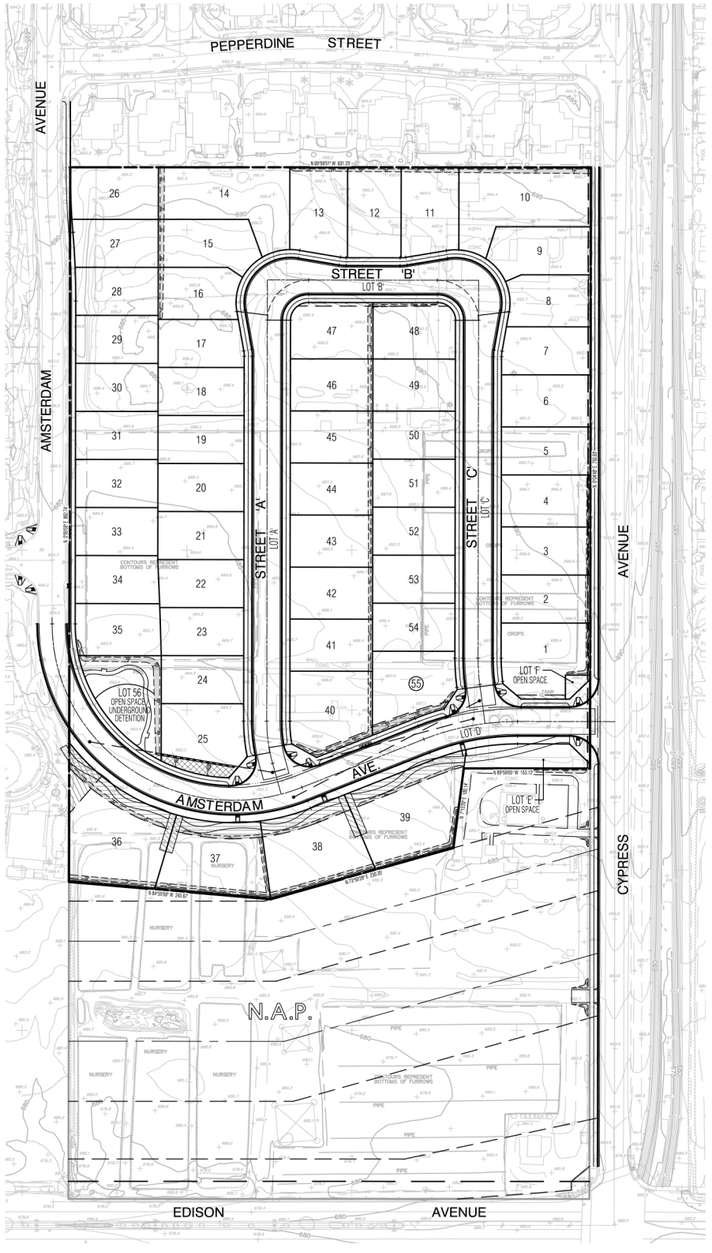
NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:		12.42
CONTOUR INTERVAL:		2 FOOT
SCALE:		1"=40'
DATE:		SEPTEMBER 22, 2025

Source(s): MDS Consulting (11-12-2025)

Figure 3-1

Not to Scale

Site Plan



LEGEND

- EXISTING STREET ELEVATION (682.60)
- EXISTING STORM DRAIN
- EXISTING SEWER SYSTEM 10"SS
- EXISTING WATER SYSTEM 16"W
- EXISTING RECYCLED WATER SYSTEM 10"RW
- EXISTING PUBLIC UTILITY EASEMENT (TYPE NOTED ON PLAN)
- PROPOSED STREET ELEVATION 684.0
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED SEWER SYSTEM SS
- PROPOSED WATER SYSTEM 8"W
- FUTURE RECYCLED WATER SYSTEM 8"RW
- PROPOSED PAD ELEVATION 687.6
- PROPOSED LOT NUMBER 55
- PROPOSED TENTATIVE TRACT BOUNDARY
- PROPOSED 2:1 SLOPE
- PROPOSED CENTERLINE RADIUS R=300'
- PRIVATE STREET LOTS STREET 'A'
- PROPOSED UTILITY EASEMENT
- LIMITED USE AREA
- HIGHEST NO. RESIDENTIAL LOT 55
- PROPOSED BUILDING SETBACK (B.S.L.) B.S.L.
- PROPOSED 2' GRIND AND OVERLAY
- PROPOSED SLURRY

UTILITIES

WATER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

SEWER
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

TELEPHONE
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

SOLID WASTE
CITY OF CHINO
13220 CENTRAL AVENUE
CHINO, CA. 91710
(909) 334-3264

GAS
SOUTHERN CALIFORNIA GAS COMPANY
13025 12th STREET
CHINO, CA. 91710
(800) 427-2200

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1851 FRANCIS STREET
ONTARIO, CA. 91761
(800) 655-4555

CABLE-TV
SPECTRUM
4200 CHINO HILLS PARKWAY
SUITE 170
CHINO, CA. 91709
(800) 892-4357

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF SCHAEFER AVENUE, AS SHOWN ON TRACT NO. 13786, MAP BOOK 221, PAGES 87-89, AND HAVING A BEARING OF N89°59'16"E.

BENCH MARK

(ELEV. 688.83 FT.)
2.5 INCH BRASS DISK STAMPED CITY OF ONTARIO CC-18-1. SET ON MOC OF THE HCR CURB AT SOUTHEAST RETURN OF EDISON AVENUE AND EUCLID AVENUE.

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 17 AND A PORTION OF LOT 32, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF OF SAN BERNARDINO COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. EXISTING GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD4.5 (4.5 DU/AC)
2. EXISTING ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5 (4.5 DU/AC)
3. EXISTING LAND USE: AGRICULTURE
4. PROPOSED GENERAL PLAN: EAST CHINO SPECIFIC PLAN: RD 4.5
5. PROPOSED ZONING: EAST CHINO SPECIFIC PLAN: RD 4.5
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ADJACENT LAND USE: NORTH: SINGLE-FAMILY RESIDENTIAL; EAST: CYPRESS AVENUE/SINGLE-FAMILY RESIDENTIAL; SOUTH: SINGLE-FAMILY RESIDENTIAL; WEST: SINGLE-FAMILY RESIDENTIAL
8. PARK REQUIREMENTS TO BE MET BY PARK IN-LIEU FEES.
9. SCHOOL DISTRICT: ELEMENTARY: RHODES; MIDDLE SCHOOL: MAGNOLIA; HIGH SCHOOL: CHINO
10. PAD ELEVATIONS SHOWN ON THE TENTATIVE TRACT MAP MAY BE ADJUSTED PLUS OR MINUS 4.0 FEET FOR FUTURE EARTHWORK BALANCING.
11. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
12. PROPOSED TENTATIVE TRACT MAP 20845 IS WITHIN THE EAST CHINO SPECIFIC PLAN.
13. ALL PROPOSED MANUFACTURED SLOPES SHALL BE CONSTRUCTED AT A MINIMUM 2:1 UNLESS OTHERWISE NOTED ON THE PLAN.
14. THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY LGC ASSOCIATES, INC. APRIL 2024.
15. THERE IS ONE EXISTING RESIDENTIAL STRUCTURE WITHIN THE PROPOSED TENTATIVE TRACT BOUNDARIES TO BE REMOVED.
16. PROPOSED 20-FOOT PASEO EASEMENT ALONG THE EXTENSION OF AMSTERDAM AVENUE OVER LOTS 36-39 TO BE MAINTAINED BY THE H.O.A.
17. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED PER THE CITY OF CHINO STANDARD PLAN NO. 101.
18. PROPOSED KNUCKLES TO BE CONSTRUCTED PER CITY OF CHINO STANDARD PLAN NO. 107.
19. PROPOSED STORM DRAIN DETENTION BASIN, LOT 56, TO BE OWNED AND MAINTAINED BY THE H.O.A.
20. PROPOSED PRIVATE OPEN SPACE LOTS 'E'-'F' TO BE OWNED AND MAINTAINED BY THE H.O.A.
21. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT A GATED COMMUNITY.
22. PROPOSED PUBLIC STREETS 'A'-'C' AND AMSTERDAM AVENUE TO BE CONSTRUCTED TO SATISFY THE CHINO VALLEY FIRE DISTRICT STANDARD.
23. TOPOGRAPHIC SURVEY WAS FLOWN AND COMPILED BY DON READ AERIAL ON MARCH 4, 2025.
24. THERE IS NO PROPOSED OPEN STORM DRAIN CHANNEL WITHIN THE TENTATIVE TRACT MAP BOUNDARIES.
25. PER THE FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND AREAS PANEL 0620 OF 9400 NO. 06071C8620H, REVISED AUGUST 28, 2000 AND FLOOD INSURANCE RATE MAP OF SAN BERNARDINO COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 9355 OF 9400, NO. 0671C9335J, REVISED MAP 8, 2004, THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN.
26. PROPOSED RESIDENTIAL VEHICULAR ACCESS SHALL BE RESTRICTED ON CYPRESS AVENUE.
27. FINAL DESIGN OF THE TENTATIVE TRACT MAP 20845 SHALL COMPLY WITH N.P.D.E.S. SUPPLEMENT NO. 'A'.
28. PROPOSED TENTATIVE TRACT MAP 20845 IS NOT WITHIN A HIGH FIRE ZONE PER THE LATEST CAL-FIRE F.H.S.Z. MAP, DATED APRIL 1, 2024.
29. ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL MAINTAIN A 2.0% MINIMUM GRADE FROM THE REAR YARD TO THE FRONTING STREET.
30. THERE ARE TWO EXISTING WELLS WITHIN THE BOUNDARIES OF THE TENTATIVE TRACT MAP 20845. TO BE SEALED AND ABANDONED.
31. ESTIMATED EARTHWORK QUANTITIES:
    ADJUSTED CUT: 15,324 CY
    ADJUSTED FILL: 26,975 CY
    IMPORT: 11,651 CY
32. THE WESTERLY 3 FEET OF CYPRESS AVENUE RIGHT OF WAY WITHIN THE TRACT BOUNDARY TO BE VACATED.
33. PROPOSED LIMITED USE AREA EASEMENT TO BE MAINTAINED BY THE H.O.A.

PRIVATE OPEN SPACE SUMMARY

LOTS	AREA (AC)
'E'	0.10 AC
'F'	0.01 AC
TOTAL	0.11 AC

PUBLIC STREET AREA SUMMARY

STREET	AREA (AC)
'A'	0.70 AC
'B'	0.49 AC
'C'	0.60 AC
'D'	1.09 AC
TOTAL	2.88 AC

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	TENTATIVE TRACT MAP

PROJECT ADDRESS

13918 CYPRESS AVENUE
CHINO, CA. 91710

ASSESSORS PARCEL NUMBERS

1021-241-02
1021-241-03
1021-251-01 (PORTION)

APPLICANT/DEVELOPER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

OWNER

PLC COMMUNITIES
888 SAN CLEMENTE DRIVE
SUITE 200
NEWPORT BEACH, CA. 92660
PHONE: (949) 721-8200
ATTN: BILL HOLMAN

ENGINEER

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA. 92606
PHONE: (949) 251-8821
CONTACT: ED LENTH

LOT AREA SUMMARY

NUMBER OF S.F. RESIDENTIAL LOTS:	55
MINIMUM S.F. LOT SIZE:	60' x 100'
MINIMUM S.F. LOT AREA:	6,000 SF
MAXIMUM S.F. LOT AREA:	14,912 SF
AVERAGE S.F. LOT AREA:	7,318 SF
MINIMUM S.F. PAD AREA:	5,846 SF
AVERAGE S.F. PAD AREA:	6,904 SF
GROSS ACREAGE:	12.42 AC
NET ACREAGE:	12.42 AC
GROSS DENSITY:	4.4 DU/AC
NET DENSITY:	4.4 DU/AC

TENTATIVE TRACT NO. 20845

NUMBER OF LOTS:	TOTAL	62
	SINGLE-FAMILY RESIDENTIAL	55
	OPEN SPACE / UNDERGROUND DETENTION	1
	PUBLIC STREETS	3
	AMSTERDAM AVENUE	1
	OPEN SPACE	2
GROSS ACREAGE:	12.42	
CONTOUR INTERVAL:	2 FOOT	
SCALE:	1"=40'	
DATE:	SEPTEMBER 22, 2025	

LAND USE SUMMARY

LOTS	LAND USE	ACREAGE	PERCENT(%)
1-55	SINGLE-FAMILY RESIDENTIAL	9.23 AC	74.3%
56	OPEN SPACE / UNDERGROUND DETENTION	0.20 AC	1.6%
'A'-'C'	PUBLIC STREETS	1.79 AC	14.4%
'D'	AMSTERDAM AVENUE	1.09 AC	8.8%
'E'-'F'	OPEN SPACE	0.11 AC	0.9%
	GROSS ACREAGE	12.42 AC	100.0%

Source(s): MDS Consulting (01-16-2026)

Figure 3-2

Not to Scale

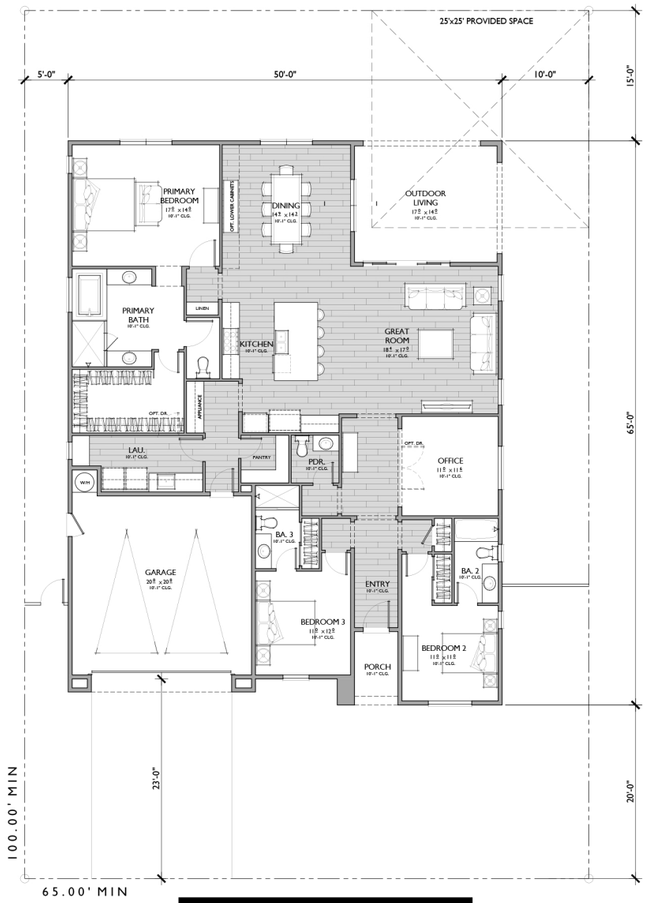
Vesting Tentative Tract Map No. 20845

PLAN 1

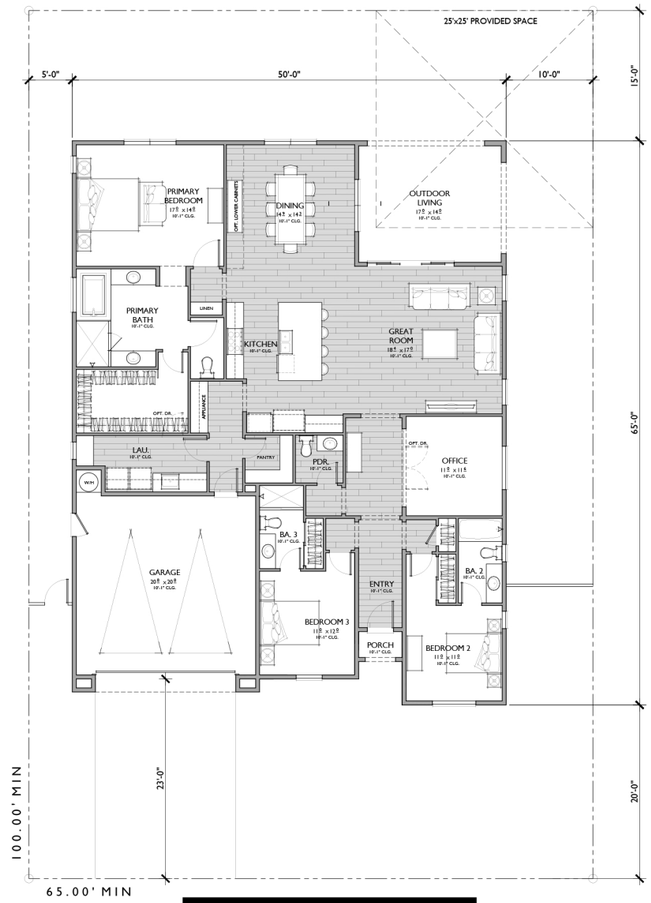
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,568 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
OUTDOOR LIVING	246 SQ. FT.
PORCH	47 SQ. FT.

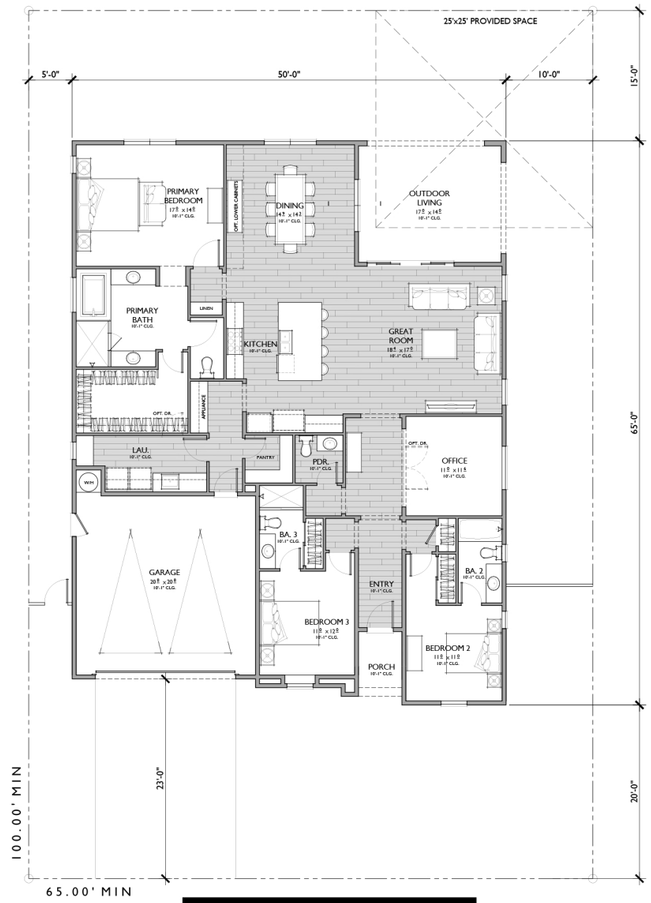
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Spanish Elevation



Farmhouse Elevation



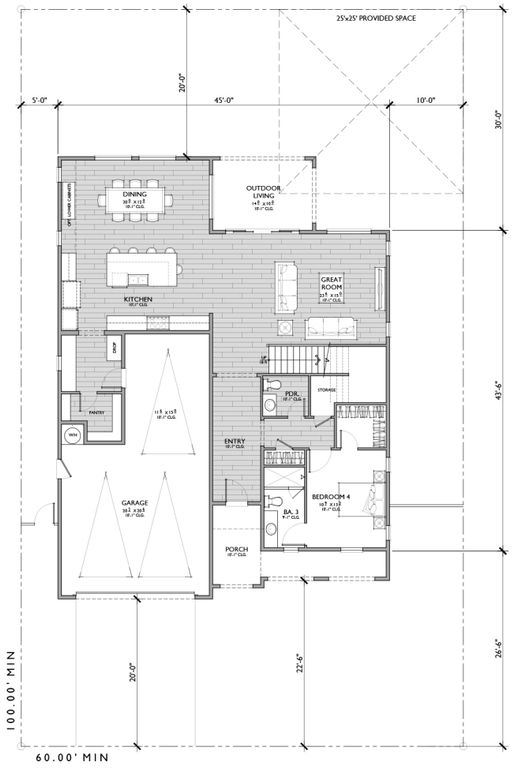
Ranch Elevation

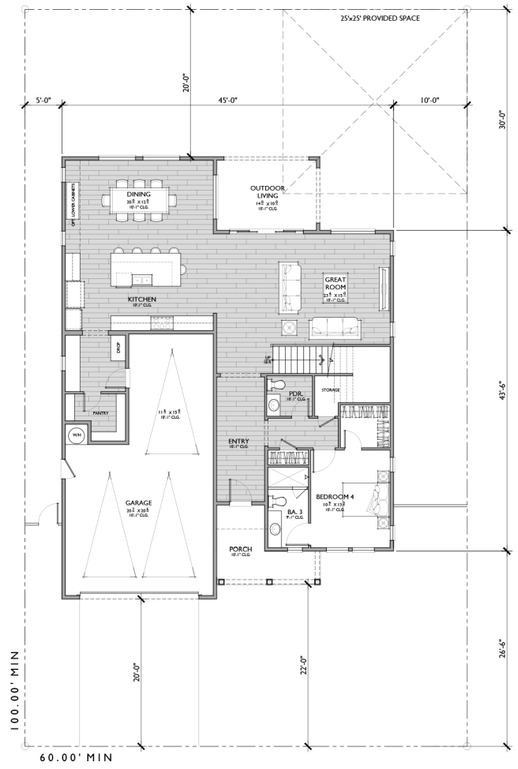
Source(s): Bassenian | Lagoni (01-16-2026)

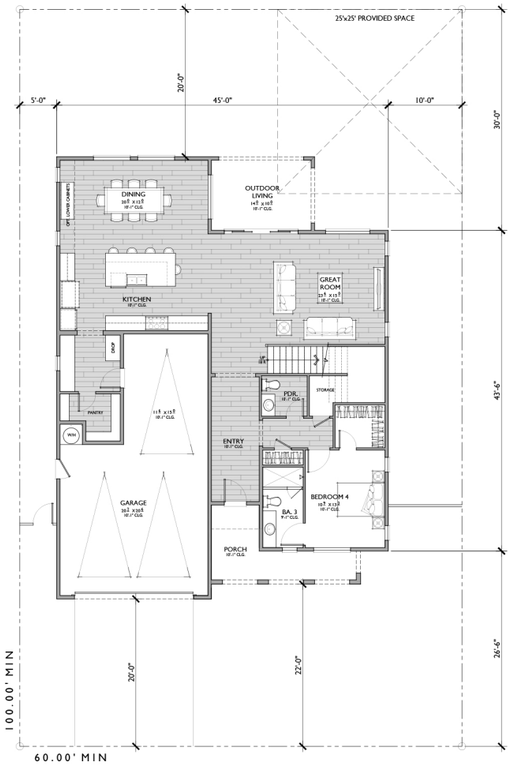
Figure 3-3a

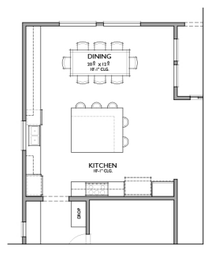
Not to Scale

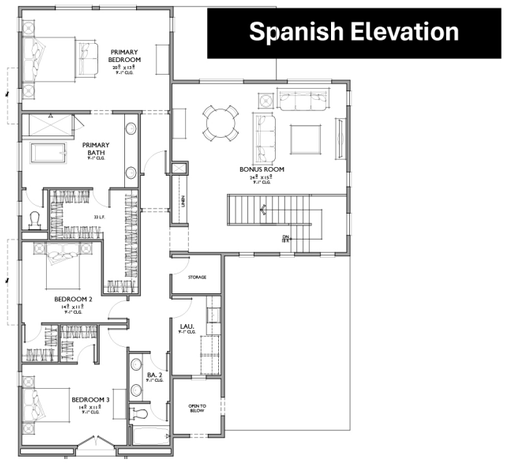
Conceptual Floor Plans

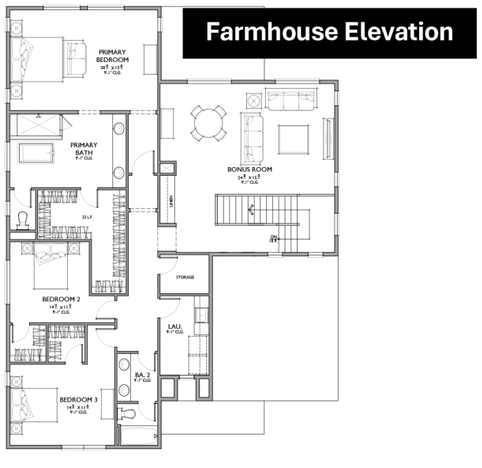


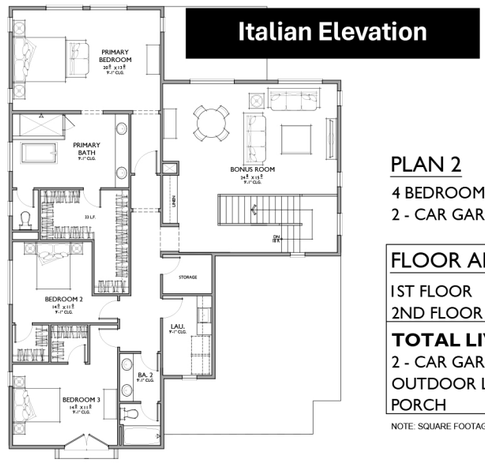












PLAN 2

4 BEDROOMS / 3.5 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,646 SQ. FT.
2ND FLOOR	1,852 SQ. FT.
TOTAL LIVING	**3,498 SQ. FT.**
2 - CAR GARAGE	618 SQ. FT.
OUTDOOR LIVING	140 SQ. FT.
PORCH	144 SQ. FT.

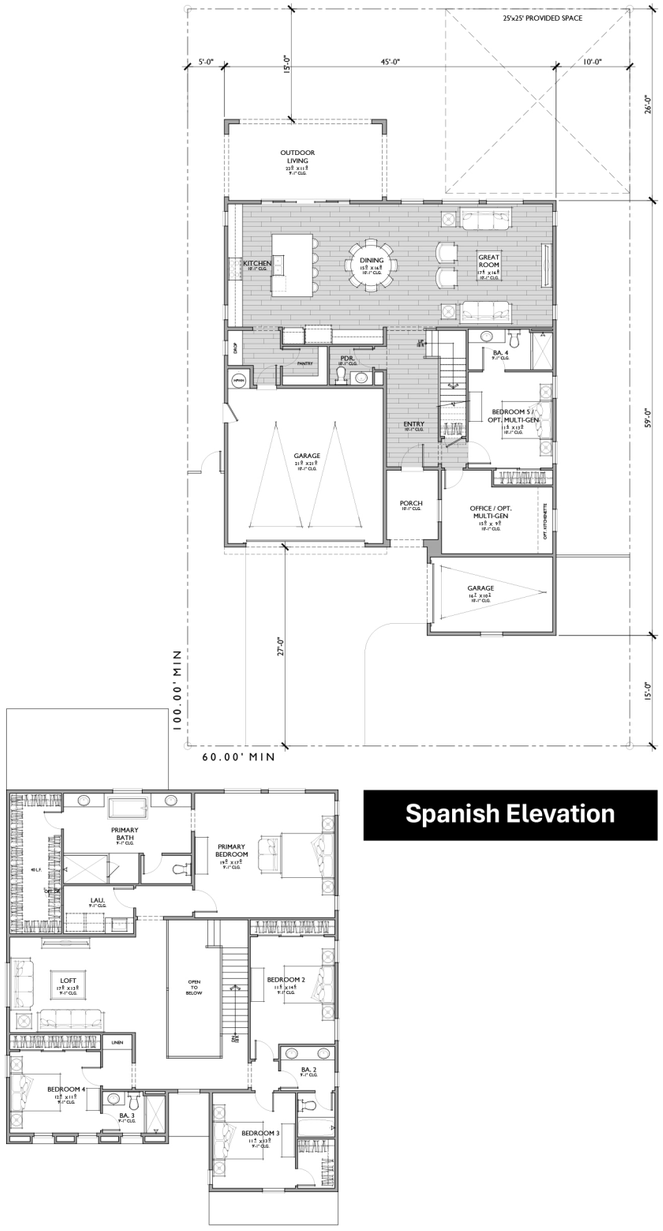
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Source(s): Bassenian | Lagoni (01-16-2026)

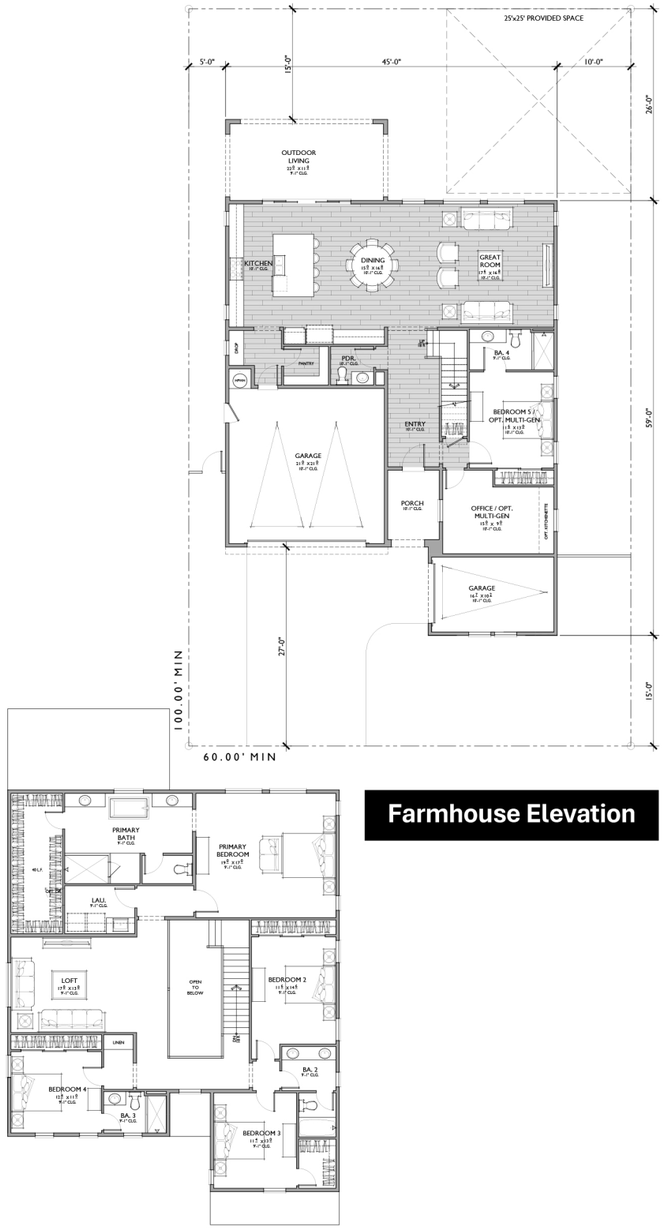
Figure 3-3b

Not to Scale

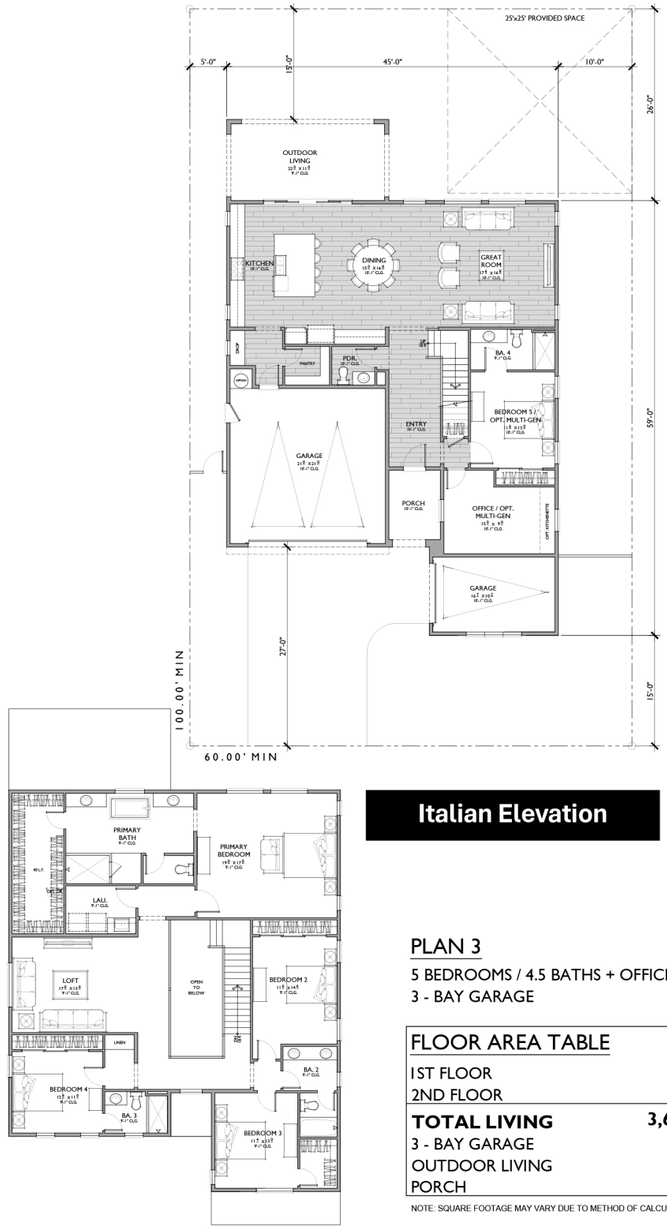
Conceptual Floor Plans



Spanish Elevation



Farmhouse Elevation



Italian Elevation

PLAN 3

5 BEDROOMS / 4.5 BATHS + OFFICE / LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,587 SQ. FT.
2ND FLOOR	2,025 SQ. FT.
TOTAL LIVING	**3,612 SQ. FT.**
3 - BAY GARAGE	663 SQ. FT.
OUTDOOR LIVING	242 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-3c

Not to Scale

Conceptual Floor Plans



FRONT ELEVATIONS



ELEVATION ALONG CYPRESS AVENUE



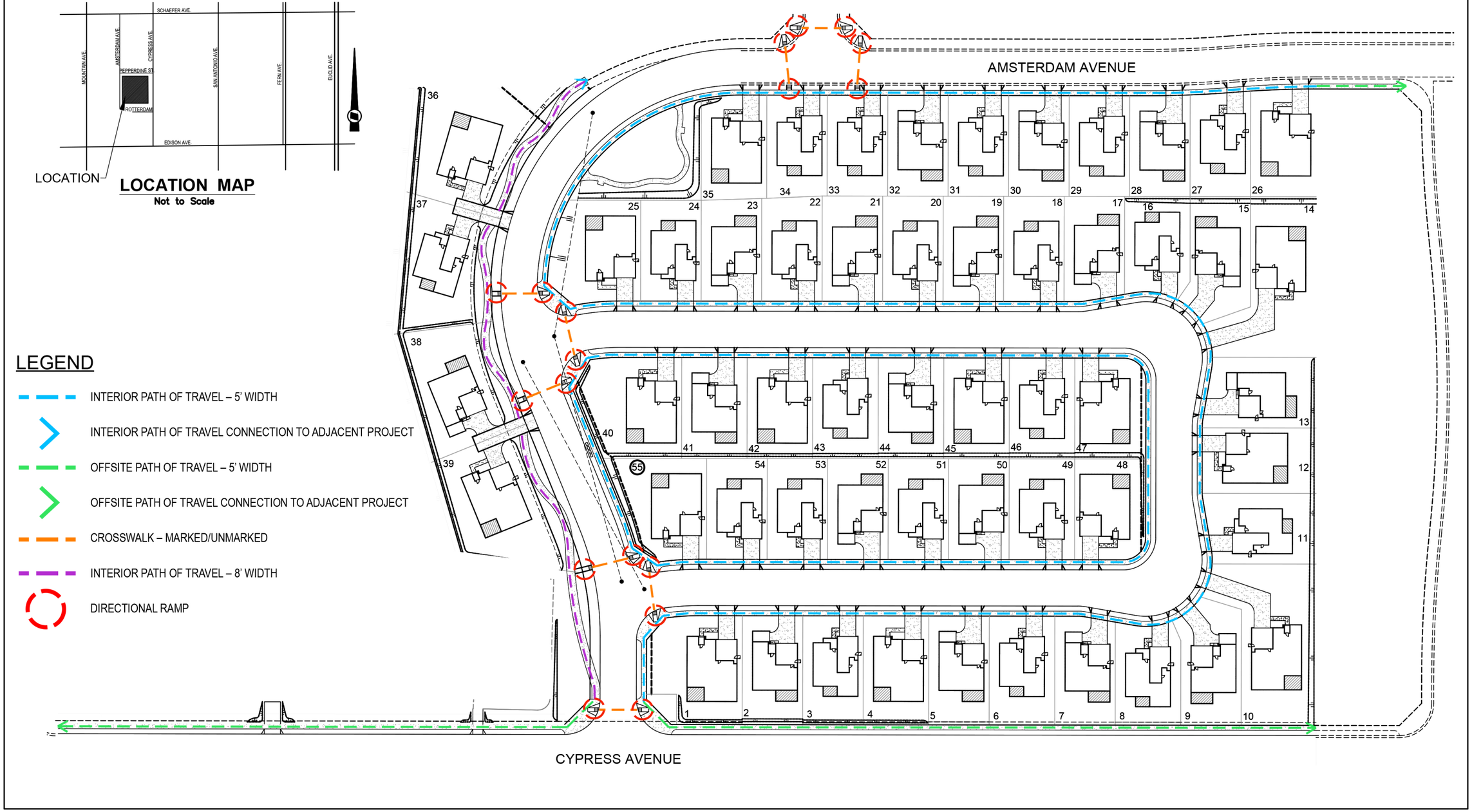
LOT 36 TO 39 SIDE ELEVATIONS

Source(s): Bassenian | Lagoni (01-16-2026)

Figure 3-4

Not to Scale

Conceptual Architecture Elevations



Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

Figure 3-5

Not to Scale

Conceptual Pedestrian Circulation

LEGEND:

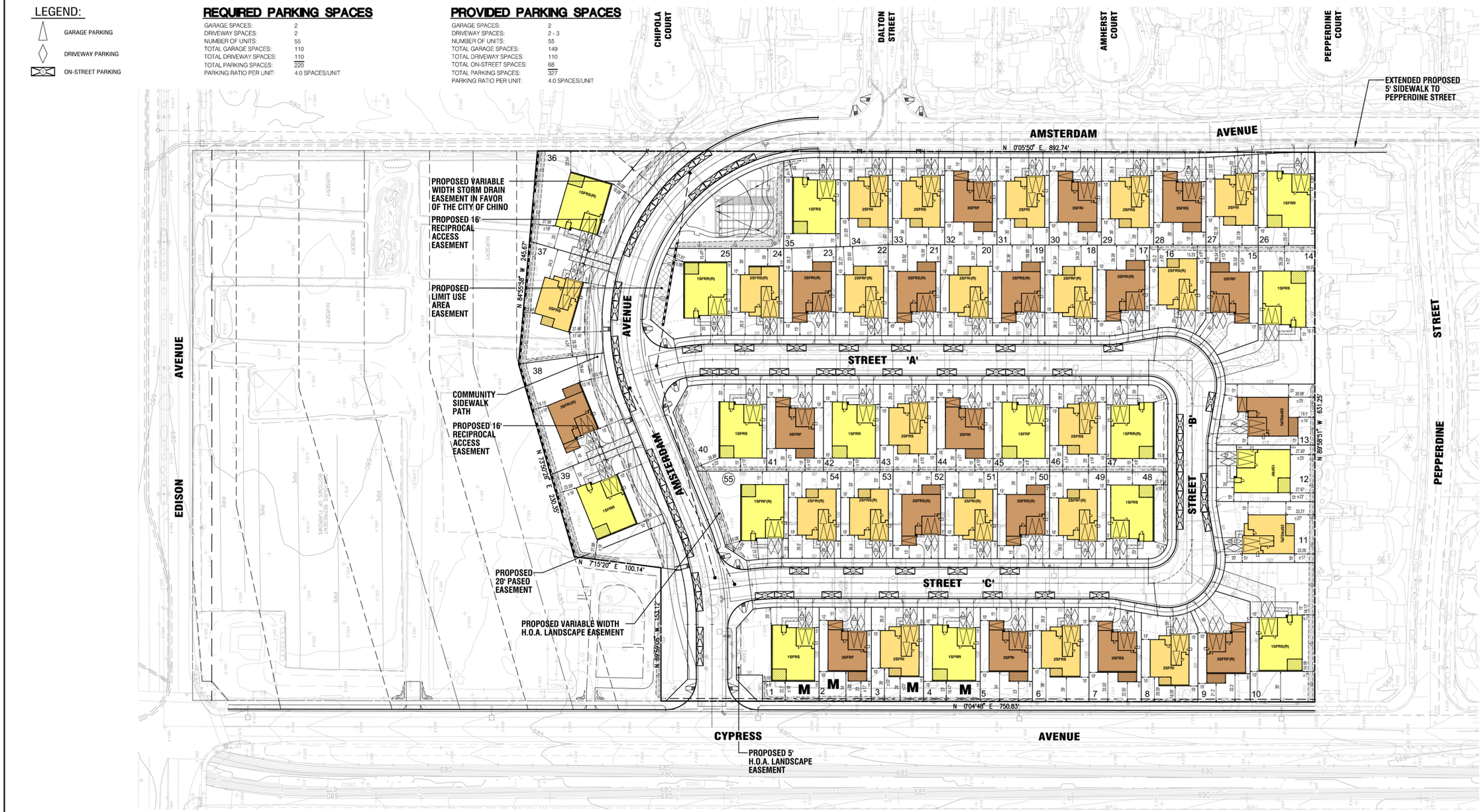
- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

REQUIRED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	110
TOTAL DRIVEWAY SPACES:	110
TOTAL PARKING SPACES:	220
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT

PROVIDED PARKING SPACES

GARAGE SPACES:	2
DRIVEWAY SPACES:	2 - 3
NUMBER OF UNITS:	55
TOTAL GARAGE SPACES:	149
TOTAL DRIVEWAY SPACES:	110
TOTAL ON-STREET SPACES:	68
TOTAL PARKING SPACES:	327
PARKING RATIO PER UNIT:	4.0 SPACES/UNIT



Source(s): MDS Consulting (11-12-2025)

Figure 3-6

Not to Scale

Conceptual Parking Plan



IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP TREE STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF CHINO GUIDELINES.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF CHINO LANDSCAPE DEVELOPMENT GUIDELINES.

STREET_TREES

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	74 EA	PLATANUS RACEMOSA / (MULTI-TRUNK) CALIFORNIA SYCAMORE	24"BOX/36"BOX	MEDIUM
	24" Box/	PROSOPIS ALBA THORNLESS' / THORNLESS ARGENTINE MESQUITE	24"BOX	LOW
		RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW
	18 EA	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	LOW
	36" Box			

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	138 EA	ACACIA BAILEYANA 'PURPUREA' / PURPLE FERNLEAF ACACIA	15 GAL.	LOW
		CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	15 GAL.	LOW
		CERCIS CANADENSIS / EASTERN REDBUD	15 GAL.	LOW
		LAGERSTROEMIA INDICA 'CHEROKEE' / CHEROKEE CRAPE MYRTLE	15 GAL.	LOW

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
	YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
	ALOE VERA / ALOE VERA	1 GALLON	LOW
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
	DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
	HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
	FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
	SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
	CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
	SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
	OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
	SALVIA CLEVELANDII / CLEVLAND SAGE	5 GALLON	LOW
	LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
	SENNA ARTEMISIODES / FEATHERY CASSIA	5 GALLON	LOW
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	4" POT	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	LOW

VINES	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
	JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLOM	MEDIUM

LANDSCAPE_AREAS

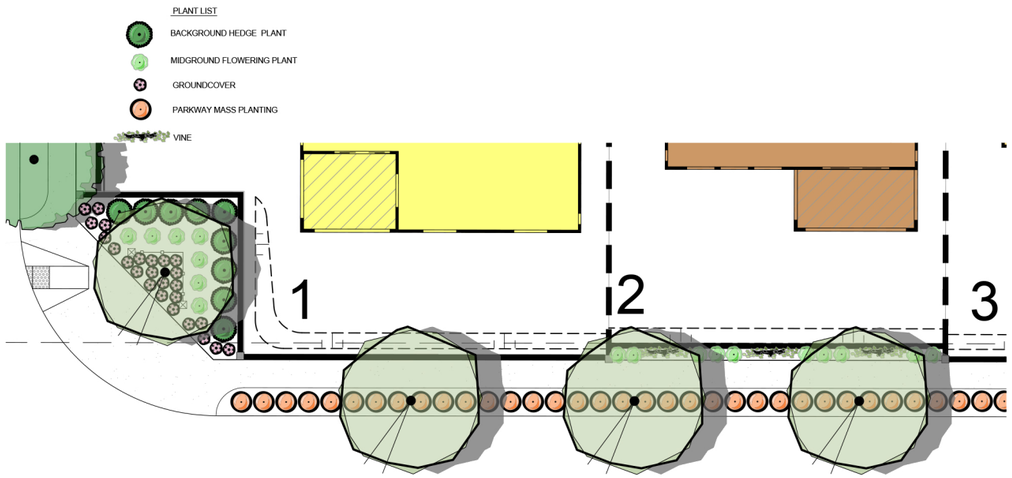
SYMBOL

LMD MAINTAINED

HOME OWNER MAINTAINED

HOA MAINTAINED





MONUMENT AND CYPRESS AVENUE ENLARGEMENT

Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

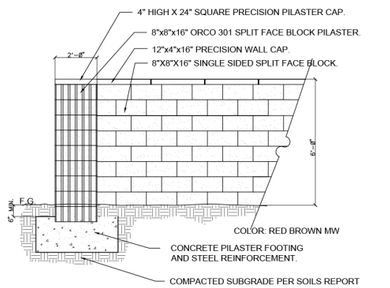
Figure 3-7

Not to Scale

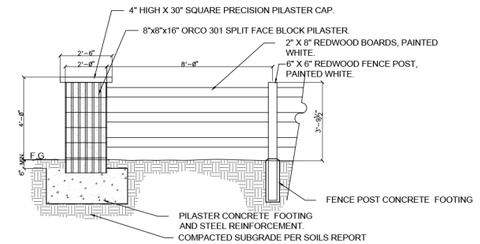
Conceptual Landscape Plan



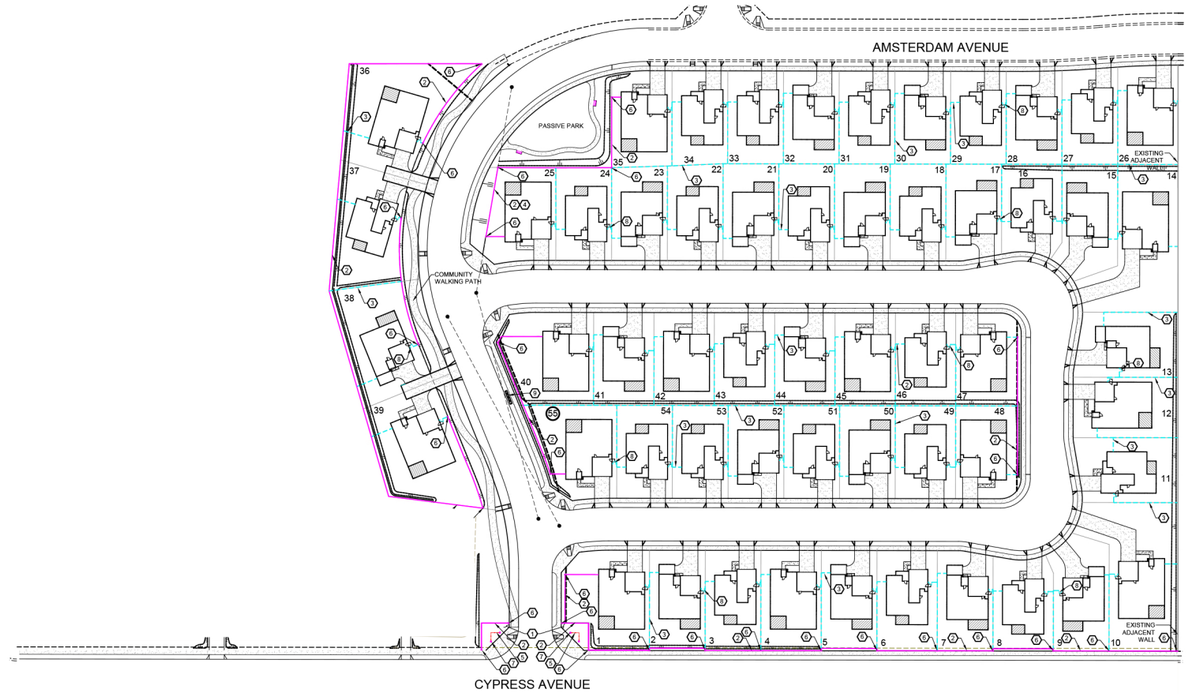
LOCATION MAP
Not to Scale



A BLOCK WALL AND PILASTER
N.T.S.

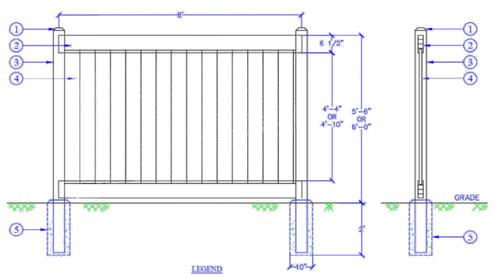


B NEIGHBORHOOD ENTRY MONUMENT
N.T.S.

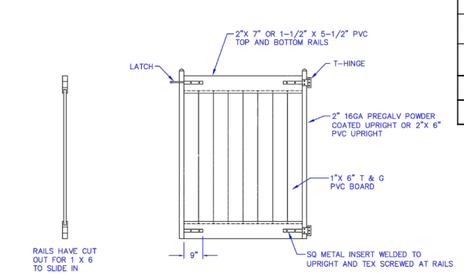


WALL AND FENCE LEGEND

SYM.		DESCRIPTION
1		NEIGHBORHOOD ENTRY MONUMENT. DETAIL 'B', THIS SHEET
2		6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
3		INTERIOR 5'-5" HIGH VINYL RETURN, SIDE, AND REAR YARD FENCE, COLOR: TAN. DETAIL 'C', THIS SHEET
4		BLOCK RETAINING WALL PER CIVIL PLANS
5		3'-6" HIGH 3 RAIL REDWOOD FENCE PAINTED WHITE. DETAIL 'B', THIS SHEET
6	29 EA	PERIMETER 6'-6" HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'A', THIS SHEET
7	4 EA	4' HIGH 24" SQUARE SPLITFACE BLOCK PILASTER WITH PRECISION CAP. DETAIL 'B', THIS SHEET
8		3'-0" WIDE VINYL GATE, COLOR: TAN. DETAIL 'D', THIS SHEET
9	4 EA	FURNISH AND INSTALL CLUSTER BOX UNIT (16 COMPARTMENT) MODEL 3316, COLOR: BRONZE. SALBURY INDUSTRIES 800-624-5269



C SIDE YARD VINYL FENCE
N.T.S.



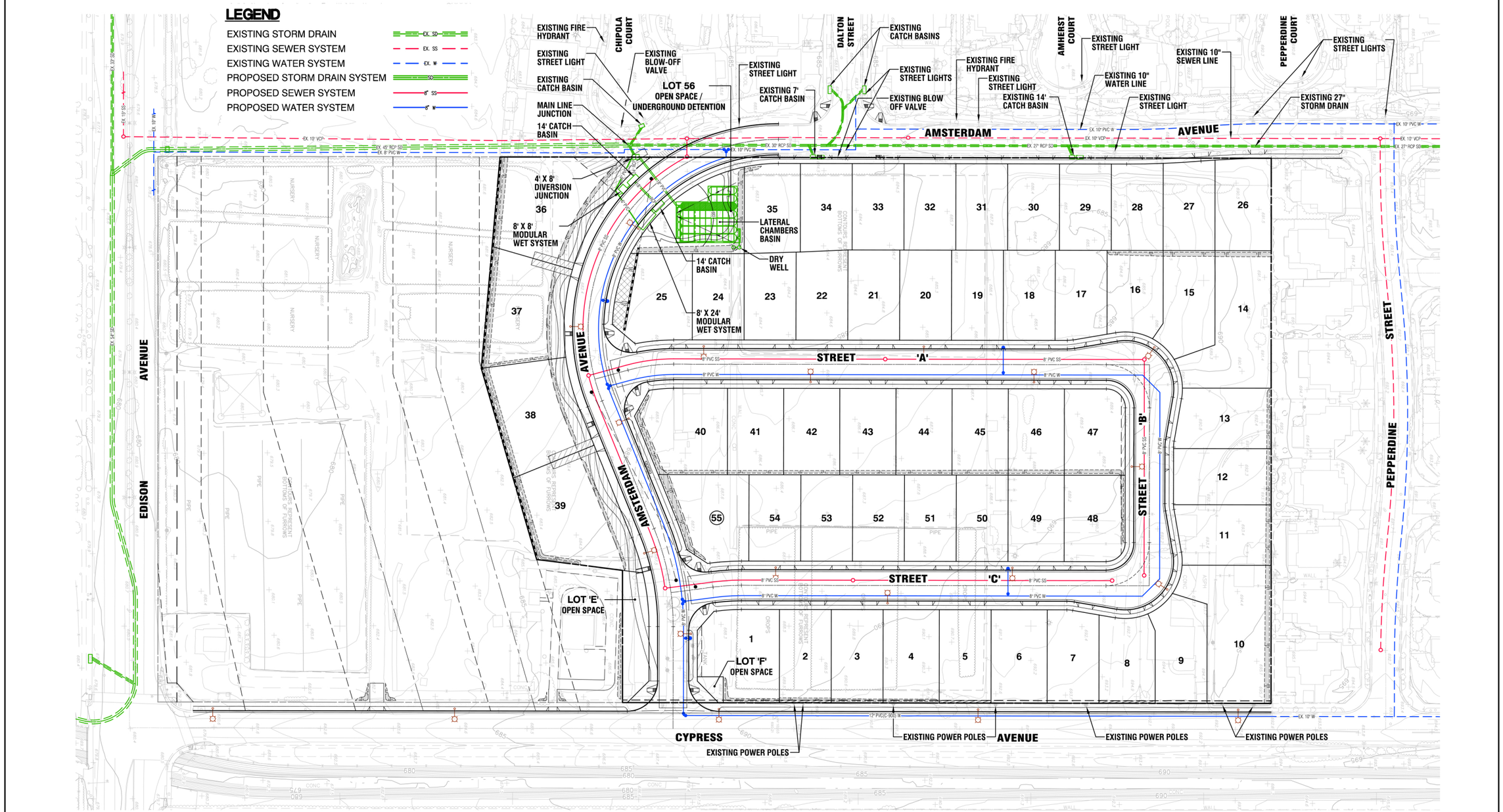
D SIDE YARD VINYL GATE
N.T.S.

Source(s): RHA Landscape Architects Planners, Inc. (01-08-2026)

Figure 3-8

Not to Scale

Conceptual Wall and Fence Plan

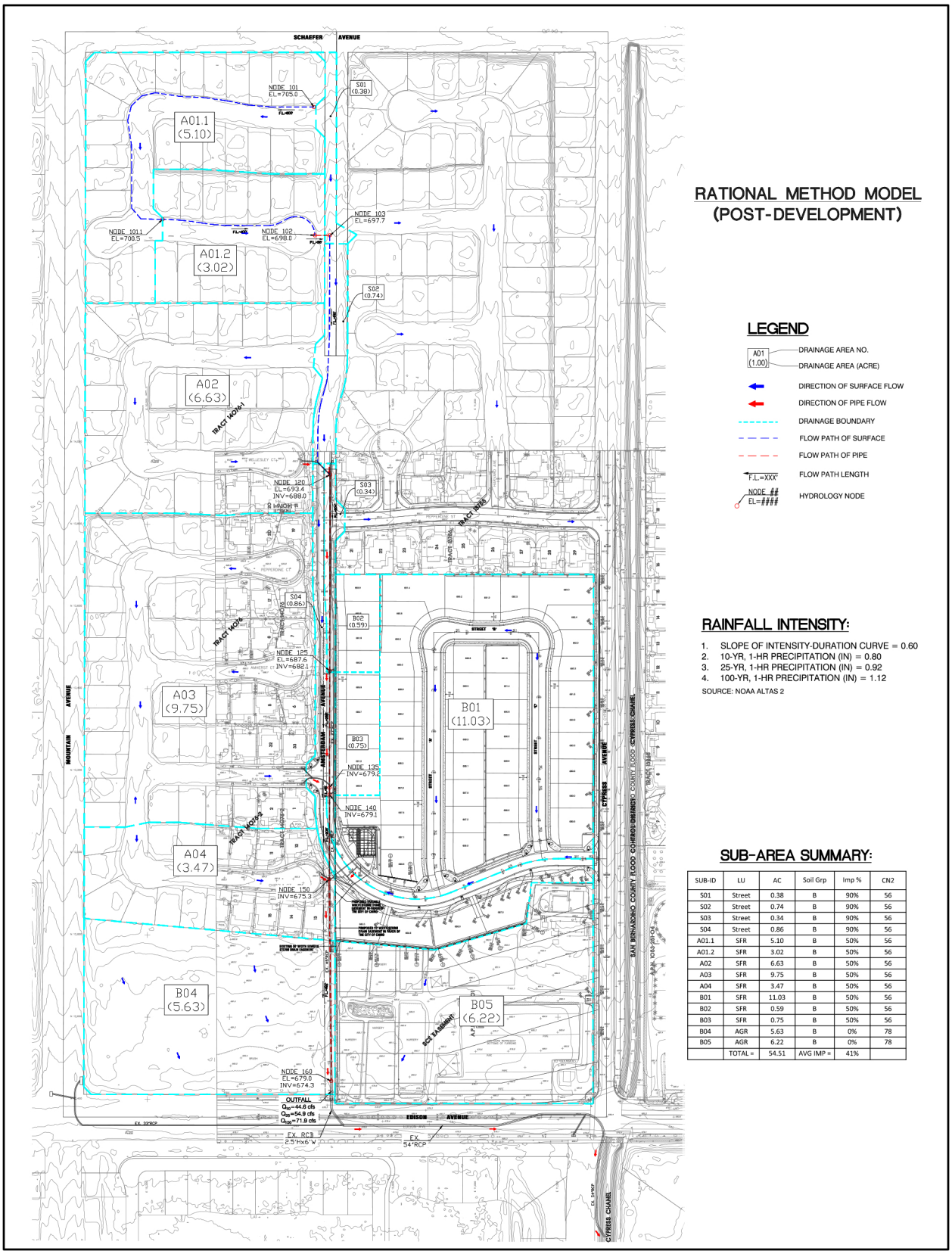


Source(s): MDS Consulting (11-12-2025)

Figure 3-9

Not to Scale

Proposed Utility Plan



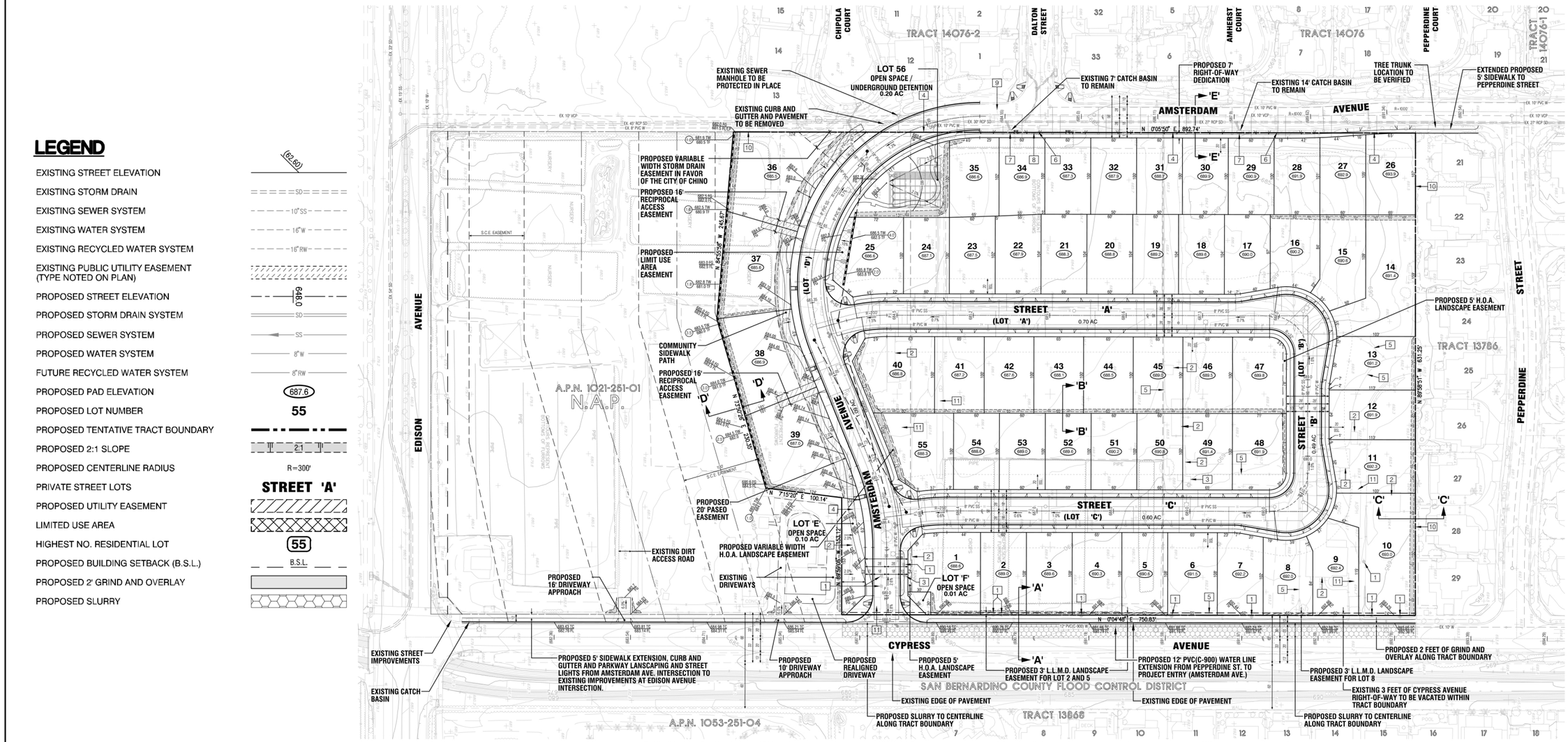
SUB-ID	LU	AC	Soil Grp	Imp %	CN2
S01	Street	0.38	B	90%	56
S02	Street	0.74	B	90%	56
S03	Street	0.34	B	90%	56
S04	Street	0.86	B	90%	56
A01.1	SFR	5.10	B	50%	56
A01.2	SFR	3.02	B	50%	56
A02	SFR	6.63	B	50%	56
A03	SFR	9.75	B	50%	56
A04	SFR	3.47	B	50%	56
B01	SFR	11.03	B	50%	56
B02	SFR	0.59	B	50%	56
B03	SFR	0.75	B	50%	56
B04	AGR	5.63	B	0%	78
B05	AGR	6.22	B	0%	78
	TOTAL =	54.51	AVG IMP =	41%	

Source(s): MDS Consulting (11-12-2025)

Figure 3-10

Not to Scale

Proposed Drainage Plan



EXISTING CONDITIONS

1. EXISTING POWER POLES TO BE REMOVED.
2. EXISTING BUILDING/STRUCTURE TO BE REMOVED.
3. EXISTING WATER WELL TO BE ABANDONED.
4. EXISTING BLOCK WALL TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING STREET LIGHT TO REMAIN IN PLACE.
7. EXISTING STORM CATCH BASIN TO REMAIN IN PLACE.
8. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
9. EXISTING ROAD BARRICADE TO BE REMOVED.
10. EXISTING BLOCK WALL TO REMAIN IN PLACE
11. EXISTING ASPHALT/CONCRETE TO BE REMOVED.

Source(s): MDS Consulting (11-12-2025)

Figure 3-11

Not to Scale

Conceptual Grading Plan

4.0 CONSISTENCY DETERMINATION

(To be completed by Lead Agency)

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

This document has been prepared for the proposed Project consistent with California Environmental Quality Act (CEQA) Guidelines Section 15183 (California Public Resources Code [PRC] 21083.3) because it is consistent with the development density and use characteristics established by the City of Chino 2045 General Plan as analyzed by the *Final Program Environmental Impact Report for the Chino 2045 General Plan Update* (State Clearinghouse No. 2024090833) (GPU EIR), and the required determinations can be made. The City of Chino finds that:

1. The proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.
2. There are no significant environmental effects that are peculiar to the project or the parcel(s) on which the project would be located.
3. There are no significant environmental effects of the project that were not analyzed as significant effects in the EIR.
4. There are no potentially significant off-site impacts or cumulative impacts which were not discussed in the EIR.
5. There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

In approving a project meeting the requirements of Section 15183 of the CEQA Guidelines, the City of Chino finds:

☒ The project shall implement applicable General Plan policies, Standard Conditions, and Mitigation Measures from the GPHIP PEIR MMRP (see Appendix A).

☐ The project requires no mitigation measures.

Signature:_____ Date:_____
Printed Name and Title**:** Chris Cortez, Assistant Planner

5.0 CEQA GUIDELINES SECTION 15183 CONSISTENCY REVIEW

This section includes the following information for each environmental topic included in Appendix G of the CEQA Guidelines and evaluated in the GPU EIR: (1) identification of GPU policies and GPU EIR MMs applicable to and incorporated into the proposed Project (the GPU policies and GPU EIR MMs and applicability to the proposed Project are presented in the matrix included in Appendix A of this document); (2) a summary of the GPU EIR impact conclusion for each threshold of significance; and (3) the analysis of the proposed Project in relation to the analysis conclusions presented in the GPU EIR.

5.1 AESTHETICS

5.1.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to aesthetics. The following GPU policies apply to the proposed Project and are included in the matrix provided in Appendix A: Policy LCC-5.9 and Policy LCC-8.7.

5.1.2 Environmental Review

Threshold a: Would the Project have a substantial adverse effect on a scenic vista?

GPU EIR Finding: The GPU EIR found that impacts to scenic vistas would be less than significant with compliance with General Plan policies, including, but not limited to, Policy LCC-8.7 (protect and improve scenic vistas, including views of the San Gabriel Mountains and the Puente-Chino Hills). Planned development would mainly occur within areas without expansive views of the San Gabriel Mountains and Puente-Chino Hills. The GPU EIR concluded there would be a less-than-significant impact on scenic vistas and no mitigation would be required.

Project Analysis: The Project Site is developed with agricultural uses and is disturbed. The Project Site largely consists of agricultural cultivation and dirt roads/paths, and features one single-family house, several accessory shed structures, a greenhouse/barn structure, and a modular building. Agricultural equipment is staged outdoors across the Project Site, and vehicles are also parked across the Site. The GPU and GP EIR do not identify any scenic vistas or scenic corridors in the City; therefore, there are no designated scenic vistas or scenic corridors in the vicinity of the Project Site. As shown in Figure 1-3, views of the Santa Ana Mountains to the south and Chino Hills to the west are mostly obstructed by existing development and landscaping in the Project area and prominent views of these features are not available from public viewing areas adjacent to the Project Site. Views of the San Gabriel Mountains to the north exist from surrounding roadways, including Cypress Avenue and Amsterdam Avenue. As the proposed development would consist of one- to two-story structures, similar to and not higher than the surrounding residential uses, these views would not be obstructed by development of the proposed Project. Additionally, implementation of the proposed Project would underground the electrical and telephone lines that current traverse the Project Site, thereby potentially improving local views of the San Gabriel Mountains along the segment of Cypress Avenue that fronts the Project Site. The Project would comply with the policies contained in the GPU related to scenic views, including but not limited to GPU Policy LCC-8.7.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway?

GPU EIR Finding: The GPU EIR determined that there are no scenic highways in the City of Chino and that buildout of the City would not damage scenic resources. Therefore, the GPU EIR concluded that impacts would be less-than-significant and no mitigation would be required.

Project Analysis: The Project Site does not contain any scenic resources, including, but not limited to, scenic trees, rock outcroppings, or historic buildings, and the Project Site is not located within a State-designated scenic highway corridor (Caltrans, 2025). Accordingly, the Project would have no impact on any scenic resources, including scenic resources within a state scenic highway corridor.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

GPU EIR Finding: The GPU EIR determined that buildout of new homes and non-residential uses under the GPU could result in conflicts with regulations and plans related to scenic quality. Future development in the City would be regulated by the City's Municipal Code including, but not limited to, Municipal Code Chapter 20.17 (design standards focused on the enhanced scenic character of the City) and Municipal Code Chapter 20.19 (quality, quantity, and functional aspects of landscaping). In addition, the GPU EIR found that policies of the GPU – with which future development would be required to comply – encourage compatible design and balanced communities. These policies include, but are not limited to, Policy LCC-2.9 (preservation, rehabilitation, and adaptive reuse of historic-age buildings in Downtown), Policy LCC-2.11 (human-scaled design in Downtown), Policy LCC-2.12 (distinctive branding and signage, street furniture, and trees and plantings in the Downtown core), Policy LCC-3.4 (encouraging new mixed-use and commercial development within commercial centers), Policy LCC-3.7 (land use compatibility through design features in commercial centers), Policy LCC-4.1 (high-quality development sensitive to surrounding context in corridors and gateways), Policy LCC-4.5 (enhancing community identity with streetscape improvement and beautification projects in corridors and gateways), Policy LCC-4.6 (preventing visual confusion through design in corridors and gateways), and Policy LCC-5.9 (enhancing visual interest along residential streets). The GPU EIR concluded that, following compliance with the Municipal Code, the Ontario International Airport Land Use Plan, and the applicable GPU policies, impacts to scenic quality due to implementation of the GPU would be less than significant.

Project Analysis: In 2020, the United States Census Bureau proposed changes to the criteria for classifying urban areas, and the changes were published on February 19, 2021. An "urbanized area" was previously defined as a densely settled core of census tracts and/or census blocks that have 50,000 or more residents and meet minimum population density requirements, while also being adjacent to territory containing non-residential urban land uses (Census Bureau, 2022). In addition, an "urban cluster" was defined as a densely settled core of census blocks or tracks containing between 2,500 and 50,000 people. Following the changes in 2021, the Census Bureau has retired the "urbanized area" and "urban cluster" geographic entities, and it now defines an "urban area" as a densely settled core of census blocks and adjacent territory containing non-residential urban land uses that together have at least 2,000 housing units or 5,000 persons. The Project Site is located within the boundaries of the Census-defined "Riverside-San Bernardino Urban Area" (Census Reporter, 2024); therefore, for purposes of analysis, the Project would be considered to result in a substantial adverse impact under this threshold only if the Project's design would conflict with applicable zoning and other regulations governing scenic quality.

The Project would be required to comply with all applicable requirements of the underlying zoning designation but would not be required to comply with GPU Policies LCC-2.9, LCC-2.11, and LCC-2.12 as the Project is not within Downtown Chino; Policies LCC-3.4 and LCC-3.7 as the Project is not within a commercial center; and Policies LCC-4.1, LCC-4.5, and LCC-4.6 as the Project is not within a designated corridor or gateway. Although the Project would modify development standards within the ECSP, the proposed modifications would mirror standards already contained in the City's Development Code and would be consistent with housing projects under development elsewhere in the City. Overall, the development standard modifications proposed by the Project would improve the visual quality of the Project's design as compared to strict application of ECSP development standards. Proposed homes would incorporate an architectural design that demonstrates quality in the design of all building facades that would be visible to surrounding properties and/or the public right-of-way, consistent with GPU Policy LCC-5.9. The architecture proposed by the Project also would be fully compatible with the scale and character of the industrial uses developed on properties adjacent to the Project Site. Landscaping elements included in the Project would complement existing landscaping elements on surrounding developed properties and public roadways and would be consistent with the ECSP and the City's Development Code.

Based on the foregoing analysis, the Project's architectural and landscape design is consistent with the applicable City development standards, including GPU policies, the ECSP, and the City's Development Code. There are no components of the Project that would degrade the existing visual character or quality of the Project Site or its surroundings.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

GPU EIR Finding: The GPU EIR determined that new development in the City had the potential to create additional light or glare in areas of the City already developed with uses which emit nighttime lighting.

The GPU EIR noted that future development would be required to comply with Municipal Code requirements related to directing outdoor lighting, as well as GPU Policy LCC-3.7 which is specific to mixed-use development within commercial centers and requires lighting to be shielded to reduce light spillage on adjacent uses. As a result, the GPU EIR found that there would be a less than significant impact due to light and glare with buildout of the GPU, and no mitigation would be required.

Project Analysis: The area surrounding the Project Site is already developed with urban uses, including residential uses and adjacent roadways that emit nighttime lighting and have the potential to create daytime glare. Proposed exterior site lighting would be installed within the Project Site for safety, security, and ambiance, including lighting for pedestrian walkways, and architectural elements. The lighting design would consist of both wall-mounted light fixtures for the residential units as well as pole-mounted lights along the pedestrian paseo and sidewalks.

GPU Policy LCC-3.7 would not be applicable to the Project as it does not propose mixed-use development. The Project would be required to comply with Section 20.10.090 (Outdoor Lighting) of the City's Municipal Code. Section 20.10.090 requires, among other items, that "No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zoning district" (Chino, 2025). Mandatory compliance with this standard would**:** 1) ensure that the Project would be compatible with the setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project Site; and 3) prevent "spillover" effects from the Project Site that could interfere with day or nighttime views in the area. Consistent with the analysis presented in the GPU EIR, with adherence to applicable regulations, implementation of the proposed Project would not create a new source of substantial light, which would adversely affect day or nighttime views in the area, and Project-level and cumulative impacts related to light and glare would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or applicable GPU policies related to agricultural and forestry resources that are applicable to the Project.

5.2.2 Environmental Review

Threshold a: ***Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

Threshold b: ***Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?***

Threshold c: ***Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

Threshold d: ***Would the Project result in the loss of forest land or conversion of forest land to non-forest use?***

Threshold e: ***Would the Project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

GPU EIR Finding: The GPU EIR disclosed that implementation of the GPU would convert important farmland (including Prime Farmland) to non-agricultural use. The GPU EIR concluded that planned development would not represent a conversion of important farmland to a non-agricultural use because all areas classified as important farmland were planned for urban development by the previously adopted General Plan. The GPU EIR concluded that impacts to important farmland would be less than significant.

The GPU EIR also disclosed that three properties in the City – all in the Preserve and Edgewater Specific Plan areas – remain under Williamson Act contracts administered by the City. The GPU EIR noted that future development of these properties would be required to comply with the GPU EIR policies related to agricultural cultivation. The GPU EIR concluded that impacts to Williamson Act properties would be less than significant.

The GPU EIR disclosed that no forest land exists within the City nor does the City have any zoning classifications for forest land, timberland, or timberland production zones. No impact would occur.

Project Analysis: The California Department of Conservation (CDC) publishes the Farmland Mapping and Monitoring Program (FMMP), typically every two years, to identify the best quality agricultural land in the State. At the time the GPU EIR was prepared, the 2020 FMMP was applicable to Chino and the larger San Bernardino County; the CDC has not updated the FMMP since. The 2020 FMMP classifies the Project Site as “Prime Farmland” (CDC, 2022). Implementation of the Project would, therefore, result in the conversion of Prime Farmland to non-agricultural use. Although the FMMP classifies the site as Prime Farmland, the Project Site has been planned for residential development since approval of the ECSP in 1987. The GPU did not make any changes to the ECSP and, therefore, the analysis in the GPU EIR considers the planned development of residential uses on the Project Site. Implementation of the Project would not result in any new or more severe significant impacts to agricultural resources than previously disclosed in the GPU EIR.

The Project Site is not under a Williamson Act contract (CDC, 2025). The Project proposes to redevelop the Project Site in accordance with the existing land use and zoning designations and would not interfere with existing agricultural land use or zoning designations. The Project would not result in any new significant impacts not already analyzed in the GPU EIR or increase the severity of a significant impact as previously identified and analyzed in the GPU EIR.

The Project Site is neither forest land nor zoned for forest land or timberland, and no forest land or timberland resources or zoning occur in the Project Site vicinity. Accordingly, the Project would not result

in the loss of forest land or conflict with, or cause the rezoning of, forest land or timberland. The Project would not result in significant impacts related to forest land and timberland that were not previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.3 AIR QUALITY

An Air Quality and Greenhouse Gas Assessment (AQ/GHG Assessment, dated January 6, 2026) (Urban Crossroads, 2026a) and Construction Health Risk Assessment (HRA, dated January 6, 2026) (Urban Crossroads, 2026b) were prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential criteria and hazardous air pollutant emissions that could result from the Project's construction and operation. These reports are included as *Technical Appendices B* and *C*, respectively, of this document and their findings are incorporated into the analysis presented herein.

5.3.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to air quality that are applicable to the proposed Project: MM AQ-1 and MM AQ-2. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.3, Policy HEQ-5.7, Policy HEQ-5.10, Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policies INF-4.8 through INF-4.10, and Policy INF-4.13.

5.3.2 Environmental Review

Threshold a: Would the project conflict with or obstruct implementation of the applicable air quality plan?

GPU EIR Finding: The GPU EIR determined that buildout of the GPU would increase development in the City which would increase emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X) compared to conditions under the previously adopted General Plan. The assumptions used to develop the 2022 South Coast Air Quality Management Plan (SCAQMP) were based on the previous General Plan; therefore, buildout of the GPU and the associated increase in emissions would fail to conform to the planning assumptions included in the 2022 SCAQMP.

Development under the GPU would implement construction best management practices (BMPs) consistent with SCAQMD rules and regulations, as well as comply with California Code of Regulations (CCR) Title 13, Section 2449 regulating nonessential idling of construction equipment and CCR Title 24 and California Green Building Standards Code (CALGreen) mandatory measures, to reduce air pollutant emissions.

Buildout of the GPU would also incorporate GPU goals and policies which support the goal of improving air quality, including, but not limited to, Policies INF-1.1 through INF-1.4 (regional connectivity); Policies INF-2.1 through ING-2.15 (comprehensive transportation system); Policies INF-3.5 through INF-3.8 (transportation system management); Policies INF-3.14 through INF-3.18 (transportation demand

management [TDM]); Policies INF-3.19 through INF-3.22 (parking management); Policies INF-4.1 and INF-4.2 (active transportation); Policies INF-4.4 through INF-4.10 (pedestrian circulation); Policies INF-4.11 through INF-4.14 (bicycle circulation); Policies INF-4.15 and INF-4.16 (transit access); Policies INF-5.5, INF-5.7, and INF-5.10 (safe, efficient goods movement); Policy HEQ-5.5 (regulate new light industrial and warehouse uses adjacent to sensitive uses); Policy HEQ-5.7 (incorporation of technologies, materials, and design to minimize pollution in private development); and Policy HEQ-5.9 (fuel-efficient and low emissions City fleet vehicles).

Incorporation of GPU mitigation measures (MMs) AQ-1 and AQ-2, related to construction and operational air quality, respectively, would help to reduce impacts, but not below a significant level. The GPU's conflict with the 2022 SCAQMP was disclosed as a significant and unavoidable impact and a Statement of Overriding Considerations was adopted by the City when certifying the GPU EIR.

Project Analysis: The Project would develop the Project Site with 55 detached single-family dwelling units, which is consistent with the land uses and development intensity planned by the GPU. The Project would implement the City's General Plan land use plan and, thus, would not result in development that was not already anticipated by the GPU EIR. Although the Project will be required to comply with GPU EIR MM AQ-1 and AQ-2 and GPU Policies HEQ-5.7, INF-3.5, INF-3.7, INF-3.8, INF-4.4, INF-4.5, INF-4.8 through INF-4.10, and INF-4.13, these emissions reductions would not be sufficient to avoid the significant and unavoidable conflict with the 2022 AQMP that was disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standards?***

GPU EIR Finding: The GPU EIR determined that future development allowed under the GPU has the potential to violate air quality standards. While many site-specific projects may not exceed South Coast AQMD daily thresholds individually, the aggregate scale and timing of buildout could include instances where construction or operation exceed thresholds for ozone precursors and particulates. Projects implementing the GPU would incorporate GPU Policies INF-3.14 through INF-3.22 (TDM and parking management), Policies INF-4.11 through INF-4.14 (bikeways), and Policies HEQ-5.5 through HEQ-5.7 (clean air, water, and soil). MMs AQ-1 and AQ-2 would be applicable to projects implementing the GPU and require compliance with SCAQMD Rule 402 (nuisance), Rule 403 (fugitive dust), Rule 1113 (architectural coatings), and Rule 1466 (soil disturbance) to reduce air pollution emissions. Even with these measures, the GPU EIR anticipated that cumulative exceedances of air quality standards could occur and classified this impact as significant and unavoidable for construction and operation. The City adopted a Statement of Overriding Considerations for this impact when certifying the GPU EIR.

Project Analysis: The Project Site occurs within the Riverside County portion of the SCAB, which is designated as non-attainment for the federal ozone (O_3) and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$) standards and as non-attainment for State O_3, particulate matter 10 microns in diameter or less (PM_{10}) and $PM_{2.5}$ standards (Urban Crossroads, 2026a, p. 5).

The Project Applicant would redevelop the Project Site in accordance with the GPU land use plan (as well as the ECSP land use plan). There are no components of the Project that would result in an increase in development intensity beyond what the City already allows under the land use plans and development regulations applicable to the Project Site. Additionally, the Project would be required to comply with SCAQMD Rule 402, Rule 403, Rule 1113, and Rule 1466; GPU EIR MMs AQ-1 and AQ-2; and GPU Policies INF-4.13 and HEQ-5.7. GPU Policies INF-3.14 through INF-3.22, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy HEQ-5.5, and Policy HEQ-5.6 would not apply to the Project as these policies are the responsibility of the City, not individual development projects.

A Project-specific AQ/GHG Assessment was prepared to quantify air pollutant emission associated with construction and operation of the Project. The Project's maximum construction-related criteria pollutant emissions and operational criteria pollutant emissions are summarized in Table 5-1, *Project Construction Emissions Summary*, and Table 5-2, *Project Operational Emissions Summary*, respectively. The methodology used to calculate the air pollutant emissions associated with the Project is described in detail in the AQ/GHG Assessment (see *Technical Appendix B* of this document).

Table 5-1 Project Construction Emissions Summary

Year	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2026	1.63	25.30	39.90	0.08	6.64	3.43
2027	10.90	10.70	19.00	0.03	0.63	0.34
Winter						
2026	0.98	9.90	17.00	0.03	0.59	0.34
2027	11.10	10.70	18.60	0.03	0.63	0.36
Maximum Daily Emissions	**11.10**	**25.30**	**39.90**	**0.08**	**6.64**	**3.43**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2026a, Table 6)

Table 5-2 Project Operational Emissions Summary

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile	1.71	1.45	14.10	0.04	3.32	0.86
Area	5.61	0.94	3.51	0.01	0.08	0.07
Energy	0.03	0.43	0.18	0.00	0.04	0.04
Maximum Daily Emissions	**7.35**	**2.82**	**17.79**	**0.05**	**3.44**	**0.97**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Winter						
Mobile	1.60	1.55	11.90	0.03	3.32	0.86
Area	5.34	0.91	0.39	0.01	0.07	0.07
Energy	0.03	0.43	0.18	0.00	0.04	0.04
Maximum Daily Emissions	**6.97**	**2.89**	**12.47**	**0.04**	**3.43**	**0.97**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: (Urban Crossroads, 2026a, Table 7)

As shown in Table 5-1, Project-related construction emissions would not exceed the SCAQMD significance threshold for any criteria pollutant (and would be lower than the hypothetical residential project construction emissions levels disclosed in the GPU EIR). Also, as shown in Table 5-2, Project-related operational emissions would not exceed the SCAQMD significance threshold for any criteria pollutant. The SCAQMD considers criteria pollutant emissions from a development project that directly exceed applicable SCAQMD significance thresholds also to be cumulatively considerable. Conversely, if a project's emissions do not exceed the SCAQMD regional thresholds, then SCAQMD considers that project's air pollutant emissions to not be cumulatively considerable because criteria pollutant emissions that fall below the significance threshold would not adversely affect SCAQMD's ability to meet regional air quality standards within the SCAB. Thus, because Project construction and operation would not exceed the SCAQMD significance thresholds, implementation of the Project would not result in a cumulatively considerable net increase of any criteria pollutant, including any pollutants for which the SCAB does not attain applicable federal or State ambient air quality standards. Although construction and operational emissions resulting from the proposed Project would be less than significant, the proposed Project would contribute to the cumulative emission impact identified in the GPU PEIR, which remain significant and unavoidable. The City adopted Statement of Overriding Consideration for this impact.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than anticipated by the GPU EIR.

Threshold c: Would the project expose sensitive receptors to substantial pollutant concentrations?

GPU EIR Finding: The GPU EIR found that implementation of the GPU would not result in the creation of any carbon monoxide (CO) "hot spots." However, placing new sensitive uses within 500 feet of SR-60 or SR-71 could expose occupants to elevated diesel particulate matter (DPM) in near-roadway microenvironments. To reduce potential impacts, the GPU established policies and actions, including but not limited to Policy HEQ-5.3 (minimize TAC exposure at sensitive uses), Policy HEQ-5.5 (AB 98 mandated reduction of diesel particulate emissions), Policy INF-5.10 (no truck parking or idling in residential neighborhoods), Action INF-5.b (vehicle weight limits near sensitive land uses), and Policy LCC-1.5 (buffer industrial uses from residential uses). MM AQ-3 requires preparation of a health risk assessment using OEHHA/SCAQMD methods and best available controls, HVAC with appropriately sized MERV filters, air-intake placement away from truck/loading sources, and building/operational design to maximize separation. Given residual uncertainty at the program scale, the GPU EIR concluded that some freeway-adjacent contexts could remain above thresholds; thus, the impact is significant and unavoidable and a statement of overriding considerations was adopted.

Project Analysis: The Project would redevelop the Project Site with land uses planned by the GPU; therefore, the types of air pollutant emissions generated by the Project already were anticipated by the GPU EIR. The Project would not be required to comply with GPU EIR MM AQ-3 as the Project Site is almost 2 miles from State Route (SR) 60 and approximately 2.4 miles from SR-71. Notwithstanding, an AQ/GHG Assessment was performed to quantify localized air pollutant emissions associated with construction of the Project. The methodologies used to calculate the localized criteria air pollutant emissions associated with the Project are described in detail in the AQ/GHG Assessment (see *Technical Appendix B*).

Localized air pollutant emissions from Project construction are summarized in Table 5-3, *Project Localized Construction Impacts*. The data presented in Table 5-3 confirms Project construction activities would not exceed the applicable SCAQMD significance thresholds. Therefore, Project construction would expose the nearest sensitive receptors to the Project Site to localized pollutant concentrations that are below applicable SCAQMD significance thresholds.

Table 5-3 Project Localized Construction Impacts

Activity	NOx	CO	PM_{10}	$PM_{2.5}$
Demolition				
Maximum Daily Emissions	10.60	18.40	0.24	0.16
SCAQMD Thresholds	118	863	5	4
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Site Preparation				
Maximum Daily Emissions	19.60	30.00	6.40	3.38
SCAQMD Thresholds	220	1,713	11	7
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Grading				
Maximum Daily Emissions	21.30	36.30	3.16	1.44
SCAQMD Threshold	237	1,873	13	8
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Notes: All activities are assumed for Summer 2026.
Source: (Urban Crossroads, 2026a, Table 8)

The AQ/GHG Assessment noted that the Project does not include uses that would generate significant stationary source emissions and a long-term localized operational emissions analysis would not be warranted.

Additionally, a Construction HRA was prepared to evaluate the potential for localized diesel emissions associated with Project (i.e., operation of off-road construction equipment and heavy-duty trucks) to result in carcinogenic and non-carcinogenic health risk impacts to nearby residential, worker, and school child receptors near the Project Site. As with all future projects implementing the GPU EIR, the Project would be required to comply with MM AQ-1, which requires measures to reduce construction-related air pollution emissions. Consistent with the GPU EIR, the Project proposes to use low emission off-road construction equipment and this assumption has been incorporated into the air quality analysis for the Project. The methodology used to calculate Project-related localized diesel emissions is fully described *Technical Appendix C*. The results of the Construction HRA are summarized Table 5-4, *Summary of Construction Cancer and Non-Cancer Risks* which show that the Project's construction would not expose sensitive receptors in the Project vicinity to health risks (carcinogenic and non-carcinogenic) from DPM emissions that exceed applicable SCAQMD significance thresholds.

Lastly, the AQ/GHG Assessment concluded that the Project would not produce the volume of traffic required to cause or contribute to the formation of a CO "hot spot".

Based on the foregoing analysis, the Project would not expose sensitive receptors nearest to the Project Site to substantial pollutant concentrations during construction and operation.

Table 5-4 Summary of Construction Cancer and Non-Cancer Risks

Maximum Exposed Location		Cancer Risk *(Over Construction Period)*			Non-Cancer Risk *(Annual Average)*		
Type	**Receptor Location**	**Maximum Lifetime Cancer Risk**	**Significance Threshold**	**Exceeds Threshold?**	**Maximum Hazard Index**	**Significance Threshold**	**Exceeds Threshold?**
Sensitive Receptor	R3	6.98	10	NO	0.01	1	NO
Worker Receptor	R3	0.17	10	NO	<0.01	1	NO
Individual School Child	R5	0.03	10	NO	<0.01	1	NO

Source: (Urban Crossroads, 2026b, Table ES-1)

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

GPU EIR Finding: The GPU EIR determined that buildout of the GPU would not substantially increase odor-intensive heavy industrial land uses. Development under the GPU would be subject to City performance standards, SCAQMD Rule 402, and GPU policies including, but not limited to, Policy HEQ-5.10 (adequate buffer distances between offensive odor sources and sensitive receptors). The GPU concluded that impacts due to objectionable odors affecting a substantial number of people would be less than significant and no mitigation would be required.

Project Analysis: Project construction activities could produce odors from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. Lastly, construction activities on the Project Site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD, 1976). Accordingly, the proposed Project would not result in objectionable odors affecting a substantial number of people during construction.

During long-term operation, the proposed Project would include residential land uses, which are not typically associated with objectionable odors. Furthermore, the Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (SCAQMD, 1976). Additionally, the Project would be required to comply with Section 8.50.040 of the City's Municipal Code, which prohibits discharge of odorous emissions to adjacent properties (Chino, 2025). The Project would also comply with GPU Policy HEQ-5.10. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.4 BIOLOGICAL RESOURCES

A Biological Resources Report (dated November 21, 2025) (Alden, 2025) was prepared for the Project by Alden Environmental, Inc. (Alden) to evaluate potential impacts to biological resources. This report is included as *Technical Appendix D* of this document, and its findings are incorporated into the analysis presented herein.

5.4.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to biological resources that are applicable to the proposed Project: MM BIO-1 and MM BIO-2. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.13, Policy HEQ-8.8, Policy HEQ-8.9, and Policy HEQ-8.10.

5.4.2 Environmental Review

Threshold a: ***Would the project result in a substantial adverse impact, either directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS?***

GPU EIR Finding: The GPU EIR found that development projects implementing the GPU land use map could affect property that may support special-status plants or wildlife. Implementing projects within the City would adhere to GPU EIR MM BIO-1, requiring a site-specific biological resources survey to confirm presence or absence of special-status plants or wildlife and provide mitigation – where necessary, and GPU EIR MM BIO-2, which established a protocol for surveying for nesting birds prior to commencement of construction as well as procedures to avoid nesting birds (if discovered). Additionally, implementing projects would incorporate GPU Policy HEQ-5.13 (require construction projects that disturb 10,000 s.f. to revegetate graded areas with native or locally appropriate vegetation), Policy HEQ-8.8 (City cooperation with federal, state, and local regulatory agencies and non-profit organizations to promote the responsible stewardship of natural resources and habitats), Policy HEQ-8.9 (avoid adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands), and Policy HEQ-8.10 (require project proponents for development with potential for adverse effects on special-status species to submit study identifying the presence or absence of special-status species). With adherence to applicable GPU policies and MMs, the GPU EIR concluded that impacts to special-status species would be reduced to a less than significant level.

Project Analysis: The Project Site is fully disturbed and has been used for agriculture for the last 30+ years; the Project Site includes active and abandoned structures, pavement, dirt roads, and ornamental landscaping (Google Earth Pro, 2026). As summarized in *Technical Appendix D*, no natural habitats or plant communities are present on the Project Site and the Project Site is not adjacent to any natural, undeveloped areas. No species identified as a candidate, sensitive, or special status species in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) are present on the Project Site. Notwithstanding, the Project Site was found to contain habitat that had the potential to support the burrowing owl and nesting birds.

The proposed Project would comply with GPU Policies Policy HEQ-5.13, Policy HEQ-8.8, Policy HEQ-8.9, and Policy HEQ-8.10, where necessary. The Project, as with all future projects implementing the GPU land use plan, would be required with GPU EIR MM BIO-1. Based on the observed conditions of the Project Site, compliance with GPU EIR MM BIO-1 requires that a preconstruction burrowing owl survey be performed and, if any owls are observed, an avoidance program that complies with CDFW requirements must be implemented. The Project would also be required to comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513, which prohibit the take, possession, or destruction of birds, their nests, or eggs). Additionally, the Project would be required to comply with GPU EIR MM BIO-2, which requires a survey prior to the commencement of site clearing activities to determine if active nests are present on the Project Site (and to implement a program to avoid nests, if any observed). Mandatory compliance with federal, State, and local requirements and regulations, as well as GPU EIR MMs BIO-1 and BIO-2, would ensure that redevelopment of the Project Site would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

GPU EIR Finding: The GPU EIR determined that isolated patches of riparian habitat or other sensitive natural communities may occur on larger undeveloped lots in the City. Projects implementing the GPU land use plan would adhere to GPU EIR MM BIO-1, which requires a site-specific biological resources survey to confirm presence or absence of special-status plants or wildlife and provide mitigation, where necessary. With adherence to GPU EIR MM BIO-1, the GPU EIR concluded that impacts to riparian habitat or other sensitive natural communities would be less than significant.

Project Analysis: All areas of the Project Site are disturbed and either developed, actively used for agricultural activities, or planted with ornamental landscaping; vegetation on the site is limited to ornamental species . Per GPU EIR MM BIO-1, a site-specific Biological Resources Report was prepared for the Project, which determined there are no riparian habitat or other sensitive natural communities on the Project Site (see *Technical Appendix D*).

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project result in substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

GPU EIR Finding: The GPU EIR determined that potential impacts to wetlands and linear drainages in the City would be limited. Development projects implementing the GPU land use plan would adhere to GPU MM BIO-1 which requires a site-specific biological resources survey to confirm presence or absence of state or federal regulated wetlands or waters and provide mitigation, where necessary. With adherence to GPU MM BIO-1, the GPU EIR concluded that the GPU would have a less than significant impact on wetlands.

Project Analysis: The Project Site is disturbed and developed and, per the site-specific Biological Resources Report, does not contain State or federally protected wetlands (see *Technical Appendix D*). Therefore, implementation of the Project would not impact to State or federally protected wetlands through direct removal, filing, hydrological interruption, or other means.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

GPU EIR Finding: The GPU EIR determined that the City generally consists of urban land surrounded by similar urban and developed areas. Wildlife corridors exist within The Preserve area of the City and development would not be allowed in within these wildlife corridors. Development within The Preserve would be subject to The Preserve's Resource Management Plan. Future development under the GPU would comply with the GPU policies in the Health and Environmental Quality Element, which serve to protect wildlife species. With adherence to The Preserve Resource Management Plan (where applicable) and applicable GPU policies, the GPU EIR concluded that implementation of the GPU land use plan would have a less-than-significant impact to the movement of wildlife species.

Project Analysis: Based on the findings in the Project's Biological Resources Report (*Technical Appendix D*), the Project Site is disturbed, developed, and does not support a diversity of native wildlife. The Project is also surrounded by urban land uses and there are no wildlife corridors on or adjacent to the Project Site. Accordingly, development of the Project has no potential to interfere substantially with the ground movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites.

Notwithstanding, the Project Site contains a small number of ornamental trees that are proposed for removal and that could serve as nesting habitat for avian species. If any migratory nesting birds are

observed in any trees on or near the Site during the Project's construction activities, the birds and their active nests would be protected pursuant to federal and State regulations that protect nesting and migratory birds as the Project Applicant would be required to comply with applicable provisions of the Migratory Bird Act (MBTA) and the California Fish and Game Code that protect active bird nesting sites, as well as GPU EIR MM BIO-2. As such, implementation of the Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

GPU EIR Finding: The GPU EIR determined that local policies and ordinances would be maintained with the implementation of the GPU, and that future development allowed by the GPU would be subject to these regulations, including the City's Municipal Code Section 20.19.040 (tree protection ordinance). The GPU EIR also noted that development within The Preserve would be subject to the Resource Management Plan for The Preserve. Additionally, future development under the GPU would comply with the GPU policies in the Health and Environmental Quality Element, which serve to protect biological resources. With adherence to the Resource Management Plan (where applicable), local regulations, and applicable GPU policies, the GPU EIR concluded that the GPU would have a less-than-significant impact related to conflicts with local biological policies.

Project Analysis: Per the Project's Biological Resources Report (*Technical Appendix D*), the Project Site contains a small number of ornamental trees and is otherwise developed with agricultural uses. Municipal Code Section 20.19.040 requires a certified arborist to evaluate and recommend whether any tree with a trunk diameter of 10 inches or greater should be retained or removed. Trees removed as part of the Project would be replaced with a tree species approved by the City's Development Services Director or their designee. Additionally, the Project Site is not within The Preserve and is not subject to the Resource Management Plan. The City does not have any other policies or ordinances protecting biological resources that are applicable to the Project or Project Site. With adherence to Municipal Code Section 20.19.040, the Project would not conflict with any local policies or ordinances protecting biological resources.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold f: ***Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

GPU EIR Finding: The GPU EIR determined that there are three plans related to biological resources in the Chino region: the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the San Bernardino County Riparian Plan Conservation Ordinance, and The Preserve Resource Management Plan. The GPU EIR noted that the City of Chino lies outside of the MSHCP plan area and thus the GPU would not conflict with the plan. The San Bernardino County Riparian Plant Conservation Ordinance protects riparian habitat on private land within the unincorporated areas of San Bernardino County, including the Chino Sphere of Influence (SOI); however, under the San Bernardino County Riparian Plant Conservation Ordinance, the City's SOI is mapped as urban/developed and does not contain any riparian habitat. The GPU EIR found that the Resource Management Plan for The Preserve describes areas to be left as open space serving as buffers to other adjacent areas described for conservation and any development under the GPU and within The Preserve would be subject to the Resource Management Plan. The GPU EIR found that all development under the GPU would be subject to and/or consistent with the regulations in these three documents. Therefore, the GPU EIR concluded that impacts associated with conflicts with regional conservation plans would be less than significant and no mitigation would be required.

Project Analysis: There are no habitat conservation plans or Natural Community Conservation Plans that are applicable to the Project Site (CDFW, 2025), and there are no components of the Project that would result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Accordingly, no impact would occur.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

A Cultural Resources Study (dated November 6, 2025) (BFSA, 2025a) was prepared for the Project by BFSA Environmental Services (BFSA) to identify potential archaeological and historical resources that may be affected by the Project. This report includes the findings from an archaeological pedestrian survey, a cultural records search and sacred lands search, and an inventory of all recorded archaeological and historical resources located on the Project Site and within a one-mile radius of the Project Site. This report is included as *Technical Appendix E* of this document, and its findings are incorporated into the analysis presented herein.

5.5.1 Applicable GPU EIR MMs and GPU Policies

There are two GPU EIR MMs related to cultural resources that are applicable to the proposed Project: MM CUL-1 and MM CUL-2. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy LCC-7.4, Policy LCC-7.7, Policy LCC-7.8, and Policy HEQ-8.7.

5.5.2 Environmental Review

Threshold a: Would the project cause a substantial adverse change in the significance of a historic-era resource pursuant to CEQA Section 15064.5?

GPU EIR Finding: The GPU EIR concluded that policies of the GPU also would protect historic resources, including Policy LCC-2.9 (promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating development downtown), Policy LCC-7.3 (promote the preservation, restoration, and compatible reuse of historically significant structures and sites while accommodating new development), Policy LCC-7.4 (require evaluations of buildings and structures 50 years old and older for potential historic significance prior demolition or significant alteration). Projects implementing the GPU which propose to alter a building or structure in excess of 50 years of age would also be subject to GPU EIR MM CUL-1, which requires evaluation by a qualified architectural historian and prioritizes avoidance and design modifications. Even with implementation of GPU EIR MM CUL-1 and the applicable GPU policies, because full avoidance could not be guaranteed at the program scale, the GPU EIR concluded that impacts to historical resources would be significant and unavoidable. The City adopted a Statement of Overriding Considerations for this impact when certifying the GPU EIR.

Project Analysis: BFSA Environmental Services conducted a cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search encompassed an area of one mile surrounding the Project Site. Based upon the records search results, which is documented in *Technical Appendix E*, nine historic resources have been recorded within one mile of the Project area. The resources include three transmission lines, one single-family property, one farm, one irrigation system, the Cypress Channel, a public utilities property, and a prison; none of these resources are within or adjacent to the Project Site. In conformance with GPU Policy LCC-7.4 and MM CUL-1, the Project's Cultural Resources Study evaluated the following structures within the Project Site as they were 50 years or older: the 13918 Cypress Avenue single-family residence, a standpipe, and an outbuilding located within APN 1021-241-02, and a historic milking parlor within APN 1021-241-01. None of the structures evaluated are associated with any historic figures or events or contain any unique distinctive architectural elements, and the Cultural Resources Study determined that they are not historically significant under CEQA.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?

GPU EIR Finding: The GPU EIR found that, although a records search identified 45 archaeological resources within the GPU planning area, development under the GPU would be mainly in urbanized, disturbed areas and unlikely to possess buried archaeological resources. Future development under the GPU would comply with GPU policies related to archaeological resources, including, but not limited to, Policy LCC-7.7 (compliance with federal and state regulations and best practices to protect and mitigate impacts to archaeological resources) and Policy HEQ-8.7 (requires cultural resource assessments prior to the approval of development proposals). Additionally, implementing projects would comply with GPU EIR MM

CUL-2 which requires a cultural resources assessment to confirm the presence or absence of archaeological resources and recommend mitigation measures, if necessary. Compliance with the applicable GPU policies and GPU EIR MM CUL-2 would ensure that impacts related to archaeological resources are less than significant.

Project Analysis: BFSA conducted a cultural resources inventory of the Project Site, which included a records search through the SCCIC at CSU Fullerton. According to the archival records search (see *Technical Appendix E*), nine cultural resources (all of which are historic resources, as discussed in the response to Threshold "a" above) have been previously recorded and 28 cultural resource studies have been conducted within a one-mile radius of the Project Site; no cultural resources have been recorded within the Project Site. Additionally, the records search and literature review suggest a low potential for discovery of prehistoric sites within the Project Site, and a Sacred Lands File search results were negative for the presence of a sacred site within the Project Site.

Although, as noted above, the likelihood of discovering prehistoric archaeological on the Project Site is low, it is possible that grading and excavation activities on the Project Site may uncover previously unknown archaeological resources that may be buried beneath the soil surface. The Project would be required to comply with GPU EIR MM CUL-2, which requires development projects to prepare and implement (as needed) a construction monitoring and data recovery program to ensure that important archaeological resources are adequately protected. Consistent with the conclusion reached by the GPU EIR, compliance with GPU EIR MM CUL-2 would ensure that impacts associated with the potential discovery of archaeological resources associated with redevelopment of the Project Site would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

GPU EIR Finding: The GPU EIR concluded that there are no known cemeteries or burial sites with the City; however, future development implementing the GPU may have the potential to encounter undiscovered human remains. All development within the City would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097 which require appropriate treatment of human remains discovered during development projects and Native American consultation, when applicable. GPU Policy LCC-7.8, which requires that Native American skeletal remains be treated with sensitivity and dignity, would also be applicable to future development projects. Compliance with GPU Policy LCC-7.8 and the applicable laws related to the discovery of human remains would ensure that impacts to human remains would be less than significant.

Project Analysis: The Project Site does not contain a known cemetery or burial site. In the unlikely event that human remains are discovered during Project grading or other Project-related ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 as well as Public Resources Code Section 5097 *et. seq*. GPU Policy LCC-7.8,

which reflects the provisions of these codes, would also apply to the Project. According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. With mandatory compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 et seq., as well as GPU Policy LCC-7.8, redevelopment of the Project Site would result in less-than-significant impacts to human remains.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, features, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:***

- ***i) Listed or eligible for listing in the CRHR, or in a local register or***
- ***ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision c of PRC Section 5024.1?***

GPU EIR Finding: The GPU EIR disclosed that most areas to be developed under the GPU are urbanized or former agricultural sites which have been disturbed; however, there may still be a potential for discovering buried tribal cultural resources. Future development would be required to comply with GPU policies related to tribal cultural resources, including GPU Policy LCC-7.7 (comply with regulations and best practices protecting and mitigating impacts to cultural and tribal cultural resources) and Policy HEQ-8.7 (cultural resource assessments). Additionally, the GPU EIR notes that MM CUL-2 would be applicable, which requires proposed ground disturbing projects implementing the GPU to determine the presence or absence of archaeological resources and implement a monitoring an data recovery program to ensure that resources that may be buried – and could be uncovered during construction activities – are adequately protected. With adherence to the relevant GPU policies and GPU EIR MM CUL-2, impacts to tribal cultural resources would be less-than-significant.

Project Analysis: As required by GPU EIR MM CUL-2 and GPU Policy HEQ-8.7, a Cultural Resources Study was performed for the Project. Results of the Cultural Resources Study show that the Project Site does not have any resources listed or eligible for listing in the California Register of Historical Resources, or in any local register of historical resources. Accordingly, the Project would not impact a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

Additionally, the Project Site is highly disturbed and no tribal cultural resources are known to exist on the Project Site. Notwithstanding, the Project would be subject to GPU Policy LCC-7.7, which requires compliance with federal and State regulations for protecting and mitigating impacts on cultural and tribal cultural resources. Compliance with GPU Policy LCC-7.7 and Policy HEQ-8.7 and MM CUL-2 would ensure implementation of the Project would not result in any new or more severe significant impacts to tribal cultural resources than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.6 ENERGY

An Energy Analysis (dated January 6, 2026) (Urban Crossroads, 2026c) was prepared for the Project by Urban Crossroads, Inc. (Urban Crossroads) to evaluate potential energy impacts that could result from the Project's construction and operation. This report is included as *Technical Appendix F* of this document, and the findings are incorporated into the analysis presented herein.

5.6.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to energy. The following GP policies related to energy are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.5, Policies INF-1.1 through 1.4, Policy INF-3.5, Policies INF-3.7 and 3.8, Policies INF-4.4 through 4.5 and 4.8 through 4.10, and Policy INF-4.11.

5.6.2 Environmental Review

Threshold a: ***Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

Threshold b: ***Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

GPU EIR Finding: The GPU EIR disclosed that implementation of the GPU land use plan would consume energy resources during construction and operation (including natural gas and electricity) but concluded that future development and redevelopment under the GPU would not result in a wasteful and inefficient use of energy resources, and impacts would be less than significant.

Project Analysis: Project construction would represent a "single-event" demand and would not require on-going or permanent commitment of energy resources; construction would consume energy through operation of construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings and lighting. The energy resources consumed during Project construction are calculated to include 12,698 gallons of gasoline and diesel combined for construction and worker vehicle operation during construction and 53,786 gallons of diesel fuel for on-site construction equipment (diesel and gasoline) (refer to *Technical Appendix F*). The amount of energy and fuel use anticipated by the Project's construction activities are typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or unnecessarily energy intensive.

During Project operation, energy would be consumed by heating and cooling, refrigeration, lighting, and electronics for residential purposes. The Project's operations and maintenance energy demands are estimated to be 1,720,934 kilo British Thermal Units (kBTU) of natural gas per year, 418,529 kilowatt hours (kWh) of electricity per year, and 66,390 gallons of fuel per year (diesel and gasoline) (refer to *Technical Appendix F*). The Project's anticipated energy demands during operations are comparable to other residential projects of similar scale and configuration. Further, the Project is required by law to comply with CALGreen, which would minimize the Project's demand for energy, including energy produced from non-renewable resources.

The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. Additionally, the Project would be subject to all applicable State and local policies, regulations, and plans related to energy or energy efficiency (including the applicable GPU policies as listed above), and there are no components of the proposed Project that have the potential to conflict with such policies, regulations, or plans.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.7 GEOLOGY/SOILS

LGC Geotechnical, Inc. (LGC) prepared a Geotechnical Evaluation (dated October 31, 2025) (LGC, 2025) to evaluate the geotechnical conditions of the subject property, identify any geological hazards, and provide recommendations for the future development of the Project. BFSA Environmental Services (BFSA) prepared a Paleontological Assessment (dated November 6, 2025) (BFSA, 2025b) to evaluate the Project Site's potential to yield paleontological resources through review of paleontological literature, fossil locality records, and underlying geology. These reports are included as *Technical Appendices G* and *H*, respectively, and the findings are incorporated into the analysis presented herein.

5.7.1 Applicable GPU EIR MMs and GPU Policies

GPU EIR MM GEO-1 would be applicable to the proposed Project. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policies HSN-1.2 through HSN-1.4.

5.7.2 Environmental Review

Threshold a: ***Would the Project expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:***

- ***i. rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***
- ***ii. strong seismic ground shaking?***
- ***iii. seismic-related ground failure, including liquefaction?***
- ***iv. Landslides***

Threshold c: ***Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

GPU EIR Finding: The GPU EIR disclosed that there are major regional faults in the vicinity of the City and mapped landslide zones in the southern portion of the City. Municipal Code Titles 15 and 19 include requirements for future development projects to address geologic hazards, including a requirement for development projects to submit site-specific soil investigations and geological hazards reports which include a geologic mitigation plan. Additionally, the City would implement a City-wide All-Hazard Mitigation Plan, which would allow the City to prepare for and proactively minimize hazards from seismic-related events. Implementing projects would also comply with GPU Policies HSN-1.2 through HSN-1.4, which require all future development demonstrate that the project design, construction plan, and structural components conform to the mitigation recommended by the site-specific geotechnical report. The GPU EIR concluded that, with compliance with Municipal Code Titles 15 and 19, the All-Hazard Mitigation Plan, and GPU Policies HSN-1.2 through HSN-1.4, impacts due to seismic hazards or unstable geologic units or soils would be less than significant and no mitigation would be required.

Project Analysis: The Project Site is not located within any Alquist-Priolo earthquake fault zone, and there are no known faults on the Project Site (see *Technical Appendix G*). Accordingly, the Project would not expose people or structures to adverse effects related to the rupture of an earthquake fault.

The Project Site is in a seismically active area of Southern California and is anticipated to experience strong ground shaking during the Project's lifetime. This risk is not considered substantially different than that of other similar properties in the Southern California area. The Project is required to adhere to standard engineering practices and design criteria relative to seismic and geologic hazards in accordance with the California Building Code (CBC) and the Chino Building Code, which is based on the CBC with local amendments. The CBC and Chino Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and these standards have been specifically tailored for California earthquake conditions. In addition, the CBC (Chapter 18), Municipal Code Titles 15 and 19, and GPU Policies HSN-1.2 through HSN-1.4 require development project sites to be analyzed in geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations to preclude adverse effects involving

unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems. The Project Applicant retained LGC, a professional geotechnical firm, to prepare a Geotechnical Evaluation for the Project (see *Technical Appendix G*). The Geotechnical Evaluation provides recommendations for site grading practices, use of fill materials, and foundation design to maximize the stability and structural integrity of on-site structures in the event of an earthquake. In conformance with Municipal Code requirements, the City will condition the Project to comply with the site-specific ground preparation and construction recommendations contained in *Technical Appendix G*. With mandatory compliance with these standard and site-specific design and construction measures, implementation of the Project would not directly or indirectly expose people or structures on the Project Site to substantial adverse effects, including loss, injury or death, involving seismic ground shaking.

According to the Project's Geotechnical Evaluation (*Technical Appendix G*), the Project Site is mapped as having a low potential for liquefaction and, based on LGC's observations of Project Site soils, the potential for liquefaction and lateral spreading is considered very low. Accordingly, the Project would not expose people or structures seismic related ground-failure, including liquefaction.

The Project Site is virtually flat and contains no substantial natural or man-made slopes under existing conditions. Additionally, there are no substantial natural or man-made slopes in the Project Site vicinity. Accordingly, the Project Site is located in an area with a low potential for landslides.

The Project Site contains isolated dry sandy layers that could experience settlement. The Project's Geotechnical Investigation contains design, grading, and construction recommendations to address potential stability hazards of soils on the Project Site (refer to *Technical Appendix G*). The Project would be required to implement the recommendations within the Project's Geotechnical Evaluation pursuant to Municipal Code Titles 15 and 19 and GPU Policies HSN-1.2 through HSN-1.4. With mandatory compliance with the recommendations identified in the Project's Geotechnical Investigation, the Project would not expose people or structures to significant hazards related to unstable soils.

Compliance with the CBC, Municipal Code Titles 15 and 19, GPU Policies HSN-1.2 through HSN-1.4, and the recommendations of the Geotechnical Evaluation would ensure that impacts due to seismic hazards or unstable geologic units or soils would not be more severe than discussed in the GPU EIR

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project result in substantial soil erosion or the loss of topsoil?

GPU EIR Finding: The GPU EIR found that there are areas in the City are supported by soils with moderate to high erosion potential, and that implementation of the GPU could increase the potential to expose topsoil to erosion. Projects implementing the GPU would comply with GPU Policy HSN-1.4, which provides requirements for future development that maximize soil stability and erosion prevention, as well as provisions of the Municipal Code related to preparation and approval of site-specific geotechnical studies. Due to mandatory compliance with the Municipal Code and GPU Policy HSN-1.4, the risks of soil erosion were determined to be less than significant, and no mitigation would be required.

Project Analysis: The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and/or long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in substantial effects related to soil erosion or the loss of topsoil. Implementation of the Project would not result in any new impacts or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Construction Activities

Project construction would involve demolition, grading, paving, utility installation, building construction, and landscaping installation, which has the potential to temporarily expose on-site soils and could be subject to erosion during rainfall events or high winds. Pursuant to State Water Resources Control Board requirements, the Project Applicant would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific storm water pollution prevention plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control MMs (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges during construction. In addition, the Project would be required to comply with SCAQMD Rule 403 and the Chino Municipal Code (Section 19.09.030), which establish requirements for the control of dust during construction (including wind erosion). With mandatory adherence to the requirements noted in the Project's SWPPP, as well as applicable regulatory requirements, there would be no potential for substantial water and/or wind erosion impacts during Project construction. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion than previously disclosed in the GPU EIR.

Operational Activities

Upon Project build-out, the Project Site would be redeveloped with 55 single-family residential units and would feature landscaped open spaces and paved, impervious surfaces, resulting in an increase in impervious surface. With an overall reduction in impervious surface, potential for soil erosion would be lower when compared to existing conditions. Additionally, stormwater runoff from the Project Site would be captured and treated to reduce waterborne pollutants (including sediment). Stormwater on the Project Site would be routed first to detention chambers on the southwestern portion of the Site and then off-site to the municipal storm drain system.

The City's Municipal Storm Water Permit will require the Project Applicant to prepare and implement a Water Quality Management Plan (WQMP, see Municipal Code Section 13.25.500). The WQMP is required to identify an effective combination of erosion control and sediment control MMs (i.e., BMP) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater discharges. The Preliminary WQMP for the Project is attached hereto as *Technical Appendix L*. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Because the Project would be required to utilize erosion and sediment control MMs to preclude substantial, long-term soil erosion and loss of topsoil, substantial soil erosion would not occur.

Conclusion

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR,

no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

GPU EIR Finding: The GPU EIR indicated that most soils in the City have low potential for expansion and compaction, with exception of soils in the southern and northwestern portions of the City with moderate potential for expansion and compaction. However, future development would comply with Municipal Code regulations that require the preparation and approval of site-specific soil and geologic hazard studies as well as GPU Policy HSN-1.4, which requires soil testing and soil stabilities measures. The GPU EIR concluded that compliance with the Municipal Code and GPU Policy HSN-1.4 would ensure that impacts related to expansive soils would be less than significant, and no mitigation would be required.

Project Analysis: As summarized in the Project Geotechnical Investigation (see *Technical Appendix G*), soil samples were collected from the Project Site and subjected to laboratory analysis to determine their expansion potential. According to the results of the laboratory analysis, the soils on the Project Site have a "very low" to "low" expansion potential. Accordingly, the Project would not create substantial risks to life and property due to the presence of expansive soils.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

GPU EIR Finding: The GPU EIR indicated that future development under the GPU would be connected to the public wastewater collection system. Consequently, the GPU EIR concluded that there would be a less-than-significant impact associated with soils that are inadequate to support the use of septic system, and no mitigation would be required.

Project Analysis: The Project does not propose the use of septic tanks or alternative wastewater disposal systems. Accordingly, no impact would occur. The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold f: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

GPU EIR Finding: The GPU EIR determined that high sensitivity areas for paleontological resources are generally located in the southern portion of the City. However, construction activities for future development under the GPU may disturb native soils and unearth previously undiscovered paleontological resources. GPU EIR MM GEO-1 requires a paleontological resources evaluation for projects determined to have potential for impacts on paleontological resources, and the implementation of a paleontological monitoring and resource recovery program (if needed). The GPU EIR determined that incorporation of GPU EIR MM GEO-1 would reduce potential impacts on paleontological resources to a less than significant level.

Project Analysis: According to the Project's Paleontological Assessment (see *Technical Appendix H*), Pleistocene older alluvial fan deposits beneath the Project Site have a high paleontological potential for terrestrial vertebrate fossils. The Project would be subject to compliance with GPU EIR MM GEO-1, which recommends paleontological monitoring during project construction. Additionally, future development also would be subject to compliance with PRC Section 5097.5, which prohibits the removal, destruction, injury, and defacement of paleontological resources and features. Mandatory compliance with GPU EIR MM GEO-1 and PRC Section 5097.5 would ensure that potential impacts to paleontological resources associated with the redevelopment of the Project Site would be reduced to less-than-significant levels.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.8 GREENHOUSE GAS EMISSIONS

An AQ/GHG Assessment (dated January 6, 2026) (Urban Crossroads, 2026a) was prepared for the Project by Urban Crossroads to quantify the GHG emissions that would result from Project-related construction and operational activities. This report is included as *Technical Appendix B* of this document, and its findings are incorporated into the analysis presented herein.

5.8.1 Applicable GPU EIR MMs and GPU Policies

GPU EIR MM GHG-1 is applicable to the proposed Project. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HEQ-5.7, Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policies INF-4.8 through INF-4.10, Policy INF-4.13, and Policy INF-5.10.

5.8.2 Environmental Review

Threshold a: Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

GPU EIR Finding: The City of Chino adopted the 2020-2030 Climate Action Plan (CAP) on November 17, 2020. The 2020-2030 CAP is in effect and applicable to all new development in the City. In addition, the

GPU EIR identified numerous GPU policies that would directly or indirectly reduce GHG emissions, including Policies INF-1.1 through INF-1.4 (improve regional connectivity); Policies INF-2.1, INF-2.2, INF-2.5 through INF-2.7, and INF-2.10 through INF-2.15 (comprehensive transportation system); Policies INF-3.5 through INF-3.8 (transportation system management); Policies INF-3.14 through INF-3.18 (TDM); Policies INF-3.19 through INF-3.22 (parking management); Policies INF-4.1 and INF-4.2 (active transportation); Policies INF-4.4 through INF-4.10 (pedestrian circulation); Policies INF-4.11 through INF-4.14 (bicycle circulation); Policies INF-4.15 and INF-4.16 (transit access); Policies INF-5.5, INF-5.7, and INF-5.10 (safe, efficient goods movement); Policy HEQ-5.7 (incorporation of technologies, materials, and design to minimize pollution in private development); and Policy HEQ-5.9 (fuel-efficient and low emissions City fleet vehicles). Development under the GPU would also comply with GPU Action HEQ-5.a, which requires the City to use the CAP to guide actions and investments aimed at reducing GHG emissions community-wide, and mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6). The GPU EIR concluded that although the GPU includes objectives, policies, and actions that would reduce greenhouse gas (GHG) emissions, GHG emissions associated with buildout of the project, would exceed the assumptions used in the City's CAP.

To mitigate GHG emissions to the maximum feasible extent, the GPU EIR included MM GHG-1, which requires all future development in the City to demonstrate consistency with the CAP. Even with implementation of GPU EIR MM GHG-1, the GPU EIR concluded that future GHG emissions would be a significant and unavoidable impact of the GPU and a Statement of Overriding Considerations was adopted for this impact.

Project Analysis: Compliance with the CAP would enable the City to achieve GHG emissions reductions mandates required by State law**;** implementation of the CAP would achieve the GHG emissions reduction mandate of Senate Bill 32 (SB 32) and would put the City on a path to achieving the State's goal of carbon neutrality by 2045. Pursuant to the analysis streamlining provisions of the CEQA Guidelines, all projects that comply with the City's CAP are considered to have a less than significant individual and cumulative impact related to GHG emissions.

The Project's annual GHG emissions are summarized in Table 5-5, *Project GHG Emissions*. As shown, the Project would generate a net total of approximately 812.14 $MTCO_2e$ per year, which is less than the SCAQMD screening threshold for residential projects.

Table 5-5 Project GHG Emissions

Source	Emissions (MT/yr)				
	CO_2T	**CH_4**	**N_2O**	**Refrigerants**	**Total CO_2E**
Annual construction-related emissions amortized over 30 years	21.47	1.00E-03	6.67E-03	4.33E-03	21.67
Mobile Source	580.00	0.03	0.03	0.74	591.00
Area Source	14.10	0.00	0.00	0.00	14.10
Energy Source	157.00	0.01	0.00	0.00	158.00
Water Usage Source	8.05	0.08	0.00	0.00	10.50
Waste Source	4.74	0.47	0.00	0.00	16.60
Refrigerants Source	0.00	0.00	0.00	0.27	0.27
Total CO_2E (All Sources)	**812.14**				
SCAQMD Screening Thresholds	3,000				
Threshold Exceeded?	**NO**				

Source: (Urban Crossroads, 2026a, Table 10)

The CAP requires all development projects subject to CEQA review – including the proposed Project – to comply with the CAP by incorporating design measures that would achieve a score of 100 points from the CAP Screening Table or to incorporate comparable design measures to reduce GHG emissions as outlined in the Chino Municipal Code. In accordance with GPU EIR MM GHG-1, the City would apply a condition of approval to the Project – as would be applied to all development projects in the City – to comply with the design standards in the CAP and Chino Municipal Code. Mandatory compliance with the CAP would further reduce Project-related GHG emissions. The Project would not generate GHG emissions that have a significant effect on the environment. Accordingly, the Project's GHG emissions do not represent a new, significant air quality impact or an increase in the severity of a significant air quality impact previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?

GPU EIR Finding: The GPU EIR determined that the GPU would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs. Notwithstanding, the growth anticipated by the GPU would exceed the assumptions of the CAP and would result in substantial GHG emissions. In order to mitigate GHGs to the maximum feasible extent, the GPU EIR included MM GHG-1, which requires all future development in the City to demonstrate consistency with the CAP. Even with implementation of GPU EIR MM GHG-1, the GPU EIR concluded that impacts due to GHG emissions would be a significant and unavoidable impact of the GPU and a Statement of Overriding Considerations was adopted to this impact

Project Analysis: The Project would implement the GPU land use plan and would be required to comply with all applicable GPU policies; the GPU EIR found that compliance with these policies would avoid a conflict with applicable GHG-reducing plans, policies and regulations. In addition, the Project's AQ/GHG Assessment (see *Technical Appendix B*) demonstrates that the Project would be consistent with the City's CAP and would not conflict with or otherwise obstruct implementation of the CAP, which would achieve goals and objectives established by applicable GHG emissions reductions plans and policies, including AB 32, SB 32, and international efforts to reduce GHG emissions.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

A Phase I Environmental Site Assessment (Phase I ESA) was prepared by Enercon Services, Inc. (Enercon) (dated March 6, 2025) (Enercon, 2025a) to determine the presence/absence of hazards and hazardous materials on the Project Site. A Phase II Investigation (Phase II) was prepared by Enercon (dated April 30,

2025) (Enercon, 2025b) to resolve the environmental concern related to residual pesticides and agricultural metals as identified in the Phase I ESA. A Limited Asbestos Survey was prepared by L.Y. Environmental, Inc. (L.Y.) (dated April 1, 2025) (L.Y., 2025) to determine the presence or absence of asbestos in the existing structures. These reports are included as *Technical Appendix I, J, and K*, respectively, of this document, and their findings are incorporated in the analysis presented herein.

5.9.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to hazards and hazardous materials. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.17, Policy HSN-1.21, GPU Policy HSN 1.25, Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.36, Policy HSN-3.4, and Policy HSN-4.1.

5.9.2 Environmental Review

Threshold a: ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Threshold b: ***Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Threshold c: ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

GPU EIR Finding: The GPU EIR determined that construction or operation of projects under the GPU would require common hazardous materials in small quantities and would not pose a significant hazard to the public or environment. The GPU included a number of goals and policies that would reduce the potential to expose the public to hazardous materials. These include GPU Policies HSN-1.23 through Policy HSN-1.26 related to hazard protection, remediation, storage, and management. Additionally, all future projects implementing the GPU would comply with SCAQMD Rule 1403 (asbestos emissions during building demolition and renovation); CCR Title 22, Division 4.5 (removal of hazardous materials during demolition activities); and CCR Title 8, Section 1529 (limits, exposure monitoring, respiratory protection, and good working practices during construction). As concluded in the GPU EIR, with implementation of State and regional regulations and the applicable GPU policies, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant and no mitigation would be required.

Project Analysis: The Project Site is occupied by agricultural uses and has historically been used for agriculture. Enercon performed a comprehensive Phase I investigation, including site reconnaissance, historical database research, and interviews with a Site owner representative and occupant, to identify potential recognized environmental conditions (RECs) that may pose potential environmental risks associated with the Project Site (see *Technical Appendix I*). The Phase I ESA determined that the current and historical agricultural use of the Project Site is considered a REC due to the potential for the presence of residual pesticides, agricultural metals, and methane gas. Additionally, due to the age of the structures on the Project Site, the Phase I ESA identified the potential for the presence of asbestos containing materials (ACM) and lead-based paint (LBP).

The Phase I ESA recommended further investigation to determine the presence or absence of residual pesticides and agricultural metals; this was completed as part of the Project's Phase II ESA and is presented as *Technical Appendix J* of this document. The Phase II investigation determined that the Project Site was not impacted by organochloride pesticides, lead, arsenic, or organophosphorus pesticides, and no further investigations or remediation would be required.

Additionally, the Phase I ESA recommended the completion of a methane gas survey following removal of on-site soils during grading and implementation of any mitigation recommended by this survey. This would be performed during the Project's construction phase in accordance with the City's methane assessment and mitigation policy, which is a standard City requirement for all property that was once used as a dairy, poultry ranch, hog ranch, livestock food operation, manure stock pile site, manure burial site, and/or agricultural pond. If soil methane levels were found to exceed a certain level, then the Project – as with any other affected development project in the City – would be required to implement a mitigation program that complies with the performance criteria outlined in the City's methane assessment and mitigation policy to reduce soil methane levels to acceptable levels.

The Phase I ESA also recommended a Project-specific asbestos and LBP survey, and that any ACM or LBP be removed or stabilized prior to demolition of the existing structures. A Limited Asbestos Survey (*Technical Appendix K)* was conducted and determined that materials tested were not considered ACM. An LBP survey has not yet been conducted and would be required prior to demolition of the existing on-site structures. If LBP is found on the Project Site, its removal, handling, and disposal would be required to comply with applicable local, State, and federal laws.

Heavy equipment would be used on the Project Site during the Project's construction, which would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be present on the Project Site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to SCAQMD Rule 1403; CCR Title 22, Division 4.5; and CCR Title 8, Section 1529. GPU Policy HSN 1.25 would also be applicable and requires the proper storage and disposal of hazardous materials.

Operation of the proposed Project would involve the use of common materials that are not acutely hazardous, and that would be used in limited quantities. Additionally, operation of the proposed Project, including the routine transport, use, or disposal of hazardous materials, is required to be conducted in accordance with applicable federal, State, regional, and local regulations. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials or through release of hazardous materials during Project construction or operation.

The closest school to the Project Site is Edwin Rhodes Elementary School, located at 6655 Schaefer Avenue, approximately 0.19 mile northeast of the Project Site. The Project Applicant would redevelop the Project Site with a use that is consistent with the existing underlying land use designation and zoning. As

fully discussed above, the Project would be required to comply with all applicable federal, State, and regional regulations related to the routine transport, use, and disposal of hazardous materials, substances, or waste. Additionally, the Project would be subject to compliance with all applicable GPU policies related to reducing potential exposure of the public to hazardous materials. With mandatory compliance with federal, State, regional, and local regulations, impacts would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?***

GPU EIR Finding: The GPU EIR identified 26 hazardous materials sites within the City (none of which include the Project Site). New development or redevelopment under the GPU would comply with federal, State, and regional requirements related to hazardous materials sites, including but not limited to SCAQMD Rule 1403 (asbestos emissions during building demolition and renovation); CCR Title 22, Division 4.5 (removal of hazardous materials during demolition activities); CCR Title 8 (limits, exposure monitoring, respiratory protection, and good working practices during construction); and provisions of the California Health and Safety Code related to management and disposal of hazardous materials. Additionally, GPU Policy HSN 1.25 (proper storage and disposal of hazardous materials) would be applicable to implementing projects under the GPU. The GPU EIR determined that with compliance with applicable federal, State, regional, and local regulations, impacts would be less than significant, and no mitigation would be required.

Project Analysis: Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC), the State Department of Health Services, State Water Resources Control Board, and the State Department of Resources Recycling and Recovery to maintain a list of hazardous materials sites that fall within specific, defined categories. According to the records search, the Project Site was listed on several environmental databases; these listings were related to former onsite underground storage tanks and permitted handling of hazardous materials and wastewater discharges. Per the Phase I ESA regulatory records review, do not identify the Project Site as a source of contamination, hazardous materials release, or the location of a hazardous materials violation (refer to *Technical Appendix I*). Although the Project Site is listed on environmental databases due to its current and historical agricultural uses, none of the databases where the Project Site is listed fall within the categories regulated by Government Code Section 65962.5. The proposed Project would also comply with all applicable State, regional, and local regulations related to hazardous materials, including SCAQMD Rule 1403, CCR Title 8, California Health and Safety Code, and GPU Policy HSN 1.25. Implementation of the Project would not result in any new or more severe significant impacts related to being included on a list of hazardous materials site than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

GPU EIR Finding: The GPU EIR determined that the GPU would be compatible with the Chino Airport. Implementing projects under the GPU would be subject to the requirements under FAR Part 77, as well as applicable GPU policies and actions related to airport hazards such as Policy HSN-1.29 (exposure to excessive noise), Policy HSN-1.31 (community noise compatibility standards), Policy HSN-1.32 (noise study and mitigation measures), Policy HSN-1.36 (reduce noise impacts on new development), Policy HSN-4.1 (safety zone land use and noise compatibility criteria), and Action HSN-4.a (incorporate noise exposure standards into Chino ACLUP). The GPU EIR concluded that with implementation of GPU policies and compliance with applicable regulations, potential impacts related to airport hazards would be less than significant, and no mitigation would be required.

Project Analysis: The nearest airport to the Project Site is Chino Airport, located approximately 1.4 miles to the southeast. According to GPU Figure 4.7-2, *Chino Airport Overlay and Safety Zones*, the Project Site is not located within any safety zone for the Chino Airport, indicating the subject property is not subject to hazards associated with airport operations. Per GPU EIR Figure 4.10-2, *Airport Noise Contours*, the Project Site is located outside the existing 65 decibel Community Noise Equivalence Level (dBA CNEL) noise level contour boundaries for Chino Airport, which indicates that the Project Site would not be exposed to excessive noise levels from airport operations. Thus, the Project would comply with GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, HSN-1.36, and HSN-4.1 which are related to excessive noise and airport safety. The Project would not result in a safety hazard or excessive noise for people residing at the Project Site, and impacts would be less than significant.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold f: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

GPU EIR Finding: Future development under the GPU would be consistent with the 2025 City of Chino Local Hazard Mitigation Plan (LHMP) and Municipal Code Chapter 15.32 (Fire Code), as well as GPU policies related to emergency response including, but not limited to, Policies HSN-1.19 and HSN-1.20 (emergency response and evacuation in FHSZs), and Policies HSN-3.1 through Policy HSN-3.9 (effective emergency response). The GPU EIR determined that, with compliance with local regulations and the applicable GPU policies, there would be a less than significant impact related to interference with an adopted emergency response plan or emergency evacuation plan and no mitigation would be required.

Project Analysis: The Project Site does not contain any emergency facilities nor is it identified by the GPU or the City's *Local Hazard Mitigation Plan* as an emergency evacuation route by any emergency response

plans or emergency evacuation plans. During construction and at Project build out, adequate emergency vehicle access would be required to be always maintained. As part of the City's discretionary review process for the proposed Project, the City staff and the Chino Valley Fire District reviewed the Project's plans and found that appropriate emergency ingress and egress is available to and from the site to ensure public safety, consistent with GPU Policy HSN-3.4, and did not identify any Project component that would substantially impede emergency response times in the local area. Accordingly, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impacts would occur. Implementation of the Project would not result in any new or more severe significant impacts related to impairment of or physical interference with an adopted emergency response or evacuation plan than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold g: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

GPU EIR Finding: The GPU EIR noted that future development or redevelopment in the City could within a fire hazard safety zone (FHSZ). Future implementing projects would comply with all applicable building regulations under the California Building Code and the California Fire Code. Additionally, GPU policies related to fire hazards would be applicable to all projects implementing the GPU, including, but not limited to, GPU Policies HSN-1.14 through HSN-1.19 and Policy HSN-1.21 (hazard protection). As such, the GPU EIR concluded that impacts due to wildland fire hazards would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. In addition, maps published by the California Department of Forestry and Fire Protection (CAL FIRE) in 2025 do not identify the Project Site within a fire hazard severity zone. Accordingly, the Project is compliant with GPU Policy HSN-1.17 and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands and no impact would occur. Implementation of the Project would not result in any new or more severe significant impacts related to wildland fires than previously disclosed in the GPU EIR.

In addition, the Project would comply with GPU Policy HSN-1.21 as the proposed residential units would be at least 100 feet from the high voltage power lines within an SCE easement to the south of the Project Site. Additionally, projects implementing the GPU, such as the proposed Project, would adhere to all applicable building regulations set forth in the California Building Code and the California Fire Code. GPU Policies HSN-1.14 through HSN-1.16, Policy HSN-1.18, and Policy HSN-1.19 would not be applicable as some of the policies are the City's responsibility, not individual projects, and the proposed Project is not within a FHSZ.

The Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no

potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.10 HYDROLOGY/WATER QUALITY

A Preliminary Water Quality Management Plan (WQMP) (dated November 19, 2025) (MDS, 2026a) and a Drainage Study (dated November 19, 2025) (MDS, 2026b) were prepared for the Project by MDS Consulting (MDS). The purpose of the Preliminary WQMP is to help identify pollutants of concern, establish the BMP for the Project to minimize the release of pollutants of concern, and establish long term maintenance responsibilities for the Project's water quality features. The Drainage Study identifies drainage patterns and off-site flows tributary to the Project Site and evaluates post-development runoff conditions. The reports are included as *Technical Appendices L* and *M*, respectively, of this document and their findings are incorporated into the analysis presented herein.

5.10.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to hydrology and water quality. The following General Plan policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.4, Policy HSN-1.6, Policy HSN-1.9, and Policy HSN-1.10.

5.10.2 Environmental Review

Threshold a: ***Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?***

GPU EIR Finding: The GPU EIR disclosed that water quality could be impacted by the construction activities and long-term runoff contamination associated with future development allowed under the GPU. However, the GPU EIR notes that such future development would be required under the statewide Construction General Permit to prepare a Storm Water Pollution Prevention Plan (SWPPP) which contains construction BMPs, and under Municipal Code Section 13.25.500 to prepare a WQMP that incorporates post-construction BMPs. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with applicable GPU Policy HSN-1.9 related to infiltration BMPs. Accordingly, the GPU EIR concludes that impacts due to violation of water quality standards or waste discharge requirements would be less than significant and no mitigation would be required.

Project Analysis: As demonstrated in the analysis below, the Project would not violate any water quality standards or waste discharge requirements. The Project would not result in any new or more severe significant impacts related to water quality standards or discharge requirements than previously disclosed in the GPU EIR.

Construction Activities

Construction of the proposed Project would involve site preparation, demolition, grading, building construction, architectural coating, and paving. Construction activities would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and solvents, and other chemicals with the potential to adversely affect water quality.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) and the City of Chino (Municipal Code Chapter 13.25), the Project would be required to obtain coverage under the State's General Construction Storm Water Permit for construction activities (NPDES permit). The NPDES permit is required for all development projects that include construction activities, such as clearing, grading, and/or excavation, that disturb at least one (1) acre of total land area. In addition, the Project Applicant would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP will specify the BMPs that the Project's construction contractors would be required to implement during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities.

Operational Activities

To meet the requirements of the City's Municipal Storm Water Permit – and in accordance with Chino Municipal Code Section 13.25.500 – the Project Applicant would be required to prepare and implement a WQMP. A WQMP is a site-specific post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. The Project's Preliminary WQMP, prepared by MDS, is included as *Technical Appendix L* of this document. As identified in the Preliminary WQMP, the Project is designed to include structural source control BMPs consisting of infiltration chambers, which would comply with GPU Policy HSN-1.9, and self-treating landscape areas, as well as operational source control BMPs (including but not limited to**:** landscape management BMPs, employee training, and regular catch basin inspection) to minimize, prevent, and/or otherwise appropriately treat stormwater runoff flows before they are discharged into the City's storm drain system. Compliance with the Preliminary WQMP would be required as a condition of approval for the Project. Long-term maintenance of on-site water quality features also would be required as a condition of approval to ensure the long-term effectiveness of all on-site water quality features.

Based on the foregoing analysis, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during long-term operation.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

GPU EIR Finding: The GPU EIR indicated that buildout of the GPU would result in an increase in impervious surfaces and could reduce groundwater recharge rates. Future development under the GPU would comply

with Municipal Code Section 13.25, which requires the reduction of pollutants in stormwater runoff, and with GPU Policy HSN-1.9, which requires infiltration BMPs. Therefore, the GPU EIR concluded that there would be a less-than-significant impact on groundwater quality and recharge and no mitigation would be required.

Project Analysis: The Project's proposed on-site water system would be required to connect to the City of Chino's municipal water system; therefore, no water wells would be constructed on the Project Site, and the Project would not directly extract groundwater resources.

The Project Site is mostly pervious under existing conditions and implementation of the Project would substantially increase the area of impervious surfaces to the subject property which, in turn, could reduce the property's ability to infiltrate surface water into the Chino groundwater basin. Development of the subject property was already anticipated by the GPU which planned for urban land uses on the Project Site. Additionally, according to plans prepared by the Chino Basin Water Master, a majority of the groundwater recharge in the Chino groundwater basin occurs in the northern portion of the Basin, north of the City of Chino, within percolation basins. The Project Site is not located within a percolation basin for the Chino groundwater basin and would not physically impact any of the major groundwater recharge facilities in the Basin. As such, development of the Project Site would not result in substantial, adverse effects to local groundwater levels. Furthermore, the Project would incorporate infiltration chambers and landscaped areas to maximize the percolation of on-site stormwater runoff into the groundwater basin, as required by GPU Policy HSN-1.9, and would implement site-specific BMPs to reduce stormwater pollutants per Municipal Code Section 13.25.500.

For the reasons stated above, the Project would neither substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Implementation of the Project would not result in any new or more severe significant impacts related to groundwater supplies and management than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

- ***i) result in a substantial erosion or siltation on- or off-site;***
- ***ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;***
- ***iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or***
- ***iv) impede or redirect flood flows?***

GPU EIR Finding: The GPU EIR indicated that future development allowed under the GPU could change drainage patterns through an increase in impervious surfaces. However, the GPU EIR notes that such future development would be subject to the statewide Construction General Permit, which requires the preparation and implementation of a SWPPP and associated construction BMPs. Furthermore, the GPU EIR indicates that future development in the City would be required to comply with Municipal Code Section 16.50 related to grading and applicable GPU policies related to erosion hazards, including Policy HSN-1.4 (soil stability and erosion prevention).

The GPU also noted that development under the GPU could increase volume of stormwater runoff and change the rate of runoff. Per Municipal Code Section 13.25, future development would be required to prepare a WQMP which would contain operational BMPs related to stormwater flow and pollutants. Additionally, the GPU contains policies related to stormwater that would be applicable to future development, including Policy HSN-1.4, Policy HSN-1.6 (street and storm drain flood control systems), and Policy HSN-1.9 (low impact development design techniques for stormwater management).

Accordingly, the GPU EIR concludes that impacts related to drainage patterns would be less than significant and no mitigation would be required.

Project Analysis: The Project would implement land uses on the subject property that are consistent with the GPU land use plan; therefore, the development activities proposed by the Project were planned by the GPU and would not conflict with the analysis in the GPU EIR. The Project would not modify the ultimate drainage area or existing drainage patterns on the Project Site (see *Technical Appendix M*); notwithstanding, the Project would implement a SWPPP and WQMP per Municipal Code Section 16.50 and Section 13.25 and would incorporate GPU Policy HSN-1.4 to preclude substantial erosion and siltation on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to soil erosion or siltation than previously disclosed in the GPU EIR.

The Project would not modify the ultimate drainage area or patterns from the existing condition, but it would increase the amount of permeable area on the Site. The Project's proposed on-site storm drain system would be adequately sized to capture and convey peak on-site stormwater flows to off-site stormwater drainage facilities that are designed pursuant to the City's Master Plan of Drainage System. According to the Project's Drainage Study (*Technical Appendix M*), the total proposed 100-year peak flow discharge from the Project Site (including proposed underground detention chambers) is approximately 69.7 cubic feet per second (cfs), which represents a 2.2 cfs or approximately 3.2 percent increase in runoff as compared to existing conditions (71.9 cfs). The Drainage Study notes that although there is an increase in runoff under proposed Project conditions, the existing storm drain system was designed to accept up to 84.5 cfs of stormwater runoff from the Project Site during the 100-year storm and the proposed discharge of 71.9 cfs is well below this design capacity; therefore, the proposed conditions do not exceed the stormwater system's existing capacity. Therefore, implementation of the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Implementation of the Project would not result in any new or more severe significant impacts related to flooding on- or off-site than previously disclosed in the GPU EIR.

As discussed in the above response, existing stormwater drainage facilities have adequate capacity to accommodate peak stormwater runoff flows discharged from the Project Site. Also, the Project will be required to comply with a SWPPP and a site-specific WQMP per Municipal Code Section 16.50 and Section 13.25, which will identify BMPs that are required to ensure that near-term construction activities and long-term post-development activities would not result in substantial amounts of polluted runoff.

Additionally, the Project would incorporate GPU Policy HSN-1.6 and Policy HSN-1.9 regarding stormwater and storm drain design. Accordingly, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Implementation of the Project would not result in any new or more severe significant impacts related to existing or planned stormwater drainage systems than previously disclosed in the GPU EIR.

According to Federal Emergency Management Agency (FEMA) mapping, the Project Site is not located within the 100-year flood hazard area. Accordingly, the Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows. Implementation of the Project would not result in any new or more severe significant impacts related to flood flows than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

GPU EIR Finding: The GPU EIR noted that the City is far from the Pacific Ocean and not at risk of tsunamis. There are some areas of the City that could be affected by dam failure associated with Prado and San Antonio Dams. However, the GPU EIR noted that the GPU includes policies to reduce hazards related to flooding, including GPU Policies HSN-1.5 through HSN-1.8, HSN-1.10, HSN-1.12, and HSN-1.13 (hazard protection and flood control). Development under the GPU would also comply with Municipal Code Chapter 8.60, which includes measures to reduce flood hazards. Implementation of the GPU policies and compliance with the Municipal Code were found to further ensure that impacts associated with flood hazard areas would be less than significant and no mitigation would be required.

Project Analysis: Per GPU EIR Figure 4.8-3, *Dam Inundation Zones*, the Project Site is not located within an area subject to flooding because of a failure of a levee or dam. Additionally, based on the distance between the Project Site and large bodies of water, there is no potential for the Project to cause or be affected by inundation by seiche or tsunami. The Project Site is not located near any steep hillsides and there are no steep hillsides present on the subject property; therefore, there is no potential for Project to cause or be adversely affected by mudflow. Notwithstanding, the Project would comply with Municipal Code Chapter 8.60, which includes measures to reduce flood hazards, and GPU Policy HSN-1.6 and Policy HSN-1.10 related to storm drains and flood control. Implementation of the Project would not result in any new or more severe significant impacts related to inundation than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold e: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

GPU EIR Finding: The GPU EIR noted that future development under the GPU would comply with all relevant water quality plans. Future development under the GPU would also comply with GPU Policy HSN-1.9 which requires low impact development design techniques to manage stormwater, as well as Municipal Code Section 13.25 which requires the preparation of a WQMP which contains operational BMPs. The GPU EIR determined that impacts would be less than significant, and no mitigation would be required.

Project Analysis: As discussed above, the Project Site is located within the Santa Ana River Basin and Project-related construction, and operational activities would be required to comply with the Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Plan* by preparing and adhering to a SWPPP and WQMP. Implementation of the Project would not conflict with or obstruct *the Santa Ana River Basin Water Quality Control Plan*. Additionally, the Project would comply with GPU Policy HSN-1.9.

The Project Site is located within the Chino Groundwater Basin, which is an adjudicated groundwater basin. Adjudicated basins, like the Chino Groundwater Basin, are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Subbasin. No component of the Project would obstruct or prevent implementation of the management plan for the Chino Groundwater Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan.

Based on the foregoing information, implementation of the Project would not result in any new or more severe significant impacts related to the implementation of water quality control plans or sustainable groundwater management plans than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.11 LAND USE/PLANNING

5.11.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs and no applicable GPU policies related to land use and planning.

5.11.2 Environmental Review

Threshold a: Would the project physically divide an established community?

GPU EIR Finding: The GPU EIR noted that the GPU sets forth goals, policies, and actions intended to provide more opportunities for social connections and community. GPU Policies LCC-1.1, LCC-1.3, LCC-1.5, LCC-1.8, and LCC-1.9 would guide city structure to promote a balanced mix of compatible land uses and connectivity. The GPU EIR concluded that implementation of these policies would ensure a less-than-

significant impact due to the physical division of established communities. No mitigation would be required.

Project Analysis: The Project would implement the GPU land use vision for the Project Site. The Project Site is currently developed with agricultural land uses, but abutting properties to the north and west are developed with residential land uses under existing conditions. The Project Site has also been planned for residential use since the creation of the ECSP and would be an extension of the surrounding residential neighborhood. Additionally, the Project does not include any component that would physically obstruct or restrict access to neighboring properties. Implementation of the Project would not result in any new or more severe significant impacts related to physically dividing an established community than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

GPU EIR Finding: The GPU EIR included a discussion of the GPU's potential to result in conflicts between land use plans. The GPU EIR indicates that with incorporation of GPU Goal LCC-2 (vibrant Downtown), Goal LCC-3 (revitalized commercial centers), and Policies LCC-4.5 through LCC-4.8 (attractive corridors and gateways), the GPU would not conflict with the Southern California Association of Governments (SCAG) Connect SoCal 2020-2045. The GPU EIR determined that the GPU would not conflict with the San Bernardino County Countywide Plan or Development Code and, with implementation of Action HSN-4.a (incorporate noise exposure standards into Chino ACLUP), the GPU would not result in a substantial conflict with the Chino ALUCP. Future development under the GPU would also be consistent with the City's Zoning Code as the zoning map was amended in conjunction with approval of the GPU. Additionally, with implementation of GPU Goal LCC-2 and Policy LCC-1.8, the GPU would not conflict with any existing planning initiatives in the City. Finally, incorporation of GPU Action LCC-3.h (opportunities for outdoor dining and pocket parks along Riverside Drive) and Action LCC-3.i (publicly accessible passive open space within the Euclid/Bickmore Key Opportunity Area) and adherence to Municipal Code Chapter 18.01 (Quimby Act) would ensure that the GPU would not conflict with the City's Parks and Facilities Master Plan 2021-2026. As such, the GPU EIR concluded that the GPU would have a less-than-significant impact due to conflicts with other planning documents, and no mitigation would be required.

Project Analysis: The Project Site would be redeveloped in accordance with its General Plan land use designation and development standards contained within the ECSP and the City's Development Code for the RD 4.5 zoning district. The development activities proposed by the Project were anticipated by the GPU EIR, and as such, the Project would maintain the vision of the GPU and would be consistent with applicable land use policies, plans, and regulations. As noted above, the GPU EIR concluded that implementation of the GPU would not conflict with any land use policies or regulations adopted for the purpose of mitigating or avoiding an environmental impact. Thus, because the Project is consistent with the GPU, implementation of the Project would not cause a significant environmental impact due to a land

use planning conflict. Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with a land use plan, policy, or regulation than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.12 MINERAL RESOURCES

5.12.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or GPU policies related to mineral resources.

5.12.2 Environmental Review

Threshold a: ***Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

Threshold b: ***Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?***

GPU EIR Finding: The GPU EIR concluded that implementation of the GPU would not result in the loss of availability of a mineral resource site of value to the region or a locally important mineral resource recovery site. Impacts would be less than significant and no mitigation would be required.

Project Analysis: Per GPU EIR Figure 6-1, *Mineral Resource Zones*, the Project Site is located within the MRZ-3 mineral resources zone, which "…is defined as an area where the significance of mineral deposits cannot be determined from the available data." As such, the Project Site does not comprise a "known mineral resource." Further, the mineral resource zone classifications assigned by the California Department of Conservation focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. The GPU, which establishes the City's plan for the highest and best use of the Project Site in consideration of the local land use context, designates the Project Site for residential land uses. This means that the City has determined that planned residential land uses on the Project Site are more valuable to the region than potential mineral extraction uses. Additionally, due to constraints on and abutting the Project Site (e.g., the relatively small size of the Site, which presents issues related to required equipment setbacks and staging areas), mineral resources extraction would not be feasible on-site. Lastly, the no active mineral resource recovery sites within the City. For the reasons described above, the Project Site is determined to not be a mineral resource of substantial value to the region and development of the Project would not result in the loss of a locally important mineral resource site. Implementation of the Project would not result in any new or more severe significant impacts related to mineral resources than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR,

no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.13 NOISE

A Noise and Vibration Analysis (dated March 20, 2026) (Urban Crossroads, 2026d) was prepared for the Project by Urban Crossroads to evaluate Project-related long-term operational and short-term construction noise and vibration impacts. This report is included as *Technical Appendix N* of this document, and its findings are incorporated into the analysis presented herein.

5.13.1 Applicable GPU EIR MMs and GPU Policies

There are five GPU EIR MMs related to noise that are applicable to the proposed Project: MM NOI-1 through MM NOI-5. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.33, Policy HSN-1.34, Policy HSN-1.35, Policy HSN-1.36, and Policy HSN-4.1.

5.13.2 Environmental Review

Threshold a: ***Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

GPU EIR Finding: The GPU EIR noted that even with implementation of GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, and HSN-1.36, and Action HSN-1.l, all of which would reduce the exposure of noise sensitive land uses from excessive noise, traffic noise would potentially exceed exterior and interior noise standards. GPU EIR MMs NOI-1 (exterior noise analysis) and NOI-2 (interior noise analysis) would serve to reduce noise exposure for future development under the GPU; however, impacts related to traffic noise were determined to remain significant and unavoidable and a Statement of Overriding Considerations was adopted for this impact.

The GPU EIR also found that there would be a limited number of slow-moving trains traveling within the City. With implementation of GPU Policies HSN-1.29, HSN-1.31, HSN-1.32, and HSN-1.36, the GPU EIR determined that impacts related to railroad noise would be less than significant and no mitigation would be required.

Stationary noise under GPU buildout was determined to be potentially significant even with compliance with Municipal Code standards and implementation of GPU Policies HSN-1.30, HSN-1.34, and HSN-1.35 and Actions HSN-1.m and HSN-1.o (noise hazard protection). Similarly, construction noise could affect existing structures and sensitive receptors, even with compliance with Municipal Code standards and implementation of GPU Policy HSN-1.33 (reduction of construction noise impacts). Future development under the GPU would be required to comply with GPU EIR MMs NOI-3 (stationary noise) and NOI-4 (construction noise), which would reduce impacts related to stationary and construction noise to less than significant levels.

Project Analysis: The analysis below summarizes the Project's potential to generate or expose sensitive receptors to noise levels in excess of applicable standards during temporary construction activities and/or

long-term operation. As demonstrated in the analysis below, implementation of the Project would not result in any new or more severe significant impacts related to ambient noise than previously disclosed in the GPU EIR. Refer to the Project's Noise and Vibration Analysis (*Technical Appendix N*) for a detailed discussion of the methodologies and assumptions used to calculate the Project's construction and operational noise.

Construction Activities

The Project would generate short-term noise during construction ranging between 68.2 to 72.0 decibels equivalent sound level (dBA L_{eq}) at sensitive receiver locations nearest the Project Site, which would not exceed the threshold of 80 dBA L_{eq}. All construction work would be required to be performed within the the hours per day and days per week permitted by the Municipal Code. Additionally, the Project would comply with all applicable GPU policies, including Policy HSN-1.29, Policy HSN-1.31, Policy HSN-1.32, Policy HSN-1.33, Policy HSN-1.34, Policy HSN-1.35, and Policy HSN-1.36. The Project's Noise and Vibration Analysis (*Technical Appendix N*) satisfies GPU EIR MMs NOI-1 and NOI-2, and the Project would be required to implement GPU EIR MM NOI-4 related to construction noise (as would all development projects in the City). Compliance with applicable General Plan policies and applicable standards from the Municipal Code would further ensure that the Project's construction activities do not generate noise levels in excess of local standards. Implementation of the Project would not result in any new or more severe impacts from construction noise than previously disclosed in the GPU EIR.

Operational Activities – Stationary Noise

Project-related noise sources for residential uses are limited to mechanical and non-verbal noise sources, such as ground-mounted air conditioning units and parking lot vehicle movements. The long-term stationary noise from Project operation would range from 31.1 to 35.7 dBA L_{eq} at nearby receiver locations, which would not exceed the City's standards for residential uses of 55 dBA L_{eq} (daytime) or 50 dBA L_{eq} (nighttime). When considered in the context of existing noise, daytime and nighttime noise from Project operations would contribute a maximum of 0.3 dBA L_{eq} to the ambient noise environment at study area receptor locations, which is not perceptible to the human ear. Operational noise from the Project would not exceed the significance criteria used by the City. Accordingly, the Project would not expose sensitive receptors to noise levels in excess of the applicable City of Chino standards, and the Project complies with GPU EIR MM NOI-3. Implementation of the Project would not result in any new or more severe significant impacts related to stationary noise than previously disclosed in the GPU EIR.

Operational Activities – Off-Site Traffic Noise

Project operations would only minimally increase off-site traffic noise along roadways adjacent to the Project Site. As shown in Tables 7-1 through 7-6 of the Project's Noise and Vibration Analysis (see *Technical Appendix N*), Project-related traffic would neither generate noise levels that would exceed applicable thresholds nor expose sensitive receptors to excessive noise levels. Implementation of the Project would not result in any significant impacts related to off-site traffic noise level increases that were not previously disclosed in the GPU EIR.

Conclusion

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project generate excessive groundborne vibration or groundborne noise levels?

GPU EIR Finding: The GPU EIR found that construction activities related to development under the GPU could result in significant vibration impacts as construction details are not available at a program level. GPU EIR MM NOI-5 would be applicable to future development projects under the GPU would serve to reduce impacts related to construction vibration. The GPU EIR determined that, even with implementation of GPU EIR MM NOI-5, impacts related to construction vibration would be significant and unavoidable and a Statement of Overriding Considerations was adopted for this impact.

The GPU EIR also determined that there would be a limited number of slow-moving trains traveling within the City and railroad vibration levels would not exceed applicable thresholds. Additionally, the GPU EIR noted that residential and commercial uses proposed under the GPU are not typically sources of vibration and no industrial uses, which are potential sources of vibration, are proposed under the GPU. Therefore, impacts related to railroad and stationary source vibration would be less than significant and no mitigation would be required.

Project Analysis: Per the requirements of GPU EIR MM NOI-5, a Noise and Vibration Analysis was conducted for the Project (see *Technical Appendix N*). During construction, the Project would result in maximum vibration levels of approximately 0.19 inches per second at sensitive receptors located in proximity to the Project Site, which is less than the threshold of 0.30 inches per second. Accordingly, the Project would not generate excessive ground borne vibration during construction. During long-term operation, vibration levels from vehicles along the public streets that abut the Project Site are anticipated to be similar to existing conditions. Accordingly, there is no potential for the operation of the Project to expose persons to or generate excessive (i.e., significant) ground borne vibration or noise. Implementation of the Project would not result in any new or more severe significant impacts related to excessive ground borne vibration or noise levels than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: Would the project expose people residing or working in the project area to excessive aircraft noise levels?

GPU EIR Finding: The GPU EIR determined that the Chino Airport 65 L_{DN} noise contours do not cover any residential uses and airport noise levels would not exceed the Chino ACLUP noise compatibility levels. GPU policies to reduce the exposure of sensitive receptors to excessive aircraft noise would be applicable to future development projects under the GPU, including GPU Policy HSN-1.29 (exposure to excessive noise) and Policy HSN-4.1 (safety zone land use and noise compatibility criteria). Implementation of the applicable GPU policies would result in a less than significant impact related to excessive aircraft noise and no mitigation would be required.

Project Analysis: The nearest airport to the Project Site is Chino Airport, located approximately 1.4 miles southeast of the Project Site. Per GPU EIR Figure 4.10-2, *Airport Noise Contours*, the Project Site is located outside the existing 65 dBA CNEL noise level contour boundaries. As such, the Project complies with GPU Policy HSN-1.29 and Policy HSN-4.1 related to airport noise levels and land use compatibility. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels related to air travel.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.14 POPULATION AND HOUSING

5.14.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs or GPU policies related to population and housing.

5.14.2 Environmental Review

Threshold a: ***Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

GPU EIR Finding: The GPU EIR found that implementation of the GPU would result in an increase of housing stock, not population growth within the City. The increase in housing under the GPU has been planned based on SCAG's growth projections and the RHNA; therefore, the planned increase in housing would accommodate SCAG's projected increase in population. Additionally, future development under the GPU would occur within areas of the City that are already served by existing infrastructure. The GPU EIR concludes that population growth under the GPU would be expected, would be planned for, and would not exceed available infrastructure or public services; as such, impacts were determined to be less than significant, and no mitigation would be required.

Project Analysis: The Project would redevelop an agricultural site with residential uses. However, the Project is implementing the approved General Plan land use plan, which designates the Project Site for residential land uses. Accordingly, the Project would not induce population growth in the City that was not planned by the GPU.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

GPU EIR Finding: The GPU EIR determined that future redevelopment under the GPU may displace existing people or housing; however, these redevelopment projects would result in an overall increase of 9,786 housing units in the City. As there would be no net loss of housing and all future redevelopment would comply with regulations related to the displacement of tenants, including Government Code Section 66300 et seq., impacts were found to be less than significant, and no mitigation would be required.

Project Analysis: There is one residence located on the Project Site which has been present on-site since the approval of the ECSP and the planned residential uses. The proposed Project would develop 55 single-family residences, which is consistent with the GPU, the ECSP, and the City's zoning ordinance. The Project would result in an overall increase in housing on the Project Site. Additionally, the Project would be compliant with Government Code Section 66300 et seq. Consistent with the findings of the GPU EIR, the proposed Project would have less than significant impacts related to the displacement of substantial numbers of existing people or housing.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.15 PUBLIC SERVICES AND RECREATION

5.15.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related public services and recreation. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy PRC-1.3 and Policy PRC-4.6.

5.15.2 Environmental Review

Threshold a: ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:***

- ***i. Fire Protection;***
- ***ii. Police Protection;***
- ***iii. Schools;***
- ***iv. Parks/Recreational Facilities; or***
- ***v. Other Public Facilities?***

GPU EIR Finding: The GPU EIR noted that future projects under the GPU could increase demand for fire protection, police protection, school, and other public facilities. The GPU established policies related to

the need for new or expanded facilities, including Policy PRC-3.3 (new school sites and facilities), Policy PRC-3.4 (adequate library services and facilities), Policy PRC-4.3 (mutual aid agreements), Policy PRC-4.5 (public safety facility construction or expansion), and Policy PRC-4.6 (funds to ensure the provision of adequate police and fire services). Additionally, new development under the GPU would be required to pay development impact fees (DIFs) per City Resolution No. 2022-026, which would ensure funding for the provision of police, fire, and library services. Future development would also be required to pay developer fees per California Government Code Section 65995, which would provide full mitigation of school impacts. Compliance with the applicable GPU policies and payment of the applicable developer fees would ensure implementation of the GPU would have less than significant impacts related to provision of new or physically altered public facilities, and no mitigation would be required.

Project Analysis: Pursuant to City Resolution No. 2022-026 and GPU Policy PRC-4.6, the Project would be subject to the City's DIF, portions of which would be used to provide funding for fire and police protection services and facilities, parks and recreational facilities, and library facilities. Payment of DIF would offset the incremental increase in demand for these services and facilities with development of the Project Site. With adherence to City Resolution No. 2022-026 and GPU Policy PRC-4.6, impacts associated with the provision of new or physically altered fire protection, police protection, parks and recreational, and library facilities would be less than significant.

With respect to schools, the Project Site is within the boundaries of the Chino Valley Unified School District (CVUSD). The Project Applicant would be required to pay all applicable development impact fees, as required by State law, to offset its demand for public school services. Implementation of the Project would not result in any new impacts or more severe impacts related to school facilities than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Threshold c: ***Would the Project include recreational facilities or require construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

GPU EIR Finding. The GPU EIR found that buildout of the GPU would exceed the service ratio of 3.32 acres of parkland per 1,000 residents. Additionally, the GPU EIR determined that the buildout of the GPU would occur incrementally through 2045 and parks within the City would not be overburdened at any time. In addition, the GPU EIR identified GPU policies and actions that would assist the City in achieving their established park standard, including Policy PRC-1.2 (increase the acreage of parks), Policy PRC-1.3 (dedication of park land or the payment of in-lieu fees), Policy PRC-1.6 (co-locating parks and recreational facilities with and promoting joint use of new or existing public and institutional facilities), Policy PRC-1.7 (odd-shaped or underutilized parcels for park or open space), Action LCC-3.c (privately-owned, publicly-accessible open spaces in shopping centers), Action LCC-3.j (close off City-owned alleyways on Riverside

Drive to create mini-parks or plazas). As such, the GPU EIR concludes that there would be a less-than-significant impact due to the physical deterioration of parks and recreation facilities, and no mitigation would be required.

Project Analysis: The Project would redevelop the Project Site with residential uses, which could increase the use of existing neighborhood and regional parks or other recreational facilities. The Project provides open space areas on-site for passive recreation and, as required by Policy PRC-1.3, the Project Applicant would be required to pay a fee in-lieu of dedication of park or recreational facilities to ensure the City has adequate park and recreational facilities. Consistent with the conclusion of the GPU EIR, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.16 TRANSPORTATION

A Traffic Analysis (dated July 31, 2024) and Vehicle Miles Traveled (VMT) Screening Evaluation (VMT Evaluation) (dated October 30, 2025) were prepared for the Project by Urban Crossroads (Urban Crossroads, 2026e; Urban Crossroads, 2026f). These reports are included as *Technical Appendix O and P*, respectively, of this document, and their findings are incorporated into the analysis presented herein.

5.16.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to transportation. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy INF-4.5, and Policy INF-4.9, and Policy INF-4.10.

5.16.2 Environmental Review

Threshold a: ***Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?***

GPU EIR Finding. The GPU EIR determined that implementation of the GPU would increase traffic volumes within the City. With buildout of the GPU, all roadways in the City would operate at a level of service (LOS) D (acceptable) or better, which would comply with policies in the GPU, except for Kimball Avenue from Mill Creek Avenue to Main Street (LOS F) and Pine Avenue from El Prado Road to Euclid Avenue (LOS E). The GPU EIR concluded that the performance along identified segments of Kimball Avenue and Pine Avenue would conflict with GPU policies and that impacts to the roadway system could not be reduced below a significant level. This impact was determined to be significant and unavoidable and a Statement of Overriding Considerations was adopted.

Additionally, buildout of the GPU would increase demand for public transportation and bicycle and pedestrian facilities. Future projects under the GPU would incorporate GPU policies to reduce impacts related to this increased demand, including Policy INF-1.3 (encourage bicyclists, walkers, and users of

mobility devices); Policy INF-1.4 (improve the frequency and convenience of regional transit connections); Policies INF-2.6, and INF-2.11 (comprehensive transportation system plan); Policies INF-3.17 and INF-3.18 (collaboration between and partnership with transit providers); Policies INF-4.5 through INF-4.9 and INF-4.11 through INF-4.16 (connected city). As such, the GPU EIR concludes that impacts related to public transit and bicycle and pedestrian facilities would be less than significant and no mitigation would be required.

Project Analysis: As demonstrated in the analysis below, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Implementation of the Project would not result in any new or more severe significant impacts related to the local or regional transportation network than previously disclosed in the GPU EIR.

SCAG Connect SoCal

The fundamental goals of SCAG's *Connect SoCal* are to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Due to the Project's consistency with the General Plan – which the SCAG relies on for its regional land use planning program – as well as the Project Site's geographic location in proximity to major local and regional truck routes, the Project would not conflict with the goals and policies of *Connect SoCal* – including the following goals related to vehicular and non-vehicular circulation.

- Encourage and support the implementation of projects that facilitate multimodal connectivity, prioritize transit and shared mobility, and result in improved mobility, accessibility, and safety.
- Prioritize repair, maintenance, and preservation of the SCAG region's existing transportation assets.
- Encourage the development of transportation projects that provide convenient, cost-effective, and safe alternatives to single-occupancy vehicle travel.
- Create a resilient transportation system by preparing for emergencies and the impacts of climate change.
- Proactively monitor and plan for the development, deployment, and commercialization of new technology as it relates to integration with transportation infrastructure.

San Bernardino County Congestion Management Plan

The San Bernardino County Congestion Management Program (CMP) was prepared by the San Bernardino Associated Governments (since re-named as the San Bernardino County Transportation Authority). The intent of the CMP is to create a link between land use, transportation, and air quality planning decisions and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds to alleviate traffic congestion and related impacts and improve air quality. Edison Avenue is designated as part of the CMP network; however, the Project would not generate traffic volumes that could potentially conflict with any CMP goal or policy.

General Plan Update

The Project would not conflict with applicable goals and policies from the General Plan addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities (see *Technical Appendix O*). Consistent with Policy INF-4.5, the Project would avoid excessive driveway widths, provide a

pedestrian paseo where the walkway is separated from the street and residential uses by landscaped areas, and construct sidewalks which connect to the existing sidewalks on Amsterdam Avenue and Cypress Avenue. Additionally, consistent with Policies INF-4.9 and INF-4.10, the Project design takes into account pedestrian safety and provides curb ramps and crosswalks to facilitate pedestrian access.

Implementation of the Project would not result in any new or more severe significant impacts related to conflicts with applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

GPU EIR Finding. The GPU EIR noted that buildout of the GPU would reduce VMT compared to the buildout under the previous general plan. The GPU EIR identified factors which could reduce future VMT generation, such as gas prices, telecommuting, economic shifts, and consumer trends and cultural shifts; however, these factors are all out of the City's control. The GPU EIR determined that VMT generated under buildout of the GPU could be inconsistent with CEQA Guidelines Section 15064.3(b). As no feasible mitigation was identified to reduce these potential impacts, impacts related to VMT were determined to be significant and unavoidable, and a Statement of Overriding Considerations was adopted.

Project Analysis: The City has adopted Traffic Impact Analysis (TIA) Guidelines which provide VMT screening criteria. Screening thresholds include, but are not limited to, project location within a Transit Priority Area (TPA), project location within a low VMT area, and types of projects. A land use project needs only to meet one of the screening thresholds to result in a less than significant VMT impact. A Project-specific VMT Evaluation has been prepared in accordance with the City's methodology. The VMT Evaluation determined that the proposed Project meets the low VMT area screening criteria and would result in a less than significant VMT impact (see *Technical Appendix P*). Therefore, no further VMT analysis is needed.

Further, the GPU EIR concluded that implementation of the approved GPU would reduce citywide VMT per service population compared to the baseline condition. Based on the foregoing analysis, implementation of the Project would not result in any new or more severe significant impacts than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

GPU EIR Finding. The GPU EIR noted that the GPU includes several policies to reduce transportation related hazards, including GPU Policies INF-2.7, INF-2.8, INF-2.10, and INF-2.15 (comprehensive transportation system plan), and Policy INF-4.3 (vision zero). The GPU EIR found that, with implementation of these GPU policies, the GPU would not result in increased hazards due to design features or incompatible land uses, thereby resulting in a less-than-significant impact. No mitigation would be required.

Project Analysis: The types of traffic that would be generated by the Project (i.e., predominantly passenger cars, with some trucks for home delivery) would be compatible with the type of traffic observed along study area roadways under existing conditions. All proposed improvements within the public right-of-way would be installed in conformance with City design standards. If any component of Project construction would occur in the public right-of-way and require the partial or full closure of a sidewalk and/or travel lane, all work would be required to adhere to the applicable construction control practices that are specified in the *State of California Department of Transportation Construction Manual*, dated December 2024 and published by the California Department of Transportation (Caltrans), to minimize potential safety hazards, which would be reviewed and approved by City staff in advance as part of the Project's required construction management plan (see Chino Municipal Code Section 20.23.210). Based on the foregoing information, the Project's construction and operation would not create or substantially increase safety hazards due to a design feature or incompatible use. Implementation of the Project would not result in any new impacts or more severe significant impacts related to hazards due to a geometric design feature than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: Would the project result in inadequate emergency access?

GPU EIR Finding. The GPU EIR notes that all future development under the GPU would be consistent with requirements of the California Fire Code related to emergency access and GPU Policy INF-3.11 (emergency vehicle response time and emergency access). As such, the GPU EIR concludes that there would be a less-than-significant impact due to inadequate emergency access, and no mitigation would be required.

Project Analysis: The Project would construct residential land uses on the Project Site, which would require the need for emergency access to-and-from the Site. Project design incorporates requirements of the California Fire Code related to emergency access, which the City has reviewed to ensure that adequate access to-and-from the site would be provided for emergency vehicles. The City also will require the Project to provide adequate paved access to-and-from the Site (via a condition of approval) and will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. Implementation of the Project would not

result in any new impacts or more severe significant impacts related to inadequate emergency access than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.17 UTILITIES AND SERVICE SYSTEMS

5.17.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to utilities and service systems. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy INF-6.2, Policy INF-6.3, Policy INF-6.13, Policy HEQ-6.5, Policy HEQ-6.6, Policy HEQ-6.7, and Policy HEQ-6.8.

5.17.2 Environmental Review

Threshold a: ***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

GPU EIR Finding. The GPU EIR found that buildout of the GPU would occur in areas already served by water, wastewater, and stormwater infrastructure and future projects under the GPU would only require connections to the existing water, wastewater, and stormwater infrastructure. The GPU EIR determined that the City would have adequate water supplies to meet the demands under buildout of the GPU and future connections to the existing water, wastewater, and stormwater infrastructure within the City would be evaluated via site-specific environmental review. Additionally, the GPU EIR identified several GPU policies that address water, wastewater, and stormwater, including Policies INF-6.1 through INF-6.3, INF-6.10, and INF-6.13 (reliable utility service); and Policies HEQ-6.3 through HEQ-6.8 (wise use of resources).

The GPU EIR indicated that buildout of the GPU would occur in areas already served by electric power, natural gas, and telecommunications infrastructure and future projects under the GPU would only require connections to the existing electric power, natural gas, and telecommunications infrastructure. The GPU EIR determined that future connections to the existing water, wastewater, and stormwater infrastructure within the City due to buildout of the GPU would be evaluated via site-specific environmental review. Additionally, the GPU EIR identified several GPU policies that address electricity, natural gas, and telecommunications, including Policy INF-6.1 (reliable utility service), Policy INF-6.12 (expanded broadband coverage), and Policy INF-6.14 (telecommunication systems and services for public use). Future development would also comply with standards under Municipal Code Chapter 15.43 and CALGreen.

The GPU EIR did not identify any significant impacts associated with the capacity or construction of utility infrastructure and no mitigation would be required.

Project Analysis: Construction of the proposed utility improvements has the potential to result in environmental effects associated with short-term air pollutant emissions, noise emissions, water quality effects, and traffic movement disruptions that are an inherent part of the Project's construction process. However, these impacts already were included in the construction-level impact analysis provided under the Air Quality, Hydrology and Water Quality, Noise, and Transportation topics of this document and were determined to not result in a substantial adverse effect on the environment and, also, to be within the scope of the analysis for the GPU EIR. Additionally, GPU policies related to utility infrastructure and capacity apply to the Project, including Policy INF-6.2, Policy INF-6.3, Policy INF-6.13, and Policies HEQ-6.5 through HEQ-6.8. The Project would also comply with all applicable standards under Municipal Code Chapter 15.43 and CALGreen. As such, the Project would not result in a significant environmental impact related to the construction of utilities that was not previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

GPU EIR Finding. The GPU EIR determined that, based on the City's 2020 Urban Water Management Plan (UWMP), the City would have adequate water supplies to meet the demand under buildout of the GPU. Additionally, the GPU EIR identified several GPU policies that would serve to reduce water demand within the City, including Policies INF-6.4 through INF-6.6, INF-6.8, and INF-6.9 (reliable utility service), and Policies HEQ-6.3 through HEQ-6.8 (wise use of resources). As such, the GPU EIR concluded that impacts due to insufficient water supplies would be less than significant and no mitigation would be required.

Project Analysis: The Project would implement residential land uses on the Project Site in accordance with the General Plan land plan. Accordingly, the development activities and water demand proposed by the Project were planned by the GPU and, therefore, anticipated by the GPU EIR. Furthermore, the City of Chino's Urban Water Management Plan (UWMP) indicates that the City expects to have adequate water supply to meet its expected service demands until at least 2045; the Project is consistent with the land use plan that was used as the basis of the water demand calculations in the UWMP. The City of Chino's UWMPs forecast water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. Based on the conclusions within the UWMP, the City has sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Additionally, GPU policies related to utility infrastructure and capacity apply to the Project, including GPU Policy HEQ-6.5 through Policy HEQ-6.8. Accordingly, the Project would not require new or expanded water entitlements. Implementation of the Project would not result in any new impacts or more severe impacts related to water supplies than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no

substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

GPU EIR Finding. The GPU EIR determined that implementation of the GPU would accommodate SCAG's projected population growth and, therefore, would also accommodate the regionally forecasted demand for wastewater treatment. Additionally, the GPU EIR identifies several GPU policies that address wastewater treatment facilities, including GPU Policies INF-6.1 through INF-6.3 and INF-6.10 (reliable utility service). The GPU EIR concludes that impacts due to insufficient wastewater capacity would be less than significant and no mitigation would be required.

Project Analysis: The Project would receive wastewater treatment service from the Inland Empire Utilities Agency (IEUA) RP-5 facility (this facility already serves the existing uses on the Project Site). The RP-5 facility has an existing treatment capacity of approximately 16.3 million gallons of wastewater per day and treats approximately 9 million gallons of wastewater per day. IEUA is in the process of expanding the treatment capacity of RP-5 to 22.5 million gallons per day; the expansion project is expected to be completed in 2026, prior to the Project becoming operational. Based on the City's wastewater generation factor of 75 gallons per capita per day for low-density residential uses and an assumption of 3.0 persons per household (which was disclosed in the GPU EIR and reflects the SCAG projections for buildout of the GPU), the Project would generate approximately 12,375 gallons of wastewater per day ([55 dwelling units x 3.0 persons per household] x 75 gallons per person/day = 12,375 gallons). This would represent approximately 0.2 percent of the approximately 7.3-million-gallon existing excess treatment capacity at RP-5 (which is expected to increase in the future as facility expansion projects are completed). Therefore, RP-5 is expected to have adequate treatment capacity to provide service to the Project. Additionally, the Project would comply with GPU Policy INF-6.2 and Policy INF-6.3 related to the provision of wastewater services. The Project would not require the construction of new or expanded wastewater treatment facilities. Implementation of the Project would not result in any new or more severe significant impacts related to wastewater treatment than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

Threshold e: ***Would the project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?***

GPU EIR Finding. The GPU EIR found that although buildout of the GPU would result in an increased demand for landfill capacity, such demand would be accommodated by the El Sobrante Landfill.

Additionally, the GPU EIR identified several GPU policies intended to reduce solid waste demand, including Policy HEQ-7.1 (reduce the amount of solid waste disposed in landfills) and Policy HEQ-7.2 (reduce at source, recycle, or compost 75 percent of solid waste). As such, the GPU EIR concluded that there would be a less-than-significant impact due to the projected solid waste disposal demands created by the GPU. The GPU EIR did not identify any significant impacts related to solid waste and no mitigation would be required.

Project Analysis: The Project Site will receive landfill services from the El Sobrante Landfill. The El Sobrante Landfill is permitted to receive 16,054 tons of refuse per day. As of December 2025, which is the most recent data available, the El Sobrante Landfill accepted approximately 11,277 tons of waste per day, which corresponds to approximately 70 percent of its average permitted daily disposal volume. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2051; however, future landfill expansion opportunities exist at this site.

The analysis below summarizes the Project's potential to generate solid waste during construction and/or operation that would exceed the disposal capacity of local landfill facilities. As demonstrated in the analysis below, the Project would not generate substantial volumes of solid waste. Implementation of the Project would not result in any new or severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Construction Impact Analysis

The Project would generate solid waste requiring disposal that would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (i.e., approximately 227,868 s.f. of residential building area) and the United States' Environmental Protection Agency's (EPA) construction waste generation factor of 4.39 pounds per s.f. for residential uses, approximately 500 tons of waste are expected to be generated during the Project's construction phase ([227,868 s.f. × 4.39 lbs/s.f.] ÷ 2,000 lbs/ton = 500 tons). The State of California requires a minimum of 65 percent of all construction waste to be diverted from landfills (by recycling, reusing, or other waste reduction strategies); therefore, the Project is estimated to generate approximately 175 tons of construction waste requiring landfilling.

The Project's construction phase is estimated to have a duration of approximately 536 working days; therefore, the Project is estimated to generate approximately 0.32 tons of solid waste per day requiring landfill disposal during construction. The Project's daily solid waste generation would utilize less than one-tenth of one percent of the excess daily disposal capacity at the El Sobrante Landfill ([0.32 tons/4,777 tons] x 100 ≈ 0.001 percent). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's construction phase. Implementation of the Project would not result in any new impacts or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

Operational Impact Analysis

The City of Chino had an average disposal rate of 6.3 pounds per resident per day in 2024 (the last year for which information is available). Based on an estimate of 3.0 persons per household, as disclosed in the GPU EIR, approximately 18.9 pounds of waste per day would be generated by each dwelling unit proposed by the Project. Long-term operation of the Project is estimated to generate approximately 0.52 tons of solid waste per day ([18.9 lbs/1 unit] x 55 units ≈ 1,040 lbs x [1 ton/2,000 lbs] ≈ 0.52 tons). The State of California requires a minimum of 65 percent of all solid waste be diverted from landfills (by recycling,

reusing, and other waste reduction strategies); therefore, the Project is estimated to generate approximately 0.18 tons per day of waste requiring landfill disposal. The solid waste generated by the Project would represent approximately less than one-tenth of one percent of the excess daily capacity at the El Sobrante Landfill ([0.18 tons/4,777 tons] x 100 ≈ 0.003 percent). Accordingly, the El Sobrante Landfill would have sufficient daily capacity to accept solid waste generated by the Project's operation. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste generation than previously disclosed in the GPU EIR.

There are no components of the proposed Project that would result in non-compliance with federal, State, or local statutes or regulations related to solid waste. Implementation of the Project would not result in any new or more severe significant impacts related to solid waste than previously disclosed in the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

5.18 WILDFIRE

5.18.1 Applicable GPU EIR MMs and GPU Policies

There are no GPU EIR MMs related to wildfire. The following GPU policies are applicable to the proposed Project and are included in the matrix provided in Appendix A: Policy HSN-1.6, Policy HSN-1.10, Policy HSN-1.17, Policy HSN-1.21, Policy HSN-2.7, and Policy HSN-3.4.

5.18.2 Environmental Review

Threshold a: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

GPU EIR Finding: The GPU EIR disclosed that future development has been concentrated in developed areas along major corridors to allow for evacuation and response. As some projects implementing the GPU could fall within a mapped FHSZ, future development and redevelopment are required to be consistent with the 2025 LHMP, the City's 2014 Emergency Operations Plan (EOP), and the Municipal Code. GPU Policy HSN-1.20 (orderly evacuation within FHSZs), Policy HSN-3.3 (orderly evacuation), and Policy HSN-3.4 (ingress and egress route requirements for new residential subdivisions) would also be applicable to future development. Additionally, all future development under the GPU would be reviewed and require approval from the Chino Valley Fire District. As such, the GPU EIR concluded that impacts related to emergency response or evacuation plans would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Additionally, the Project would comply with all applicable requirements of the 2025 LHMP, 2014 EOP, and the Municipal Code, and is consistent with GPU Policy HSN-3.4. Accordingly, implementation of the Project would not impair an adopted emergency response plan or emergency evacuation plan.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold b: ***Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

GPU EIR Finding: The GPU EIR noted that some projects implementing the GPU could occur fall within a mapped FHSZ, future development and redevelopment are required to be consistent with the California Building Code and the California Fire Code, as well as GPU Policies HSN-1.14 through HSN-1.19 and HSN-1.21 (hazard protection) and Policy HSN-2.7 (underground utility lines where feasible). As such, the GPU EIR concluded that impacts related to risk of loss, injury, or death involving wildland fires would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Additionally, the Project would comply with all applicable requirements of the California Building Code and the California Fire Code, and is consistent with GPU Policies HSN-1.17, HSN-1.21, and HSN-2.7. Accordingly, impacts related to risk of loss, injury or death involving wildland fires would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold c: ***Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

GPU EIR Finding: The GPU EIR noted that future development under the GPU may require new connections to existing utility infrastructure. Future development under the GPU would comply with GPU Policy HSN-2.7 (underground utility lines where feasible). As such, the GPU EIR concluded that impacts related to fire risk from infrastructure development would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.15-1, the Project Site is not located in or near lands classified as very high fire hazard severity zones. Nevertheless, the proposed Project would require new connections to existing utility infrastructure. The Project would comply with all applicable requirements of the California Building Code and the California Fire Code and is consistent with GPU Policy HSN-2.7 which requires undergrounding of overhead power and telecommunications lines. Accordingly, impacts related to fire risk from infrastructure development would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

Threshold d: ***Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

GPU EIR Finding: The GPU EIR disclosed that the City is generally flat with few areas in the City falling within a mapped landslide zone. Risk related to post-fire instability would be low City-wide. Regardless, all future development and redevelopment under the GPU would comply with requirements of Municipal Code Chapter 8.60 and GPU policies related to hazard protection, including Policies HSN-1.5 through HSN-1.8, HSN-1.10, HSN-1.12, and HSN-1.13. The GPU EIR concluded that impacts related to post-fire slope instability or drainage changes would be less than significant and no mitigation would be required.

Project Analysis: As shown in GPU EIR Figure 4.5-3, the Project Site is not located in or near a mapped landslide zone. Although risk of post-fire slope instability or drainage changes in the Project area is low, the Project is consistent with GPU Policy HSN-1.6 and Policy HSN-1.10 related to flood control systems and storm drainage improvements. Accordingly, impacts related to post-fire slope instability or drainage changes would be less than significant, consistent with the GPU EIR.

The proposed Project would not have any effects that are peculiar to the proposed Project or the Project Site. Additionally, there are no Project-specific significant impacts that were not analyzed in the GPU EIR, no potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR, and no substantial new information not known at the time the GPU EIR was certified that shows that the proposed Project's effects will be more severe than discussed in the GPU EIR.

6.0 REFERENCES

The following information sources were used during the preparation of this document.

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Urban Crossroads, 2026b	Urban Crossroads, 2026b. *East Chino Specific Plan Subdivision (PL25-0021) Construction Health Risk Assessment.* (Appendix C)

RESOLUTION NO. PC2026-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING THE CHINO CITY COUNCIL APPROVE PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT), AN AMENDMENT TO THE EAST CHINO SPECIFIC PLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15 FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION.

WHEREAS, the City of Chino (the “City”) adopted The East Chino Specific Plan (The “ECSP”) on March 3, 1987; and

WHEREAS, the City, in compliance with the California Environmental Quality Act (“CEQA”), certified the East Chino Specific Plan Final Environmental Impact Report (SCH# 86060909) originally certified on February 17, 1987, which serves as the foundation document for the environmental review pursuant to CEQA Section 21166 and Section 15162 of the CEQA Guidelines; and

WHEREAS, PLC Communities (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL25-0119 (Specific Plan Amendment) to amend the East Chino Specific Plan to allow homes to front onto loop streets and permit a reduced front yard setback of 15 feet for homes with swing-in garages in the RD 4.5 land use designation, as outlines in the draft City Council resolution attached as Exhibit “A” ; and

WHEREAS, the proposed Project is the 26th specific plan amendment since East Chino Specific Plan was approved in 1987; and

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

WHEREAS**,** on June 17, 2026, the Planning Commission held a duly noticed public hearing for PL25-0119 (East Chino Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and unanimously voted to continue the item to a public hearing on July 15, 2026; and

WHEREAS**,** on July 15, 2026, the Planning Commission held a duly noticed public hearing for PL25-0119 (East Chino Specific Plan Amendment) in compliance with law, entertained the written and oral report of staff, took public testimony on the Project, and recommended that the City Council approve the amendments to the ECSP as outlined in the draft City Council resolution attached as Exhibit “A”.

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

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

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL25-0119 (East Chino Specific Plan Amendment):

1. PL25-0119 (East Chino Specific Plan Amendment)

    a. The proposed specific plan or specific plan amendment is consistent with the goals and policies of the City's adopted General Plan as the proposed changes are to allow homes to front onto Loop Streets and permit a reduced front yard setback of 15-feet for homes with swing-in garages located in the RD 4.5 Residential land use designation, both of which will help facilitate development within the East Chino. The two amendments are consistent with General Plan Goal LCC-1 (Balanced Community), which encourages safe and livable neighborhoods. The proposed amendments support this goal by providing an enhanced design for future homes in East Chino. Front-on units allow for more architectural enhancements to be publicly visible than side-on and rear configured homes. In addition, front-on configurations create better visibility, create fewer hidden areas, and give residents the ability to better observe public spaces which create a safer neighborhood. Reduced setbacks for swing-in garages can foster single-family home designs which incorporate 3-car garages. Three car garages can reduce the reliance of residents requiring additional street parking, making neighborhoods more livable. The amendments are also consistent with General Plan Goal INF-4 (Connected City), which promotes safe and convenient connections between neighborhoods and destinations for pedestrians, cyclists and transit users. The proposed front-on units along loop streets will still allow for pedestrian-oriented design features, including sidewalks, parkways and connectivity. The proposed amendments are consistent with the goals, policies, and implementation measures of the General Plan.

    b. The proposed specific plan or specific plan amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City, as it will facilitate the development of single-family residential homes with attractive designs and safer neighborhoods.

    c. The proposed specific plan or specific plan amendment will maintain the appropriate balance of land uses within the City, as the proposed changes to the specific plan do not include any land use changes or changes in residential densities within the ECSP.

d. In the case of an amendment to a specific plan land use map, the subject site is physically suitable, including but not limited to parcel size, shape, access, availability of utilities and compatibility with adjoining uses for the requested land use designation and anticipated development. The proposed changes to the specific plan do not include any land use changes.

2. *CEQA Findings* The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the City of Chino Planning Commission recommends that the City Council approve PL25-0119 (East Chino Specific Plan Amendment) as outlined in Exhibit "A" to this resolution.

PASSED, APPROVED, and ADOPTED THIS 15th day of July 2026.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §

City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 15th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachment:
Exhibit A – Draft City Council Ordinance

ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE EAST CHINO SPECIFIC PLANPLAN TO ALLOW HOMES TO FRONT ONTO LOOP STREETS AND PERMIT A REDUCED FRONT YARD SETBACK OF 15-FEET FOR HOMES WITH SWING-IN GARAGES IN THE RD 4.5 LAND USE DESIGNATION. PL25-0119 (EAST CHINO SPECIFIC PLAN AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. The East Chino Specific Plan Specific Plan is hereby amended as follows. Additions are shown in red; deletions are in **~~bold strikethrough~~**, and existing text that is not shown and will not be amended is denoted by ellipsis ("…").

DRAFT

Page 107 – The following table shall replace the existing table.

EAST CHINO SPECIFIC PLAN

FEATURE			RD 2	RD 4.5	RD 8	RD 14	RD 20
Lot Dimensions							
	❍	Minimum Width at req. front setback	100′ avg. vary ±10′	60′ avg. vary ±5′	300′	300′	300′
	❍	Minimum corner lot width	100′	65′	300′	300′	300′
	❍	Minimum depth	120′	90′	300′	300′	300′
	❍	Minimum frontage at front property line	50′	35′	300′	300′	300′
Lot Coverage (maximum %)			25%	60%	N/A	N/A	N/A
Setbacks (minimum measured from property line)							
	❍	Front	30′ avg./vary ±5′	25′/vary ±5′ **(n)**	(Required per Note b)		
	❍	Corner side	20′	15′	(Required per Note b)		
(c)	❍	Interior side yard	10′/15′	5′/10′	10′	10′	10′
	❍	Rear yard	30′	25′	10′	10′	10′
	❍	Private street	30′	25′	10′	10′	10′
			Avg (±5′)	Avg (±5′)	Avg (±4′)	Avg (±4′)	Avg (±4′)
(d)	❍	Adjacent to intense animal use;					
	--	On adjacent property	70′	70′	70′	70′	70′
	--	On same lot	~~4540′~~	N/A	N/A	N/A	N/A
	❍	At interior site boundary (dwelling unit/accessory bldg.)	15′/5′	10′/5′	15′/5′	15′/5′	15′/5′
Residential Bldg. Separation (minimum)							
	❍	Main entrance side to other	N/A	N/A	20′	20′	20′
	❍	Patio/balcony	N/A	N/A	30′	30′	30′

City of Chino 9/02

Page 111

Note:

(n) Front Yard Setback: Swing-in garages shall have a minimum setback of fifteen (15) feet, not to exceed one-third of the lots within the subdivision.

Pages 111-112

B. Site Planning Guidelines Single Family

1) Streetside building elevations on corner lots shall not exceed one story in height. Split level units may be allowed, however, if the second story is stepped back from the street side yard.

2) Excessive repetition of identical floor plans shall be discouraged. A minimum number of footprints shall be provided per Note h on page 110.

3) Staggered dwelling setbacks shall be required. Front yard setbacks within neighborhoods 1, 2, 3, and 4 shall be staggered ±five feet (Figure 24).

4) Property lines should be staggered as much as possible to create variety. In addition, lot width dimensions shall be varied to provide visual interest to the streetscape (Figure 24).

5) Side entry and detached garages shall be encouraged.

6) The site design for neighborhoods 1, 2, 3, and 4 should reflect a rural, informal street pattern with curvilinear roads and cul-de-sacs.

7) Side-on dwelling plottings shall be encouraged contiguous to the loop/paseo street system. Rear-on configuration shall be discouraged, ~~**while front-on units are prohibited along the loop roads**~~ and where appropriate, front-on configurations are permitted along the loop roads.

Section 2 The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also

subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

Section 3. Severability

If any section, subsection, sentence, clause or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 4. This Ordinance shall be in full force and effect thirty (30) days after its second reading and adoption.

Section 5. Certification. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the Chino Champion, a newspaper of general circulation, within said City in accordance with the provisions of the Government Code.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF JULY 2026.

By: _____
EUNICE M. ULLOA, MAYOR

ATTEST:

By: _____
NATALIE GONZAGA, CITY CLERK

DRAFT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) §
CITY OF CHINO)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify that the foregoing Ordinance was duly adopted by said City Council at a regular meeting held on the _____ day of July 2026 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

By: _____
NATALIE GONZAGA, CITY CLERK

DRAFT

RESOLUTION NO. PC2026-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL26-0120 (SITE APPROVAL) AND PL26-0121 (TENTATIVE TRACT MAP NO. 20845) TO SUBDIVIDE 12.42 ADJUSTED GROSS ACRES FOR THE DEVELOPMENT OF 55 SINGLE-FAMILY RESIDENTIAL HOMES AT A DENSITY OF 4.44 DWELLING UNITS PER ACRE WITHIN THE RD 4.5 RESIDENTIAL (4.5 DWELLING UNITS/ACRE) LAND USE DESIGNATION OF THE EAST CHINO SPECIFIC PLAN, , LOCATED AT 13918 CYPRESS AVENUE (APNS: 1021-241-02, -03, AND 1021-251-01).

WHEREAS, PLC Communities, LLC (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845) (the "Project") to subdivide 12.42 adjusted gross acres for the development of 55 single-family residential homes at a density of 4.44 dwelling units per acre, located at 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01); and

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

WHEREAS**,** on June 17, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project, and unanimously voted to continue the item to a public hearing on July 15, 2026; and

WHEREAS**,** on July 15, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project, and

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

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

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845):

1. *PL26-0120 (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 meets General Plan, Goal LCC-1.1, which fosters livable neighborhoods with a balanced mix of housing. Further, the Project is located in the East Chino Specific Plan (ECSP) and is in compliance with the ECSP development standards and design guidelines;

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 a proposal for 55 single-family dwelling units at a density of 4.4 dwelling units per acre on 12.42 adjusted gross acres, where single family homes are permitted and are within the allowable density range (4.5 dwelling units/acre) of the RD 4.5 Residential land use designation of the ECSP;

c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed as all minimum zoning requirements governing parcel size, shape, access, type and intensity of development have been met or exceeded. The proposed residential development is consistent with the development standards and guidelines for uses within the RD 4.5 Residential land use designation of the ECSP and the City Zoning Ordinance;

d. The subject site relates to streets and highways property designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed Project, as necessary street and roadway improvements for Amsterdam Avenue and Cypress Avenue are required to be improved as part of the development;

e. The proposed Project is compatible with those on abutting properties and in the surrounding neighborhood, as the adjacent properties to north, east, and west of the Project are existing residential properties of similar size and density. The property to the south will remain as residential/agricultural use;

f. The proposed location, size, and operating characteristics of the proposed Project will not be detrimental to the public interest, health, safety or general welfare as the Project is consistent with the RD 4.5 Residential land use designations of the ECSP and surrounding uses. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (Conditions of Approval) are attached here as Exhibit "A";

g. The proposed Project will not have a significant adverse impact on the environment, as the proposed Project has been determined to be within the

scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the ECSP, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed Project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of Project approval by the Planning Commission. In addition, certain safeguards have been required of the Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare These safeguards (Conditions of Approval) are attached hereto as Exhibit 'A". Further, the Project meets all required development standards and policies pertaining to residential development in the City and the ECSP.

2. *PL26-0121 (Tentative Tract Map No. 20845)*

a. *Consistency with plans*. The proposed subdivision, together with the provisions for its design and improvements, is consistent with applicable general or specific plans of the city. The proposed subdivision is located within the RD4.5 Residential land use designation of the ECSP. The RD4.5 Residential land use designation allows for residential development at a density up to 4.5 dwelling units per acre. The proposed subdivision will create 58 lots (55 individual lots for single-family units, one lot for a passive park/underground detention basin, and two landscaped lettered lots) at a density of 4.44 dwelling units per acre, meeting the density requirement;

b. *Consistency with zoning*. The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance and other related ordinances, or a variance has been granted. Each lot meets the minimum requirements of the RD 4.5 Residential land use designation;

c. *Suitability*. The site is physically suitable for the type or density of development because all required on and off-site improvements that are necessary to accommodate this development will be provided in accordance with City requirements. In addition, the site is flat and does not have any development constraints that would hinder residential development and the proposed tract map is of sufficient size and dimensions to accommodate single family homes in accordance with the ECSP;

d. *Environmental damage*. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project is within the scope of the adopted 2045 General Plan Update EIR and will adhere to mitigation measures;

e. *Wastewater*. The discharge of waste from the proposed subdivision into a community sewer system will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);

f. *Water service*. The review of the City Engineer or water service agency indicates that there is sufficient water to provide for the residents of the subdivision. The 2045 General Plan Update EIR considered the capacity of existing and planned water facilities and found them to be adequate;

g. *Soils and geology*. There are no adverse soil or geological conditions, according to a preliminary soils report or geological hazard report, or the subdivider has demonstrated to the satisfaction of the Director of Development Services, City Engineer and Planning Commission that any adverse conditions can be corrected;

h. *Public Health*. The design of the subdivision or the type of improvement will not cause serious public health problems. Full public improvements will be constructed in conformance with City Standards as well as applicable State and Federal regulations

i. *Easement*s. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The map will be subject to Covenants, Codes and Restrictions (CC&Rs) which include provisions for reciprocal access to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels;

j. *Environmental documentation*. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update

Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

k. *Agricultural suitability*. The proposed subdivision will not result in the subdivision of agricultural parcels to a size too small to sustain agricultural use under the conditions for denial listed in Section 66474.4 of the Subdivision Map Act as the project is not currently encumbered with any Williamson Act contracts.

3. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline § 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning*. The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, development density, and applicable policies established by the City's General Plan, the East Chino Specific Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

4. *Approval of PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845).* The Planning Commission hereby approves PL26-0120 (Site Approval) and PL26-0121 (Tentative Tract Map No. 20845), 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".

5. *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 15TH day of JULY 2026.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

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

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 15th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachments:
Exhibit “A” – Conditions of Approval

EXHIBIT A

DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: July 15, 2026

PROJECT FILE NO.: PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map No. 20845)

LOCATION: 13918 Cypress Avenue (APNs: 1021-241-02, -03, and 1021-251-01)

APPLICANT: PLC Communities

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 15, 2026

PROJECT FILE NO.: PL25-0120 (Site Approval) and PL25-0121 (Tentative Tract Map)

LOCATION: 13918 Cypress Avenue (APN: 1021-241-03)

APPLICANT: PLC Communities

1.0 TIME LIMITS:

1.1. The above referenced Site Approval shall expire on July 15, 2027, if building permits are not obtained. 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 July 15, 2028, 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.

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 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 exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The applicant shall be responsible for making arrangements with Waste Management for disposal of any/all construction debris or trash generated. 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. 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 PRIOR TO RECORDATION OF THE FINAL MAP:

3.1. Covenants, Conditions, and Restrictions (CC&R's) for the subdivision shall be prepared in accordance with the *City Attorney Policy - Guidelines and Protocol for Review and Approval of CC&R's* and submitted and approved by the Planning Division, Engineering Division, and the City Attorney. The approved CC&R's shall be recorded concurrently with the final map and a recorded copy submitted to the Planning Division. The following items shall be included in the final CC&R's:

3.1.1. Reciprocal agreement to ensure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels. The intent of the CC&R's is to ensure that the entire project is designed and maintained in a uniform and comprehensive manner.

3.1.2. A Homeowners Association (HOA) shall be formed for the maintenance of private facilities held in common ownership, such as project landscaping and irrigation, lanes, entries, community facilities and project lighting.

4.0 PRIOR 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. Comply with the City's "New Home Construction" Ordinance.

4.3. 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.

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

4.5. All plans shall be coordinated for consistency.

4.6. The applicant/developer shall submit 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.

4.7. A construction-phasing plan shall be submitted to and approved by the Director of Development Services prior to building permit issuance. This plan shall show which homes 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.

4.8. 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.

4.9. 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.

4.10. 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.

4.10.1. 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.

4.11. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that 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.

4.12. 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.

4.13. 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 June 17, 2026, as prepared by PLC Communities. 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.

4.14. 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.

4.15. Notification of the existing land use, zoning and general plan land use designation for properties within 1,320 feet of the proposed subdivision, prepared in conformance with Sections 15.40.020 and 5.04.220 of the Chino Municipal Code, shall submitted for review and approval by the Director of Development Services. The notice shall be posted in the sales office for the development.

4.16. Mailboxes shall not interfere with free ingress or egress to the project site. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The location and design of mailbox standards shall be indicated on the required landscape and irrigation plans. The design of the mailboxes shall be subject to the review and approval of the Director of Development Services.

4.17. The applicant is required to contact the West Valley Mosquito and Vector Control District to determine if an inspection or field survey of potential vectors and their ectoparasites is necessary. If the District so determines, an inspection or field survey shall be conducted by the District, at the applicant's expense, prior to demolition or grading in order to protect the health of and reduce the risk of neighboring residents to vector-borne diseases. Based on the inspection or survey results, the applicant shall take appropriate vector control methods as recommended by the District.

4.18. A preconstruction survey (four surveys in four days) shall be conducted no more than 30 days prior to ground disturbance including clearing, grubbing

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

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

4.20. 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.

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.

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. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services. The fee for review of these plans by both the City and the City's landscape architect shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.

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 for the final unit, any temporary sales and/or construction office buildings/trailers shall be removed from the site.

6.7. In order to inform new homeowners of various impacts they may experience, the applicant is required to provide the following disclosure notices. Every homeowner shall sign these notices, acknowledging that they have reviewed and understand their contents, and copies of the signed notices shall be provided to the Planning Division prior to the issuance of a certificate of occupancy for each respective unit:

6.7.1. Notification of the existing land use, zoning and general plan land use designation for properties within 1,320 feet of the proposed subdivision shall be presented to all customers and future homeowners. The notice, as well as posting and signature

requirements, shall conform to Sections 15.40.020 and 5.04.220 of the Chino Municipal Code.

6.7.2. The City has a Right-to-Farm policy, which allows for existing agricultural uses to continue as long as the property owner desires and limits the circumstances under which the use could be declared a nuisance.

6.7.3. A disclosure notice specifying potential nuisances, such as odors, dust, nesting animals, flies, and other vectors may occur on their property and/or within the project site. This notice shall be submitted to the Director of Development Services for review and approval. This notice shall be signed by individual property owners and shall be recorded with the property title.

7.0 ENVIRONMENTAL DOCUMENTS & MITIGATION MEASURES:

7.1. Comply with all mitigation measures identified in the Mitigation Monitoring Program contained within the technical study conducted for Site Approval PL25-0120 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.

8.0 OTHER REQUIREMENTS

8.1. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within prior to grading the Project site. 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.

8.2. 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.

8.3. 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.

8.4. A coating that will facilitate the removal of graffiti shall be applied over the complete height common area walls. If a coating is not provided, the owner of the property shall paint the walls to remove graffiti within 72 hours of notice.

8.5. Any revision to plotting and/or elevation changes for residential projects shall be subject to review and approval by the Director of Development Services. If the proposed revisions are substantial then the Director may require that the Planning Commission and/or DRB review and approve them. To ensure that the appropriate variation of units is maintained, the applicant shall, at a minimum, submit a revised colored site plan, a table identifying the revised unit count, and an exhibit showing the revised street scene(s). Additional information may be required depending on the nature of the changes.

8.6. Phased Projects:

8.6.1. 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.

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

8.6.2.1. 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.

8.7. All new residential development shall comply with the mandatory measures contained in Chapter 4 of the California Green Building Code and the selected voluntary measure contained in Appendix A4 and identified in Section 15.45.030 (Residential Development) of the Chino Municipal Code.

8.8. Consistent with Section 15.45.050 (Model Homes) of the Chino Municipal Code, at least one model home/unit for each residential development shall offer and display energy-saving options and signage identifying standard and optional features that contribute to the overall efficiency of the home.

Handout materials shall be made available in the model home describing the optional features, including costs, benefits, energy savings, etc.

8.9. 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 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.

9.0 CONSTRUCTION SITE SECURITY:

9.1. 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.

9.2. 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.

9.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.

9.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.

9.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.

9.6. “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.

9.7. 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.

9.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.

9.9. 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.

9.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.

9.11. 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.

9.12. 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.

10.0 ARCHITECTURE, LANDSCAPING, AND FENCING REQUIREMENTS:

10.1. The following items shall be reviewed and approved by the Planning Division prior to building permit issuance and/or reflected in the final approved set of construction drawings:

10.1.1. Samples of the stucco finish for each architectural elevation shall be reviewed by the Planning Division in the field for approval prior to applying the stucco to the buildings. A medium sand finish is required for Italianate, Farmhouses, Ranch, and Spanish elevations.

10.1.2. An exclusive front door style shall be utilized for and designed to be compatible with each architectural style used in the development.

10.1.3. All door and window surrounds utilizing stucco over foam shall have a smoother finish than the adjacent field finish.

10.1.4. An exclusive garage door style shall be utilized for and be compatible with each architectural style used in the development.

10.1.5. All architectural treatments and finish materials on building elevations such as wood siding, stone veneer, etc. shall return to an inside corner or other logical termination point to the satisfaction of the Director of Development Services.

10.1.6. Substantial landscaping shall be installed at the ends of cul-de-sacs or alleys that face a public street.

10.1.7. Stone, brick, and other masonry veneers, where used, shall be applied to within four inches of the finished grade.

PUBLIC WORKS CONDITIONS OF APPROVAL

TRACT MAP NO. 20845

DATE: May 28, 2026 PC MEETING DATE: July 15, 2026

PROJECT DESCRIPTION: 55 Lots SFR Development

PROJECT LOCATION: 13981 Cypress Avenue

APPLICANT: PLC Communities PROJECT ENGINEER: Jorge Alvarado

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:

Street Name	Distance (R/W Total)	Direction From C/L
Amsterdam Ave	7’ (56’)	East
Aguerre	56’	North/South
Street “A” and “C”	56’	East/West
Street “B” (Bohlander)	56’	North/South

1.4 Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association’s/Owner’s maintenance obligations with respect to various facilities including, but not limited to, right-of-way landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.

1.5 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.

1.6 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.

1.7 Comply with all applicable requirements of the City Municipal Code.

1.8 Provide a Pedestrian Accessibility Plan that labels and indicates the path location and conceptual design of the following structures and facilities:

a. Sidewalks and walks (public right of way sidewalk, walks within the development)
b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City's Policy on Accessible Pedestrian Facilities)
c. Pedestrian crossings at driveways;
d. Crosswalks (marked, unmarked, signalized); and
e. Path of travel from right-of-way to recreation facilities (parks, restroom)

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 sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), 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. shared-use paths/multi-purpose paths
   iii. curb ramps
   iv. driveway approaches crossings

b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.

c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.

1.11 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.

2.0 <u>PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THE SUBDIVISION/ PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS</u>:

2.1 Record Tract Map No. 20845 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 will be 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.)

	Street Names			
	Amsterdam Avenue	Cypress Avenue[f]	Interior Streets (A-C)	Interior Street Aguerre
Curb & Gutter (Offset from Centerline)		X (28')	X (18')	X (18')
Sidewalk (Width)	X (5')[g]	X (5')	X (5')	X(Varies)[a]
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)			X (18')	X (18')
Asphalt Concrete Grind & Overlay		X (2')		
Street Lights		X	X	X
Parkway Landscaping[(i)]	X	X	X	X
Signing & Striping and Traffic Controls	X	X	X	X
Sewer			X	X
Storm Drain including Underground Detention				X
Domestic Water		X[b]	X	X
Irrigation Water Service, Meter & Backflow	X	X	X	X
Fire Hydrants as required by CVIFD			X	X
Driveways		X[c]		
Slurry Seal		X[e]		
ADA Ramps[d]	X	X	X	X
Underground all utilities 34.5kV or less		X[h]		

(a) The proposed sidewalk along the south side of Aguerre within the Paseo shall be an 8-foot-wide meandering sidewalk. The sidewalk along the north side of Aguerre shall be 5 feet wide.

(b) A proposed 12-inch PVC (C-900) water line shall be constructed from the existing 10-inch PVC at Pepperdine Street and extend south to the project entry at Aguerre.

(c) The existing driveways south of the project site on the west side of Cypress Avenue shall be upgraded to meet City of Chino Standard Drawing No. 240 and constructed as shown in the approved Conceptual Grading Plan including onsite grading as required by the design.

(d) Construct ADA ramps as shown in the approved Conceptual Grading Plan, including at Dalton Street & Amsterdam Avenue, Pepperdine Avenue & Aguerre, and throughout the interior streets.

(e) Slurry seal Cypress Avenue along the west side of the street, from the edge of the gutter to the street centerline.

(f) Public improvements including concrete sidewalk, curb & gutter, street lighting and parkway landscaping along the west side of Cypress Avenue shall extend from the northern project boundary to Edison Avenue, as shown and approved in the Conceptual Grading Plan.

(g) The sidewalk along the east side of Amsterdam Avenue shall extend north to Pepperdine Avenue and connect to the existing sidewalk at the curb return at the southeast corner of Pepperdine Avenue and Amsterdam Avenue.

(h) Along project frontage on the west side of Cypress Avenue.

(i) The HOA shall be responsible for the maintenance of parkway landscaping constructed in the right-of-way along the property frontage for this development.

(j) Repair all damage to existing public improvements caused by 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.

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.

2.8 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines joining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32. The applicant shall provide documentation, in the form of e-mail correspondence or formal letters, demonstrating coordination with all applicable utility providers.

2.9 Pay all applicable fees pursuant to City Municipal 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, 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

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 and include the Trash Order Implementation Plan requirements.

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 Existing onsite water wells shall be abandoned in accordance with applicable Department of Drinking Water standards and all applicable regulatory requirements including the City of Chino Standard number 465, subject to review and approval by the City's Water Utilities Supervisor and Public Works Environmental staff.

2.14 Potable water to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.

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

2.16 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.

2.17 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.

2.18 Comply with all requirements of the Traffic Impact Analysis (TIA) dated Feb 03, 2026 including participation in fair share contributions and construction of required improvements.

2.19 (I) Annex into the current services special tax community facilities district of the City (the "City Services CFD") through the submission of an application to the City's Finance Department along with the payment of $11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process, or (II) form a new City community facilities district with a services special tax component commensurate with the City Services CFD, or (III) provide a lump sum payment to the City which, based on current interest rate conditions, is projected to finance in perpetuity the same services projected to be provided through annexation into the City Services CFD. Upon completion of the annexation, an annual special tax will be assessed on the property tax bill to each Assessor Parcel at an established rate set by the City Services CFD document entitled "Rate and Method of Apportionment" available for review in the CFD Annual Report located at:

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

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

2.20 Record Parcel Map No. 20988 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.

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 2.7 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.

3.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the project property will be subject to an annual special East Chino Specific Plan area Community Facilities District Tax.

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 along all streets impacted by the development 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 Coordinate with the City and Southern California Edison (SCE) to transfer all applicable streetlight electrical service accounts to the City.

4.4 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.

CITY OF CHINO
PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

TRACT MAP NO. **Error! Reference source not found.**

PROJECT ENGINEER: Jorge Alvarado

DATE: 5/28/2026

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

- ☒ Copy of Development Engineering Division Conditions of Approval
- ☐ Plan Check Fee Calculation Form
- ☒ Maps (Subdivision Only)
- ☒ Preliminary Title Report (no older than six months) (Subdivision Only)
- ☒ Closure Calculations (Subdivision Only)
- ☒ Referenced Maps (Subdivision Only)
- ☒ Preliminary Soils Report (no older than sixty days)
- ☐ Lot line adjustment certificate
- ☐ Lot merger
- ☒ Right-of-way dedication (May be shown on the Map)
- ☐ 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 Estimates (Onsite/Offsite On City Forms) w/ Engineer's Wet Signature & 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
- ☐ 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

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

Fire Chief
Dave Williams

May 20, 2026

2025-00000403

PLC COMMUNITIES 888 SAN CLEMENTE DR STE 200 NEWPORT BEACH, CA - California 92660	Project Name: DRC25-0008, PL25-0021 PL25-0084 TTM - 55 SFR Project Address: 13918 CYPRESS 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. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length.

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

1.2 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.

1.3 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 six hundred feet (600') 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.

1.4 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.

1.5 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 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. 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 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.

3.3 "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.

3.4 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.

3.5 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

Applicable Standards:

101, 102, 103, 111, 114, 122, 126

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

Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
4.1 Aesthetics		
Topic 1: Scenic Vistas. Would the Project have a substantial adverse effect on a scenic vista?	**Policy LCC-8.7.** Protect and improve scenic vistas in Chino, including views of the San Gabriel Mountains and the Puente-Chino Hills from major roadways and public spaces.	Applicable and the Project complies.
Topic 3: Visual Character or Quality. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**Policy LCC-2.9:** Recognize historic-age buildings, including the youth museum, green building, and Seventh Street Theater as integral components of downtown character. Promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating new development and intensification of uses downtown. **Policy LCC-2.11:** Emphasize human-scaled design in commercial, residential, and mixed-use development and employ measures such as articulated massing, awnings, and landscape elements to break down the scale of larger developments. **Policy LCC-2.12:** Build the visual presence of the Downtown core with distinctive branding and signage, street furniture, and trees and plantings.	Not applicable because Project is not within Downtown Chino.
	Policy LCC-3.4. Encourage new mixed-use and commercial development within centers to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches: • Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials; • Maintaining overall harmony while providing smaller-scale variety; and • Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements. **Policy LCC-3.7.** Ensure that the introduction of higher-intensity mixed-use development within commercial centers and along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring features such as the following: • Buildings set back from rear or side yard property lines adjoining single-family dwelling residential uses; • Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to minimize impacts to privacy and solar access; • Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas to the degree feasible; or • Lighting shielded from view and directed downward to minimize impacts on adjacent residential uses.	Not applicable because Project is not within a commercial center.

[1] Topics without GPU Policies or GPU EIR MMs have not been included in this table.

Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy LCC-4.1: Insist on high-quality development that is sensitive to surrounding context throughout the City and particularly in centers and corridors. **Policy LCC-4.5:** Enhance community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved cross-walks, and City-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails. **Policy LCC-4.6:** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual confusion where businesses are competing for attention.	Not applicable because Project is not within a corridor or gateway.
	Policy LCC-5.9: Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.	Applicable and the Project complies through Project design.
Topic 4: Light or Glare. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	**Policy LCC-3.7 identified above.**	Not applicable, as identified above.
4.2 Air Quality		
Topic 1: Air Quality Plans. Would the project conflict with or obstruct implementation of the applicable air quality plan?	**Policy INF-3.5:** Require development projects to prepare traffic impact studies, including VMT analysis and level of service assessments as appropriate per the City's adopted Traffic Impact Analysis Guidelines. **Policy INF-3.7:** Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts, including through payment of Development Impact Fees. **Policy INF-3.8:** Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources. **Policy INF-4.4:** Design streets to promote walking by including design elements such as the following: • Grid networks that provide high levels of connectivity; • Closely spaced intersections; • Frequent and low-stress crossings; • Wide, unobstructed walkable sidewalks;	Applicable and the Project complies.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• Street trees that provide shading; and • Minimize curb cuts to only required access areas. **Policy INF-4.5:** Provide for a safe, convenient pedestrian environment with strategies such as separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible. Plan for direct connections from the interiors of residential neighborhoods to nearby parks, schools, retail, and other services using sidewalks, trails, and paseos. **Policy INF-4.8:** Require that new subdivisions, new multi-family developments, and new developments along commercial corridors include well-lit, tree-shaded walkways that provide direct links to the public realm or adjacent public destinations such as transit stops, schools, parks, and shopping centers. **Policy INF-4.9:** Remove barriers to walking, where feasible, and work with utility companies to remove barriers to allow people of all abilities to move with comfort and convenience throughout the City, including through the following: • Provision of curb ramps, crosswalks, and overpasses; • Relocation of infrastructure or street furniture that impedes travel pathways; • Reducing or consolidating driveways and curb cuts; and • Creation of additional walking entrances to important destinations like schools, parks, and commercial areas. **Policy INF-4.10:** When designing projects, prioritize designs that encourage walking, improve pedestrian safety, and incorporate best practice designs and considerations for efficiencies in walking. **Policy INF-4.13:** When designing projects, prioritize designs that strengthen the protection of cyclists, such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible. **Policy HEQ-5.7:** Promote the incorporation of new technologies, materials, and design and construction techniques in private development projects that minimize air pollution, noise, excess heat, and other forms of pollution and its impacts.	
	Policy INF-1.1: Support regional transportation infrastructure investments for all modes to relieve congestion and support community health in Chino.	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-1.3: Pursue transportation infrastructure improvements and associated funding for projects such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices. **Policy INF-1.4:** Work with Omnitrans and other transit providers to improve the frequency and convenience of transit connections from Chino to major regional destinations, such as the Ontario International Airport, Metrolink rail stations, and large employment centers. **Policy INF-2.1:** Maintain a street classification system that considers the role of streets as corridors for movement but also reflects a context-sensitive complete streets approach that enables safe, convenient travel for all roadway users. **Policy INF-2.2:** Foster a cohesive circulation system through a "layered network" approach that promotes complete streets and mobility for all modes while emphasizing specific transportation modes for specific corridors and geographic areas. Integrate complete streets and a layered networks approach into all City streets, traffic standards, plans, and details. **Policy INF-2.5:** Plan and invest to foster a transportation system that improves the health of Chino residents through actions that make active transportation, non-motorized modes, and high-occupancy vehicles viable, attractive alternatives to the private automobile. **Policy INF-2.6:** Ensure the design of new streets and the retrofit of existing streets minimizes traffic volumes and/or speed as appropriate within residential neighborhoods without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices. This could be accomplished through: • management and implementation of complete street strategies, including retrofitting existing streets to foster biking and walking as appropriate; • short block lengths, reduced street widths, and/or traffic calming measures; and • providing pedestrians and bicyclists with options where motorized transportation is prohibited. **Policy INF-2.7:** Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved. **Policy INF-2.10:** Consider innovative design and technology solutions to improve mobility, efficiency, connectivity, and safety such as traffic calming devices, roundabouts, traffic circles, curb extensions at intersections, separated bicycle infrastructure, high visibility pedestrian treatments and infrastructure, smart road technologies, and signal coordination. **Policy INF-2.11:** As part of street redesigns, plan for the needs of different modes–such as shade for pedestrians, lighting at pedestrian scale, mode-appropriate signage, and transit amenities. Coordinate with the future Urban Forest Management Plan to ensure the right tree, is placed in the right place, for the right reason.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-2.12: Add bike and pedestrian facilities on roads with excess capacity where such facilities do not exist, using supporting transportation plans as guidance. Excess capacity includes street rights-of-way or pavement widths beyond the standards, or excess capacity in roadways based on actual vehicular travel versus design capacity. **Policy INF-2.14:** Explore the use of green infrastructure in the design of new roadways and retrofit existing roadways where appropriate. **Policy INF-2.15:** Incorporate traffic calming design into local and collector streets to promote safe vehicle speeds. **Policy INF-3.6:** Support regional efforts for the development of a VMT Mitigation Bank in coordination with SBCTA. **Policy INF-3.14:** Promote the greater use of Transportation Demand Management (TDM) strategies by employers and large residential developments to reduce dependence on single-occupancy vehicles. **Policy INF-3.15:** Use public outreach to encourage alternative modes of travel and inform the community about the benefits of participation in new programs, approaches, and strategies. **Policy INF-3.16:** As a TDM strategy, encourage large scale employers to provide on-site childcare services within employment districts to reduce or avoid vehicle trips associated with child pick-up and drop-off. **Policy INF-3.17:** Encourage collaboration between transit partners and event producers to promote awareness of additional and timely transit service before and after large events. **Policy INF-3.18:** Partner with Omnitrans to expand participation in programs that offer free or discounted transit passes for low-income residents, youth, and/or senior citizens. **Policy INF-3.19:** Balance on-street and off-street parking supply with objectives for reducing VMT, improving air quality, supporting economic vitality, and fostering a high quality of life throughout the City. **Policy INF-3.20:** Through the development review process, encourage applicants proposing projects in mixed use areas and activity centers to explore shared-use of existing parking spaces that can be available for dual uses before proposing to construct new parking facilities. **Policy INF-3.21:** Require traffic and parking management plans for major events that utilize travel demand management strategies encouraging transit and other alternatives to single occupant vehicles to limit the impact to City streets.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-3.22: Lead by example by continuing to incentivize the use of electric vehicles and hybrids, such as by expanding the availability of electric vehicle charging infrastructure in City parking lots and structures and/or providing priority parking locations for electric and hybrid vehicles. **Policy INF-4.1:** Strengthen active transportation circulation routes between residential neighborhoods, parks, schools, and mixed-use mixes use areas. **Policy INF-4.2:** As new development and redevelopment occurs, seek opportunities to create a finer-grained network of streets and walking and bicycling connections, especially within a half-mile walk of mixed-use areas. **Policy INF-4.6:** Work to complete the network of tree-shaded sidewalks throughout the City, to the greatest extent feasible, through development project improvements and grant funding to build new sidewalks and crossings, especially near important destinations, such as schools, parks, and mixed-use areas. **Policy INF-4.7:** Require pedestrian-friendly traffic signal accessories, such as Accessible Pedestrian Signals which include countdown information in both a visual and auditory format, and similar technologies at all significant pedestrian crossings. **Policy INF-4.11:** Establish and maintain a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for both commuter and recreational trips. Coordinate the City's network with existing and planned facilities in neighboring jurisdictions and the region to support a comprehensive active transportation network. **Policy INF-4.12:** Plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the City. **Policy INF-4.14:** Implement safety improvements in mid-block areas that allow for bicycles to safely cross heavily traveled roads. Improvements can include stop signs for cyclists, warning beacons, and illuminated signs initiated by pedestrians and cyclists. **Policy INF-4.15:** Encourage the routing of buses to the Chino Airport, Chaffey College, and other major destinations to facilitate transit access for workers, students, and airport passengers. **Policy INF-4.16:** Work with Omnitrans to expand bus service to additional areas of the City and improve north-south connections. Prioritize connections to/from job centers in Chino and between The Preserve and the northern part of the City. **Policy INF-5.5:** Support implementation of new technologies that result in logistics operations that are cleaner, greener, and more efficient, including electric truck charging stations, autonomous vehicle censors and communications.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-5.7: Coordinate with public agencies in the region to catalyze the development and deployment of zero-emission medium- and heavy-duty vehicle fleets, buses, and lighter duty electric bicycles, and support development of shared charging hubs and resources, and prioritization of zero-emission vehicle technologies for goods movement in the City. **Policy INF-5.10:** Prohibit freight trucks from parking or idling on local streets in residential neighborhoods and discourage trucks from traveling on local streets. **Policy HEQ-5.5:** Consistent with AB 98 regulations, regulate new light industrial and warehouse uses in proximity to housing and other sensitive uses and require such projects to route trucks and minimize idling in order to reduce diesel particulate emissions. **Policy HEQ-5.9:** Continue to purchase or lease of fuel-efficient and low emissions vehicles for City fleet vehicles.	
	MM AQ-1: Construction Air Quality Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with construction, shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City for review and approval. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. The City shall require that applicants for new development projects with the potential to exceed the SCAQMD's adopted thresholds of significance to incorporate the measures listed below to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City. Mitigation measures to reduce construction-related emissions could include, but are not limited to: • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust.	Applicable to the Project and required to be implemented during the Project's construction activities.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on- and off-site streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 mph or less to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 mph to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing on-site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.	

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	• During architectural coating activities, use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website.	
	MM AQ-2: Operational Air Quality Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with operation, shall prepare and submit a technical assessment evaluating potential project operational-related air quality impacts to the City for review and approval. For individual projects that may exceed the daily operational emissions thresholds established by the SCAQMD, the owner/permitee shall conduct an analysis of the project's operational air quality impacts using the latest available CalEEMod mode, or other analytical method determined in conjunction with the City. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If such analyses identify potentially significant regional or local air quality impacts, project-level mitigation and/or project design features would be required to reduce operational impacts to less than significant. Mitigation to reduce operational impacts depends on the specific project, but may include measures such as, but not limited to: • Demonstrate net zero energy expenditure. • Implementation of transportation demand management measures. • Prohibit the installation of woodstoves, hearths, and fireplaces in new construction facilitated by the General Plan Update. • Expand and facilitate completion of planned networks of active transportation infrastructure. • Implement electric vehicle charging infrastructure beyond requirements set forth in the 2022 CALGreen mandatory measures, such as Tier 2 voluntary measures set forth in 2022 CALGreen (or future more stringent) standards. • Implement traffic demand measures, such as unbundling parking fees from rent/lease options, encouraging/developing a ride-share program for the community, and provide car/bike sharing services, that will reduce daily individual car usage and reduce project VMT.	Applicable to the Project and required to be implemented during the Project's operation and maintenance.
Topic 2: Criteria Pollutants. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable	**Policy INF-4.13 and Policy HEQ-5.7** identified above.	Applicable, as identified above.
	MM AQ-1 and MM AQ-2 identified above.	Applicable, as identified above.
	Policy INF-3.14 through Policy INF-3.22, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy HEQ-5.5, and Policy HEQ-5.6 identified above.	Not applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
federal or state ambient air quality standards?		
Topic 3: Sensitive Receptors. Would the project expose sensitive receptors to substantial pollutant concentrations?	**Policy HEQ-5.3:** Require new development that would locate sensitive uses adjacent to sources of TACs to be designed to minimize any potential health risks, consistent with state law.	Not applicable as the Project is not located adjacent to sources of TACs.
	Policy LCC-1.5: Locate manufacturing, warehousing, logistics and industrial uses in areas with good access to the regional transportation network while providing for adequate separation and buffering from residential uses.	Not applicable – City action.
	Policy HEQ-5.5 and Policy INF-5.10 identified above.	Not applicable, as identified above.
	MM AQ-3: Health Risk Assessment. For site-specific projects that may site new sensitive land uses within 500 feet of SR-71 or SR-60, the applicant shall prepare a HRA evaluating the potential for sensitive receptors to be exposed to TACs, which shall be required for such individual projects. The HRA shall be prepared in accordance with the policies and procedures of the state OEHHA and the SCAQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the SQAQMD at the time a project is considered (i.e., 10 in one million cancer risk and 1 hazard index), the project applicant will be required to identify and demonstrate that best available control technologies to reduce substantial exposure of sensitive receptors to TACs. Examples may include, but are not limited to, air intakes located away from high-volume roadways and/or truck loading zones unless it can be demonstrated that these are operational limitations and/or heating, ventilation, and air conditioning systems provided with appropriately sized MERV filters. Mitigation measures identified in the HRA shall be incorporated into the site development plan as a component of the proposed project. Air intake and MERV filter requirements shall be noted on all building plans submitted to the City Development Services Department.	Not applicable as the Project site is located beyond 500 feet from both SR-71 and SR-60.
Topic 4: Odor. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	**Policy HEQ-5.10:** Ensure adequate buffer distances are provided between offensive odor sources and sensitive receptors, such as schools, hospitals, and community centers.	Applicable and the Project complies.
4.3 Biological Resources		
Topic 1: Special Status Species. Would the project result in a substantial adverse impact, either	**Policy HEQ-5.13:** Require construction projects that disturb 10,000 square feet of ground cover revegetate graded areas with native or locally appropriate vegetation to restore biological diversity, minimize erosion, and promote groundwater recharge.	Applicable and the Project complies.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
directly or through habitat modifications, to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS?	**Policy HEQ-8.8:** Cooperate with federal, state, and local regulatory agencies as well as non-profit organizations to promote the responsible stewardship of natural resources and habitats within the Planning Area. **Policy HEQ-8.9:** Ensure that adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place. **Policy HEQ-8.10:** In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.	
	MM BIO-1: Biological Assessment and Mitigation Applications for future development of vacant properties (and portions thereof), wherein the City's Director of Development Services or their designee has determined a potential for impacts to sensitive biological resources, shall be required to prepare a site-specific general biological resources survey to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. The report shall identify the need for focused presence/absence surveys and identify the presence of state or federal regulated wetlands or waters. If potentially significant impacts to sensitive biological resources, including sensitive species and/or wetlands are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance.	Applicable and the Project complies.
	MM BIO-2: Nesting Birds Applications for future development, wherein the City's Director of Development Services or their designee has determined a potential for impacts to mature trees and/or native vegetation suitable for nesting birds, shall be required to restrict removal of sensitive habitat and vegetation to outside the breeding seasons of any sensitive species identified within adjacent properties (typical bird breeding season is January 15 to September 15, as early as January 1 for some raptors). If vegetation clearing must begin during the breeding season, a qualified biologist shall provide recommendations to avoid impacts to nesting birds which typically includes a pre-construction survey within three days of the start of construction to determine the presence of active nests. If active nests are found, avoidance measures shall be implemented to ensure protection of the nesting birds. Avoidance measures may include a no-activity buffer zone, typically 300 feet from the area of disturbance or 500 feet for raptors, established at the discretion of the qualified biologist in consultation with the City, If activity buffer zones are not feasible, temporary noise barriers may be	Applicable and would be completed prior to vegetation clearing, if necessary.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	installed to attenuate construction noise. Noise wall height and adequacy shall be supported by a noise analysis to determine the anticipated construction noise levels with attenuation measures as recommended by the biologist and approved by the City. Periodic noise monitoring shall be conducted during construction to ensure noise attenuation standards are met. Accepted noise levels are species dependent and existing ambient noise levels can play a factor in establishing baseline acceptable noise.	
Topic 2: Sensitive Natural Communities and Riparian Habitat. Would the project result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	**MM BIO-1 identified above.**	Applicable, as identified above.
Topic 3: Jurisdictional Wetlands. Would the project result in substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**MM BIO-1 identified above.**	Applicable, as identified above.
4.4 Cultural and Tribal Cultural Resources		
Topic 1: Historic Resources. Would the project cause a substantial adverse change in the significance of a historic-era resource pursuant to CEQA Section 15064.5?	**Policy LCC-2.9:** Recognize historic-age buildings, including the youth museum, green building, and Seventh Street Theater as integral components of downtown character. Promote preservation, rehabilitation, and adaptive reuse of historic-age buildings while accommodating new development and intensification of uses downtown. **Policy LCC-7.3:** Foster the preservation, restoration, and compatible reuse of historically significant structures and sites in Chino while accommodating new development.	Not applicable because the Project Site is not in Downtown Chino and does not contain any historic resources.
	Policy LCC-7.4: Evaluate all buildings and structures 50 years old and older for potential historic significance prior to approving a project that would demolish or significantly alter the resource.	Applicable to the Project; required Cultural Resources Study has been completed.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	MM CUL-1: Historic Evaluation. Prior to approval of a future site-specific project that would directly or indirectly affect a building/structure in excess of 50 years of age, the City or a qualified architectural historian shall determine whether the affected building/structure is historically significant. The evaluation shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the CEQA guidelines. If the evaluation determines that building/structure is not historic, no further evaluation or mitigation would be required. If the building/structure is determined to be historically significant, the preferred mitigation would be to avoid the resource through project redesign. If the resource cannot be avoided, all prudent and feasible measures to minimize or mitigate harm to the resource shall be taken per recommendations of the qualified architectural historian.	Applicable to the Project; required Cultural Resources Study has been completed.
Topic 2: Archaeological Resources. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	**Policy LCC-7.7:** Continue to comply with federal and state regulations and best practices aimed at protecting and mitigating impacts to archaeological resources and the broader range of cultural resources as well as tribal cultural resources.	Applicable to the Project and the Project complies.
	Policy HEQ-8.7: Require cultural resource assessments prior to the approval of development proposals on properties located in archaeologically sensitive areas.	Applicable to the Project; required Cultural Resources Study has been completed.
	MM CUL-2: Cultural Resources Assessment Prior to project approval or the issuance of grading permits (whichever is applicable and comes first), the City shall require applicants for future proposed ground disturbing projects to determine the presence or absence of archaeological resources and appropriate mitigation measures. The following steps to achieve these goals: 1) A qualified archaeologist meeting the Secretary of the Interior Standards shall conduct a cultural resources assessment consisting of a record search from the SCCIC, a sacred lands search from the NAHC, a pedestrian survey, background context and project specific recommendations 2) If the cultural resources assessment identifies archaeological resources that have not been evaluated for significance per CEQA thresholds (see Section 4.4.3 above), then an evaluation program shall be completed. An evaluation program generally will include excavation to determine depth, extent, integrity, and content of the subsurface cultural material, 3) If an archaeological resource is determined significant and avoidance through project redesign is not feasible, a data recovery and construction monitoring program shall be implemented to reduce impacts to an archaeological resource to below a significant level, and 4) After construction, a final data recovery and monitoring report shall be completed documenting the result of the data recovery, research design, and monitoring efforts.	Applicable to the Project; required Cultural Resources Study has been completed.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Confidential attachments must be submitted under separate covers. Artifacts collected during the evaluation, data recovery, and monitoring efforts must be curated at an appropriate facility consistent with the state and federal curation standards (36 CFR 79 of the Federal Register) and that allows access to the artifact collections.	
Topic 3: Human Remains. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	**Policy LCC-7.8:** Treat Native American human remains with sensitivity and dignity and ensure compliance with the associated provisions of California Health and Safety Code and the California PRC. The City shall collaborate with the MLD identified by the NAHC.	Applicable to the Project if human remains are discovered during ground-disturbing activities.
Topic 4: Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, features, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the CRHR, or in a local register or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision c of PRC Section 5024.1?	**Policy LCC-7.7 and Policy HEQ-8.7** identified above.	Applicable, as identified above.
	MM CUL-2 identified above.	Applicable, as identified above.
4.5 Geology/Soils		
Topic 1: Seismic Hazards and Topic 3: Geologic Instability. Would the project directly or indirectly cause potential substantial adverse effects,	**Policy HSN-1.2:** Require that buildings intended for human occupancy and critical facilities be set back a safe distance (as determined by a qualified geologist) from surface traces of active and potentially active faults. As appropriate, require that proponents of projects in high-risk areas submit geotechnical investigation reports prepared by qualified professionals and demonstrate that the project conforms to all mitigation measures recommended by the reports prior to City approval.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); ii) strong seismic ground shaking? iii) seismic-related ground failure, including liquefaction; or iv) landslides? Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	**Policy HSN-1.3:** Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the CBC. **Policy HSN-1.4:** In order to maximize soil stability and erosion prevention, minimize excavation, grading, cutting, or filling during construction; permit grading operations only in areas scheduled for immediate construction or paving; require erosion prevention as a strategy in the planning and design of grading operations; and avoid or minimize removal of ground cover, vegetation, and canopies.	
Topic 2: Soil Erosion. Would the project result in substantial soil erosion or the loss of topsoil?	**Policy HSN-1.4** identified above.	Applicable, as identified above.
Topic 4: Expansive Soils. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	**Policy HSN-1.4** identified above.	Applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
Topic 6: Paleontological Resources and Unique Geology. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1: Paleontological Resources Evaluation.** Applications for future development, wherein the Community Development Director or his or her designee has determined a potential for impacts to paleontological resources, shall review the underlying geology and paleontological sensitivity of the site. If it is determined that the potential exists that sensitive paleontological resources are present, the applicant shall provide a paleontological resources technical report consisting of a record search, survey, background context and project specific recommendations performed by a qualified paleontologist. If it is determined there is potential for paleontological resources to be present, a qualified paleontological monitor shall be present during grading in locations where the paleontological resources technical report determined that such monitoring is necessary due to the potential for paleontological resources to reside within the underlying geologic formations. The paleontological resources technical report shall also provide specific duties of the monitor, and detailed measures to address fossil remains, if found.	Applicable to the Project; required Paleontological Assessment has been completed.
4.6 Greenhouse Gas Emissions		
Topic 1: GHG Emissions. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?	**Policy HEQ-5.9, Policy INF-1.1, Policy INF-1.3, Policy INF-1.4, Policy INF-2.1, Policy INF-2.2, Policy INF-2.5, Policy INF-2.6, Policy INF-2.7, Policy INF-2.10, Policy INF-2.11, Policy INF-2.12, Policy INF-2.14, Policy INF-2.15, Policy INF-3.6, Policies INF-3.14 through INF-3.18, Policies INF-3.19 through INF-3.22, Policy INF-4.1, Policy INF-4.2, Policy INF-4.6, Policy INF-4.7, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy INF-4.15, Policy INF-4.16, Policy INF-5.5, and Policy INF-5.7** identified above.	Not applicable, as identified above.
	Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policy INF-4.8, Policy INF-4.9, Policy INF-4.10, Policy INF-4.13, Policy HEQ-5.7, and Policy INF-5.10 identified above.	Applicable, as identified above.
	MM GHG-1: Greenhouse Gas. All future site-specific projects shall be required to demonstrate consistency with the City's CAP. As stated in Appendix A of the CAP, analysis of site-specific projects can either be done through emissions calculations or by using the Screening Tables. Site-specific projects that obtain at least 100 points would be consistent with the reduction quantities anticipated in the CAP. Those site-specific projects that do not obtain 100 points using the Screening Tables would need to provide additional analysis to determine the significance of GHG emissions. Per Section 15.45.070 of the City's Municipal Code, GHG Performance Standards for New Development, all new development not utilizing the Screening Tables shall contribute to the reduction of GHG emissions by demonstrating consistency with the CAP by implementing one or a combination of the following three options: 1. Exceed the mandatory California Energy Code Title 24, Part 6 standards, in effect at the time of application submittal by five percent; or	Applicable and the Project complies.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	2. 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 development application submittal for discretionary review; or 3. Provide other equivalent 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 0.074 MT CO2E per residential dwelling unit per year and/or per thousand square feet of commercial/ industrial use per year. Applicants that choose Option 1 described above would be required to verify that their site-specific project meets the five percent 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 2 or 3 described above would 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.	
Topic 2: GHG Plans. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?	**Policy LCC-1.1:** Foster a balanced mix of housing, employment, commercial, educational, civic, entertainment, and recreational uses in the City to support a complete community. **Policy LCC-1.2:** Ensure logical City boundaries that facilitate the efficient delivery of City services, address economic development needs, and optimize municipal costs and revenues. **Policy LCC-1.3:** Direct new growth so as to promote a land and resource efficient development pattern, strengthen north-south connections, and enhance the quality of life in Chino. **Policy LCC-1.4:** Promote infill development in opportunity areas along Central Avenue, Riverside Drive, and Philadelphia Street in order to create a network of lively activity centers that provide for community needs, capitalize on market opportunities, and are well-integrated with the surrounding neighborhoods.	Not applicable – City action.
	Policy LCC-2.3: Focus the highest intensity of development along D Street and Seventh Street to create a distinctive, walkable mixed-use core between Sixth Street and Central Avenue, south of C Street. **Policy LCC-2.6:** Promote a mix of commercial, office, and residential uses along Central Avenue to strengthen its role as a mixed-use corridor at the heart of Chino. **Policy LCC-2.13:** Within the core area, orient new buildings to the street, minimize setbacks along street frontages, and ensure a consistent street wall to promote a walkable, pedestrian-friendly environment.	Not applicable because Project is not within Downtown Chino.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy LCC-3.1: Within commercial centers where permitted on sites identified in the Zoning Code, foster mixed-use development and the co-location of residential and commercial uses within site distance of one another on the site to promote day and evening vitality. **Policy LCC-3.3:** Promote the integration of amenities, events, and programming into regional, community and neighborhood shopping centers that strengthen their role as places for area residents to shop and gather. Features to integrate should include the following: • Pedestrian amenities; • Electric vehicle charging; • Bike parking; • Traffic-calming features; • Plazas and public areas; • Shade trees; • Lighting; • Public art; • Farmers markets; • Retail and other services that provide for everyday needs; and • Community events. **Policy LCC-3.16:** Foster attractive, human-scaled mixed-use development that contributes to local character and enhances "small town" sense of place along key segments of Riverside Drive and Central Avenue. **Policy LCC-3.17:** Provide for a mix of commercial-retail and services in commercial centers on Riverside Drive and Central Avenue that cater to the daily needs of local residents together with multifamily housing where permitted under zoning. **Policy LCC-3.18:** Focus efforts to attract essential services such as medical clinics, grocery stores, banks, and dry cleaners to commercial centers in order to provide for the needs of area residents and ensure the vitality of the site over time. **Policy LCC-3.23:** Provide bicycle and pedestrian connections to retail and restaurants from surrounding residential areas. **Policy LCC-3.24:** Incorporate on-site amenities into the commercial area, such as outdoor dining; landscaped gardens, plazas, and seating areas; play areas and family-friendly facilities; EV fast charging stations; event spaces and entertainment programming; public art.	Not applicable because Project is not within a commercial center.
	Policy INF-1.1, Policy INF-1.2, Policy INF-1.4, Policy INF-2.1, Policy INF-2.2, Policy INF-2.5, Policy INF-2.6, Policy INF-2.7, Policies INF-2.10 through INF-2.12, Policy INF-2.15, Policy INF-3.6,	Not applicable, as identified above.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policies INF-3.14 through INF-3.18, Policies INF-3.19 through INF-3.22, Policy INF-4.1, Policy INF-4.2, Policy INF-4.6, Policy INF-4.7, Policy INF-4.11, Policy INF-4.12, Policy INF-4.14, Policy INF-4.15, Policy INF-4.16, Policy INF-5.5, Policy INF-5.7, and Policy LCC-1.5 identified above.	
	Policy INF-3.5, Policy INF-3.7, Policy INF-3.8, Policy INF-4.4, Policy INF-4.5, Policy INF-4.8, Policy INF-4.9, Policy INF-4.10, Policy INF-4.13, and Policy INF-5.10 identified above.	Applicable, as identified above.
	MM GHG-1 identified above.	Applicable, as identified above.
4.7 Hazards and Hazardous Materials		
Topics 1, 2, and 3: Transport, Use, or Disposal of Hazardous Materials/Accidental Release, Emissions Near a School. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	**Policy HSN-1.23:** Continue to require remediation of hazardous materials releases from previous land uses as part of any redevelopment activities. **Policy HSN-1.24:** Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination. **Policy HSN-1.26:** Promote awareness of and participation in hazardous household waste management, control, and recycling programs.	Not applicable as these are City actions and the Project Site has no known contamination.
	Policy HSN-1.25: Consistent with state regulations, require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.	Applicable and the Project complies.
Topic 4: Hazardous Materials Sites. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code	**Policy HSN 1.25** identified above.	Applicable, as identified above.

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Section 65962.5 and, as a result, create a significant hazard to the public or the environment?		
Topic 5: Airport Hazards. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	**Policy HSN-1.29:** Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-1.31:** Apply the community noise compatibility standards (Table N-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the ACLUP in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ACLUP. **Policy HSN-1.32:** Require a noise study and mitigation measures for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards. **Policy HSN-1.36:** Developers shall reduce the noise impacts on new development through appropriate means (e.g., double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls. **Policy HSN-4.1:** Require that new development be consistent with the safety zone land use and noise compatibility criteria established in the ACLUP, as revised per Action HSN-4.a.	Applicable and the Project complies.
Topic 6: Emergency Response. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**Policy HSN-1.19:** Require that all new development located in Very High and High FHSZs be served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression. **Policy HSN-1.20:** To facilitate the orderly evacuation of residential areas within the Very High FHSZs, maintain minimum standards for roadway design, maintenance, and vegetation management.	Not applicable because the Project site is not located within a VHFHSZ or SRA.
	Policy HSN-3.1: Maintain and periodically update the EOP to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions. **Policy HSN-3.2:** Maintain mutual aid agreements and communication links with San Bernardino County and other neighboring jurisdictions that allow for supplemental aid from other police and fire personnel in the event of emergencies. **Policy HSN-3.3:** To facilitate the orderly evacuation of residential areas, maintain minimum standards for roadway design, maintenance, and vegetation management. **Policy HSN-3.5:** Ensure road surfaces on designated evacuation routes can withstand extreme weather conditions and are maintained to accommodate increased traffic during evacuations.	Not applicable – City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HSN-3.6: Employ technology such as traffic cameras and wildfire early detection systems to monitor conditions and facilitate effective response. **Policy HSN-3.7:** Provide information on and build community awareness of major evacuation routes and notification systems used for emergency alerts to residents and businesses in Chino. **Policy HSN-3.8:** Use the Chino Notify Emergency Alert System to notify residents by phone, text, or email of extreme weather conditions and/or the need to evacuate in the event of emergency. The system should also be used to broadcast the location of evacuation centers, particularly for residents of vulnerable areas and neighborhoods with constrained emergency access. **Policy HSN-3.9:** Partner with local media outlets to release evacuation information through radio, social media, and news apps can work as another channel for evacuation notices.	
	Policy HSN-3.4: Require new residential subdivisions to have at least two ingress and egress routes that account for existing and proposed traffic evacuation volumes at buildout. Design of ingress/egress must comply with CVFD standards.	Applicable and the Project complies through Project design.
Topic 7: Wildland Fires. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	**Policy HSN-1.14:** Continue to participate in regional wildfire prevention initiatives and work to prevent wildland fire and to protect lives, property, and watersheds from fire dangers. **Policy HSN-1.15:** Maintain regulations and standards designed to achieve the greatest practical level of built-in fire protection to confine fires, including requirements for compliance with applicable provisions of the California Building Code, the California Fire Code, Board of Forestry Fire Safe Regulations, and California Government Code sections 51175 and 51189 related to Very High and High FHSZs. **Policy HSN-1.16:** Jointly with state, County, and other local agencies, inform property owners of wildfire risks and measures to reduce those risks, including by: • Maintaining and making publicly available an up-to-date map of high and very high fire hazard areas consistent with CAL FIRE designations; and • Disseminating information on fire weather watches and fire risks via the City website, social media, and newsletters. **Policy HSN-1.18:** Require new development in Very High and High FHSZs to prepare a Fire Protection Plan that minimizes risks by: • Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.; • Siting and designing development to avoid hazardous locations (e.g., through fire breaks) to the extent feasible; • Incorporating fuel modification and brush clearance techniques (including the removal of invasive species) in accordance with applicable fire safety requirements and carried out in a	Not applicable because the Project site is not located within a VHFHSZ or SRA.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent; • Using appropriate fire-safe building materials and design features, consistent with the adopted City Code and Fire and Building Code standards; • Using fire-retardant, native plant species in landscaping; • Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities; and • Requiring property owners to enter into a long-term maintenance agreement for vegetation management in defensible space, fuel breaks, and roadside fuel reduction. **Policy HSN-1.19:** Require that all new development located in Very High and High FHSZs be served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.	
	Policy HSN-1.17: Avoid, where feasible, locating new development in Very High FHSZs. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development. **Policy HSN-1.21:** To the extent feasible, ensure that housing, hospitals, care facilities, community centers, places of worship, and other facilities where people gather are set a minimum of 100 feet back from high voltage power lines or substations.	Applicable and the Project complies through Project design.
4.8 Hydrology/Water Quality		
Topic 1: Violate Water Quality Standards/Degrade Water Quality. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**Policy HSN-1.9:** Require that development projects employ low impact development (LID) design techniques that manage stormwater so as to infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall in order to reduce stormwater runoff and minimize increases in downstream runoff and/or impacts resulting from new development.	Applicable and the Project complies through Project design.
Topic 2: Deplete Groundwater Supplies. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable	**Policy HSN-1.9** identified above.	Applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
groundwater management of the basin?		
Topic 3: Drainage Patterns. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	**Policy HSN-1.4:** In order to maximize soil stability and erosion prevention, minimize excavation, grading, cutting, or filling during construction; permit grading operations only in areas scheduled for immediate construction or paving; require erosion prevention as a strategy in the planning and design of grading operations; and avoid or minimize removal of ground cover, vegetation, and canopies. **Policy HSN-1.6:** Design, construct, and maintain street and storm drain flood control systems to accommodate storm flows and comply with federal and State requirements, employing "green infrastructure" techniques as feasible and appropriate.	Applicable and the Project complies through Project design.
	Policy HSN-1.9 identified above.	Applicable, as identified above.
Topic 4: Flood Hazard, Tsunami, or Seiche. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?	**Policy HSN-1.5:** Coordinate with the SBCFCD to address storm drainage and flood control on a sub-regional basis in order to optimize the use of existing and planned conveyance facilities. **Policy HSN-1.7:** Permit in the 100-year floodplain only that development which represents an acceptable use of the land in relation to the hazards involved and the costs of providing flood control facilities. Locate critical facilities, such as hospitals, fire stations, police stations, public administration buildings, and schools outside of flood hazard areas to the extent practicable. **Policy HSN-1.8:** Review all development applications for areas within a 100-year flood hazard zone for consistency with FEMA NFIP standards to mitigate flood hazard potential. **Policy HSN-1.12:** Refer projects proposing development below of the 566-foot elevation mark to the United States Army Corp of Engineers (USACE) to ensure that future land use proposals and activities	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	are compatible with estimated levels and frequency of inundation. Permit only development that has been approved by USACE below the 566-foot elevation mark. **Policy HSN-1.13:** Coordinate with USACE to ensure the safety of the Prado and San Antonio Dams through regular inspection and routine maintenance.	
	Policy HSN-1.6 identified above.	Applicable, as identified above.
	Policy HSN-1.10: Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.	Applicable and the Project complies through Project design.
Topic 5: Water Quality Plans. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**Policy HSN-1.9** identified above.	Applicable, as identified above.
4.9 Land Use/Planning		
Topic 1: Physically Divide an Established Community. Would the project physically divide an established community?	**Policy LCC-1.1:** Foster a balanced mix of housing, employment, commercial, educational, civic, entertainment, and recreational uses in the City to support a complete community. **Policy LCC-1.3:** Direct new growth so as to promote a land and resource efficient development pattern, strengthen north-south connections, and enhance the quality of life in Chino. **Policy LCC-1.8:** Integrate uses and amenities that increase economic opportunity, neighborhood vitality, and quality of life in and around anchor institutions in Chino, including Chaffey College and the Chino Valley Medical Center. Such uses and amenities may include the following: retail, restaurants, lodging, neighborhood services, arts/culture venues, athletic facilities, and other publicly accessible facilities. **Policy LCC-1.9:** Encourage the co-location of parks, schools, police and fire facilities, health services, and other community facilities to support community interaction, enhance neighborhood identity, and optimize the use of public funds.	Not applicable – City action.
	Policy LCC-1.5 identified above.	Not applicable, as identified above.
Topic 2: Conflicts with Applicable Plans and Policies. Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation	**Policy LCC-1.8** identified above.	Not applicable, as identified above.
	Policy LCC-4.5: Enhance community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved	Not applicable as the Project is not located within a corridor or gateway.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
adopted for the purpose of avoiding or mitigating an environmental effect?	crosswalks, and City-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails. **Policy LCC-4.6:** Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual chaos where businesses are competing for attention. **Policy LCC-4.7:** Ensure that commercial and mixed-use development conforms to regulations limiting the size, location, and general character of signage and façades so as not to disrupt the residential character of the neighborhood. **Policy LCC-4.8:** Preserve and encourage neighborhood stores that enable shoppers to walk or bike for everyday needs, provide access to healthy foods, and promote a sense of community.	
4.10 Noise		
Topic 1: Increase in Ambient Noise. Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**Policy HSN-1.30:** Locate and design transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.	Not applicable as the Project does not involve development of potential noise generators.
	Policy HSN-1.29: Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-1.31:** Apply the community noise compatibility standards (Table HSN-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the Chino Airport Comprehensive Land Use Plan (ACLUP) in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ACLUP. **Policy HSN-1.32:** Require a noise study and mitigation measures for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these standards. **Policy HSN-1.33:** Limit the potential noise impacts of construction activities on surrounding land uses through noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, notification of neighbors, and sound attenuation devices. **Policy HSN-1.34:** Noise impacts should be controlled at the noise source where feasible (as opposed to at receptor end) with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developments deemed to be noise generators shall be used to control noise sources. **Policy HSN-1.35:** Require noise buffering, dampening, or active cancellation, on roof-top or other out-door mechanical equipment located near residences, parks, and other noise sensitive land uses.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HSN-1.36: Developers shall reduce the noise impacts on new development through appropriate means (e.g., double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls.	
	NOI-1: Exterior Noise Analysis. Prior to the issuance of building permits, site-specific exterior noise analyses that demonstrate that the site-specific project would not place residential receptors in locations where the exterior existing or future noise levels would exceed the City's noise compatibility standards (Table HSN-1) shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, speed reductions on surrounding roadways, alternative pavement surfaces, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Applicable and the Project would comply.
	NOI-2: Interior Noise Analysis. Prior to the issuance of building permits, site specific interior noise analyses demonstrating compliance with the City's interior noise compatibility standards and other applicable regulations shall be prepared for noise sensitive land uses located in areas where the exterior noise levels exceed the City's noise compatibility standards. Noise control measures, including but not limited to increasing roof, wall, window, and door sound attenuation ratings, placing heating, ventilation, and air conditioning equipment in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Applicable and the Project would comply.
	NOI-3: Stationary Noise. Prior to the issuance of a building permit, a site-specific acoustical/noise analysis of any on-site generated noise sources, including generators, mechanical equipment, and trucks, shall be prepared which identifies all noise-generating equipment, predicts noise levels at property lines from all identified equipment, and recommends mitigation to be implemented (e.g., enclosures, barriers, site orientation), to ensure compliance with the City's noise standards. Noise reduction measures shall include building noise-attenuating walls, limiting the hours of operation, or other attenuation measures. Additionally, future site-specific projects shall be required to buffer sensitive receptors from noise sources through the use of open space and other separation techniques as recommended after thorough analysis by a qualified acoustical engineer. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific noise analyses.	Applicable and the Project would comply.
	NOI-4: Construction Noise. Construction contractors shall implement the following measures for construction activities	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	conducted in the Planning Area. These measures shall be identified on demolition, grading, and construction plans submitted to the City: • The City's Development Services Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. • Construction activity is limited to the hours: Between 7:00 a.m. and 8:00 p.m. Monday through Saturday as prescribed in Municipal Code Section 15.44.030. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. • During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise sensitive land uses. • Stockpiling shall be located as far as feasible from nearby noise sensitive land uses. • Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Development Services Department. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level or switch off backup alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to	

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	maintain construction noise levels at or below the noise level limits established in the Municipal Code.	
Topic 2: Vibration. Would the project generate excessive groundborne vibration or groundborne noise levels?	**NOI-5: Construction Vibration.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Applicable and the Project would comply.
Topic 3: Airports. Would the project expose people residing or working in the project area to excessive aircraft noise levels?	**Policy HSN-1.29:** Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, railway lines, and within areas of aircraft overflight. **Policy HSN-4.1:** Require that new development be consistent with the safety zone land use and noise compatibility criteria established in the Chino ACLUP. However, proposed developments that are not consistent with the ACLUP standards may be referred to the Chino City Council for consistency review, as provided by law.	Applicable and the Project complies through Project design.
4.12 Public Services and Recreation		
Topic 1: Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable	**Policy PRC-3.3:** Continue to coordinate with CVUSD in facility planning efforts to ensure the optimal use of existing sites and adequate advanced planning for embedding new school sites and facilities in the neighborhoods they serve. In addition to each school district's criteria and the school siting guidelines of the California Department of Education, the following City criteria should be applied by school districts in identifying new school sites: • Locate elementary schools on sites that are safely and conveniently accessible, transit-supportive, and away from heavy traffic, excessive noise, and incompatible land uses; • Locate school sites centrally with respect to their planned attendance areas; • Locate schools in areas where established and/or planned walkways, bicycle paths, or greenways link schools with surrounding uses; and • Locate, plan, and design new schools to be compatible with adjacent uses.	Not applicable - City action.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
service ratios, response times or other performance objectives for any of the following public services: i. Fire Protection; ii. Police Protection; iii. Schools; iv. Parks/Recreational Facilities; or v. Other Public Facilities?	**Policy PRC-3.4:** Collaborate with the San Bernardino County Library, CVUSD, and other partners to ensure adequate library services and facilities are maintained for all residents and promote the siting of facilities in accessible locations with the greatest potential for positive neighborhood impact. **Policy PRC-4.3:** Locate and maintain police and fire equipment, facilities, and staffing at locations and levels that allow for effective service delivery. Critical facilities, such as police and fire stations, emergency operations centers, emergency shelters, and communications equipment, should be located so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards. **Policy PRC-4.5:** Monitor the pace and location of development in Chino and coordinate the timing of public safety facility construction or expansion to the rise of service demand in surrounding areas.	
	Policy PRC-4.6: Continue to require that new development contribute funds to ensure the provision of adequate police and fire services.	Applicable and development impact fees will be paid.
Topics 2 and 3: Parks and Recreational Facilities. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**Policy PRC-1.2:** Increase the acreage of parks in areas of Chino where population growth is anticipated and maintain a citywide standard of three acres of parkland per 1,000 residents. **Policy PRC-1.6:** Continue to facilitate the development of new parks or expansion of existing parks and recreational facilities by co-locating with and promoting joint use of new or existing public and institutional facilities (e.g., colleges, schools, libraries, and cultural facilities) in order to efficiently provide for community needs and offset operations and maintenance costs. **Policy PRC-1.7:** As feasible, the City shall acquire, lease, or otherwise obtain rights to the use of odd-shaped or underutilized parcels for park or open space, prioritizing locations where population growth is anticipated and neighborhoods that do not have park or trail facilities within walking distance of homes (see Figure 4.12-2).	Not applicable – City action.
	Policy PRC-1.3: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.	Applicable and development impact fees will be paid.
4.13 Transportation		
Topic 1: Circulation System. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**Policy INF-1.3:** Pursue transportation infrastructure improvements and associated funding for projects such as safer street crossings and attractive streetscapes to encourage bicyclists, walkers, and users of mobility devices. **Policy INF-1.4:** Work with Omnitrans and other transit providers to improve the frequency and convenience of transit connections from Chino to major regional destinations, such as the Ontario International Airport, Metrolink rail stations, and large employment centers. Seek expanded fixed	Not applicable – City action

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	route services and collaborate on potential Bus Rapid Transit routes to expand transit throughout Chino. **Policy INF-2.3:** Design streets to accommodate various modes according to roadway classification and reduce conflicts and safety risks between modes per Figure 4.13-1. Design arterials with sufficient capacity to accommodate anticipated traffic based on intensity of existing and planned land use, without providing excess capacity to encourage additional non-local cut-through traffic on City streets. **Policy INF-2.4:** Undertake road-widening projects only when they are feasible on a significant length of roadway, while still requiring necessary dedications on an on-going basis. **Policy INF-2.6:** Ensure the design of new streets and the retrofit of existing streets minimizes traffic volumes and/or speed as appropriate within residential neighborhoods without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices. This could be accomplished through: • Management and implementation of complete street strategies, including retrofitting existing streets to foster biking and walking as appropriate; • Short block lengths, reduced street widths, and/or traffic calming measures; and • Providing pedestrians and bicyclists with options where motorized transportation is prohibited. **Policy INF-2.11:** As part of street redesigns, plan for the needs of different modes–such as shade for pedestrians, lighting at pedestrian scale, mode-appropriate signage, bicycle facilities, and transit amenities. Coordinate with the future Urban Forest Management Plan to ensure the right tree, is placed in the right place, for the right reason. **Policy INF-3.18:** Partner with Omnitrans to expand participation in programs that offer free or discounted transit passes for low-income residents, youth, and/or senior citizens. **Policy INF-4.6:** Work to complete the network of tree-shaded sidewalks throughout the City, to the greatest extent feasible, through development project improvements and grant funding to build new sidewalks and crossings, especially near important destinations, such as schools, parks, and mixed-use areas. **Policy INF-4.7:** Require pedestrian-friendly traffic signal accessories, such as Accessible Pedestrian Signals, which include countdown information in both a visual and auditory format, and similar technologies at all significant pedestrian crossings. **Policy INF-4.11:** Establish and maintain a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for both commuter and recreational trips. Coordinate the City's network with existing and planned facilities in neighboring jurisdictions and the region to support a comprehensive active transportation network.	

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-4.12: Plan and seek funding for a continuous, low-stress bikeway network consisting of bicycling-friendly facilities that connect neighborhoods with destinations and activity centers throughout the City. **Policy INF-4.13:** When designing projects, prioritize designs that strengthen the protection of cyclists, such as improvements that increase visibility of bicyclists, increase bikeway widths, raise bikeways, design safer intersection crossings and turns, and separate bikeways from driving traffic wherever feasible. **Policy INF-4.14:** Implement safety improvements in mid-block areas that allow for bicycles to safely cross heavily traveled roads. Improvements can include stop signs for cyclists, warning beacons, and illuminated signs initiated by pedestrians and cyclists. **Policy INF-4.15:** Encourage the routing of buses to the Chino Airport, Chaffey College, The Preserve, and other major destinations to facilitate transit access for workers, students, and airport passengers. **Policy INF-4.16:** Work with Omnitrans to expand bus service to additional areas of the City and improve north-south connections. Prioritize connections to/from job centers in Chino and between The Preserve and the northern part of the City.	
	Policy INF-4.8: Require that new subdivisions, new multifamily developments, and new developments along commercial corridors include well-lit, tree-shaded walkways that provide direct links to the public realm or adjacent public destinations such as transit stops, schools, parks, and shopping centers.	Not applicable as the Project is not located along a commercial corridor.
	Policy INF-4.5: Provide for a safe, convenient pedestrian environment with strategies such as separate pedestrian-ways in parking lots, avoiding excessive driveway widths, and providing planting strips between sidewalks and streets where feasible. Plan for direct connections from the interiors of residential neighborhoods to nearby parks, schools, retail, and other services using sidewalks, trails, and paseos. **Policy INF-4.9:** Remove barriers to walking, where feasible, and work with utility companies to remove barriers to allow people of all abilities to move with comfort and convenience throughout the City, including through the following: • provision of curb ramps, crosswalks, and overpasses; • relocation of infrastructure or street furniture that impedes travel pathways; • reducing or consolidating driveways and curb cuts; and • creation of additional walking entrances to important destinations like schools, parks, and commercial areas.	Applicable and the Project complies through Project design.

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Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-4.10: When designing projects, prioritize designs that encourage walking, improve pedestrian safety, and incorporate best practice designs and considerations for efficiencies in walking.	
Topic 3: Hazards Due to a Design Feature. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**Policy INF-2.7:** Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved. **Policy INF-2.8:** Prioritize safe railway crossings along rail corridors in Chino. **Policy INF-2.10:** Consider innovative design and technology solutions to improve mobility, efficiency, connectivity, and safety such as traffic calming devices, roundabouts, traffic circles, curb extensions at intersections, separated bicycle infrastructure, high visibility pedestrian treatments and infrastructure, smart road technologies, and traffic signal coordination. **Policy INF-2.15:** Incorporate traffic calming design into local and collector streets to promote safe vehicle speeds. **Policy INF-4.3:** Adopt a "vision zero" approach to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.	Not applicable – City action.
Topic 4: Emergency Access. Would the project result in inadequate emergency access?	**Policy INF-3.11:** Minimize emergency vehicle response time and improve emergency access.	Not applicable – City action.
4.14 Utilities and Service Systems		
Topic 1: Utility Infrastructure. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	**Policy INF-6.1:** Continue to provide reliable water, sewer, stormwater, energy and telecommunications services through capital improvement projects and other mechanisms. **Policy INF-6.10:** Operate, maintain and update the City-owned storm sewer system as needed to serve existing and future development. **Policy INF-6.12:** Pursue expanded broadband coverage throughout Chino so that all residents have multiple provider options and improved quality of service. **Policy INF-6.14:** Endeavor to incorporate state-of-the-art telecommunication systems and services (e.g., internet) for public use in City-owned public buildings and improve gaps in infrastructure to support telecommunication systems. **Policy HEQ-6.3:** Promote energy and water use awareness community-wide by informing the community regarding energy audits and incentive programs (tax credits, rebates, exchanges, etc.) available for energy conservation as well as water conservation techniques, services, devices, and rebates. **Policy HEQ-6.4:** Continue to implement energy and water conservation measures in City facilities and operations.	Not applicable – City action.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy INF-6.2: Ensure that water and sewer systems are capable of meeting the daily and peak demands of Chino residents and businesses, including the provision of adequate fire flows. **Policy INF-6.3:** Ensure that public water, wastewater, and stormwater facilities and services are provided in a timely manner to adequately serve new and existing development. **Policy INF-6.13:** Maintain a "dig once" policy to streamline the installation of infrastructure, minimize disruption from construction activities, and optimize coordination among responsible agencies and developers. Encourage the undergrounding of utilities for all new development. **Policy HEQ-6.5:** Promote the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse systems throughout the community. **Policy HEQ-6.6:** Encourage new development to incorporate as many water-wise practices as feasible in their design and construction. **Policy HEQ-6.7:** Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, and recycled usage to support public parks and landscaped areas. **Policy HEQ-6.8:** Conserve water through the planting and maintenance of trees and landscaping, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape.	Applicable and the Project complies through Project design.
Topic 2: Water Supply. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**Policy INF-6.4:** Plan comprehensively for adequate water supply to meet future demand, considering projected growth in the City and the impacts of climate change on sources of supply. Review utility plans regularly and update as needed to accommodate projected demand as the City grows. **Policy INF-6.5:** Continue to coordinate with MWD, IEUA, and other partner agencies to ensure the provision of adequate water service to Chino residents and businesses. **Policy INF-6.6:** Improve the reliability of the City's water system to meet future demand, including through the construction of new water treatment facilities, groundwater wells, and storage tanks. **Policy INF-6.8:** Support implementation of the Chino Basin Recharge Master Plan Update to enhance groundwater recharge and ensure long-term water sustainability in the Chino Basin. **Policy INF-6.9:** Maintain a surface water/groundwater conjunctive use program, which uses more surface water when it is available and more groundwater when surface water is limited.	Not applicable – City action.
	Policy HEQ-6.3 and Policy HEQ-6.4 identified above.	Not applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
	Policy HEQ-6.5 through Policy HEQ-6.8 identified above.	Applicable, as identified above.
Topic 3: Wastewater Treatment. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**Policy INF-6.1 and Policy INF-6.10** identified above.	Not applicable, as identified above.
	Policy INF-6.2 and Policy INF-6.3 identified above.	Applicable, as identified above.
Topics 4 and 5: Solid Waste. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Would the project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?	**Policy HEQ-7.1:** Reduce the amount of solid waste disposed in landfills by promoting source reduction and recycling throughout Chino and by expanding the range of programs and information available to residents and businesses, consistent with state requirements. **Policy HEQ-7.2:** Strive to reduce at source, recycle, or compost 75 percent of solid waste generated in the community from the year 2025 forward, consistent with state targets.	Not applicable – City action.
4.15 Wildfire		
Topic 1: Emergency Response Plans. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	**Policy HSN-1.20 and Policy HSN-3.3** identified above.	Not applicable, as identified above.
	Policy HSN-3.4 identified above.	Applicable, as identified above.
Topic 2: Wildfire. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and	**Policy HSN-1.14, Policy HSN-1.15, Policy HSN-1.16, Policy HSN-1.18, and Policy HSN-1.19** identified above.	Not applicable, as identified above.
	Policy HSN-1.17 and Policy HSN-1.21 identified above.	Applicable, as identified above.

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Appendix A City of Chino 2045 General Plan MMRP Applicability Matrix Vesting Tentative Tract Map (VTTM) No. 20845 Project		
Impact Thresholds[1]	**General Plan Policies and General Plan EIR Mitigation Measures (MM)**	**Applicability**
thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**Policy HSN-2.7:** Require new development to underground utility lines wherever feasible and continue to coordinate with electricity and telecommunications providers to underground existing overhead lines throughout Chino.	Applicable and the Project complies through Project design.
Topic 3: Infrastructure. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**Policy HSN-2.7** identified above.	Applicable, as identified above.
Topic 4: Flooding or Landslide. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**Policy HSN-1.5, Policy HSN-1.7, Policy HSN-1.8, Policy HSN-1.12, and Policy HSN-1.13** identified above.	Not applicable, as identified above.
	Policy HSN-1.6 and Policy HSN-1.10 identified above.	Applicable, as identified above.

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MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JULY 15, 2026

DATE: JULY 15, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

RECOMMENDATION

Approve, by motion of the Planning Commission, a one-year time extension for PL18-0057.TE06 (Special Conditional Use Permit – 6th Time Extension) and PL18-0058.TE06 (Site Approval – 6th Time Extension).

BACKGROUND

The owner/applicant, Golden Dragon Holding Company, LLC, received approval by the Planning Commission on July 20, 2020, to develop a vacant parcel on the southside of Guardian Way, between 10th Street and Vernon Avenue with a 109,581-square foot, three-story assisted living facility consisting of 72 units (132 residents/beds) with supporting facilities on a 3.07-acre site in the RD20 (Residential 20/units per acre) zoning district.

The proposed assisted living facility consists of three buildings (Buildings A, B, and C). Buildings B and C include only living quarters, while Building A includes living quarters and the facility's main office and several interior amenities including a dining hall, gym, game room, video rooms, and a salon. The buildings are all connected by three fully enclosed hallways in the center of the facility. In total, the buildings include 12 one-bedroom units and 60 two-bedroom units totaling 132 beds. The two-bedroom units share a common living room area with private bedrooms. All units are provided with a private restroom adjacent to each bedroom. Residents will be served three meals a day in the dining hall and will be given snacks as desired.

Pursuant to Chino Municipal Code §20.04.030(C), approval of a Special Conditional Use Permit (SCUP) was required to establish the assisted living facility use, and approval of a Site Approval (SA) was required for the physical development of the site.

ISSUES/ANALYSIS

Since the 2020 approval, the applicant has received three one-year time extensions approved by the Director of Development Services and two one-year time extensions approved by the Planning Commission in July of 2024 and 2025, as allowed by Section 20.23.080.H.4 and 20.23.090.H.3 of the City's Zoning Code. Any subsequent time extension beyond three must be reviewed and approved by the Planning Commission. The proposed request is for approval of a sixth one-year time extension for the construction and operation of the assisted living facility (see attached Exhibit "A"). The applicant has stated that the reason for the requested time extension is due to financial constraints experienced over the last few years and difficulties obtaining the financing to construct the building. The owner has been working diligently to resolve these issues and intends to keep the project moving forward. Construction is not expected to be finalized before project entitlement expiration on July 20, 2026, and therefore the

extension is requested. Despite extensive efforts to secure financing, the applicant has encountered repeated challenges due to the current scale of the proposed building. Feedback from lenders, investors, and financing partners has consistently indicated that the project's size is difficult to support given the allowable unit count and overall development. At this time the applicant is proposing to move forward with the current design approval, but in the coming months, the applicant may propose a redesign of the building from three stories to two stories and reducing the overall building area from more than 100,000 square feet to approximately 75,000–80,000 square feet. This adjustment may help align construction costs, financing requirements, and operational projections with current market conditions. Additionally, if the applicant moves forward with the modification of the project, it would be brought back before the Planning Commission for review and approval. The applicant is currently working with TMC Financing to obtain financing (see attached Exhibit “B”). If the request for the time extension is approved, approval of the SCUP and SA would expire on July 20, 2027. The only change with this time extension is the added condition of approval requiring the applicant to annex into the City’s Services Community Facilities District (CFD). See revised Engineering conditions of approval 1.22 (Exhibit “C”).

PUBLIC NOTICE

A 10-day notice was mailed to all property owners and occupants within a 300-foot radius of the project site. In addition, a notice was published in the *Chino Champion* on July 4, 2026. In response to public notice, no comments have been received.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 of the guidelines – Infill Development Projects. The proposed time extension does not include any change to the Project and therefore is within the scope of the exemption, which adequately describes the activity for the purposes of CEQA. Additional environmental review is not required.

EXHIBIT "A"

To whom it may Concern,

The project team has continued to make steady progress toward securing financing and bringing this RCFE assisted living and memory care facility to fruition for the City of Chino's elderly residents.

After beginning the financing process with several lenders, we were asked to complete both a feasibility study and a formal appraisal of the project. Those reports were completed; however, the appraisal value came in lower than anticipated, and lenders initially concluded that the project, in its original form, was not feasible based on that valuation.

In response, we took proactive steps to address these concerns by redesigning and re-drawing the building, making it smaller in size while maintaining the same number of units. Lenders indicated that this revised design would improve feasibility and make financing approval more likely. During this period, we also brought in an additional investor who is willing to commit more capital to strengthen the financial structure of the project under the original design.

With this increased investor commitment in place, we returned to the lenders and resumed the financing process, which is currently underway and progressing positively. The combination of design adjustments and additional investment has significantly improved the outlook for successful financing.

We remain fully committed to completing this project and moving forward to construction so that we can begin serving the elderly population of Chino—specifically low-income and SSI residents—with much-needed assisted living and memory care services in an RCFE setting.

Thank you for your continued support.



Jimmy Tang

June 17, 2026

EXHIBIT "B"

City of Chino
13220 Central Avenue
Chino, CA 91710

Subject: Support for Entitlement Extension Request – Assisted Living Facility/Southside of Guardian Way, between 10th Street and Vernon Avenue (APN: 1015-281-27)

Dear Chino Planning Commission:

My name is Jennifer Davis, Senior Vice President at TMC Financing. I am writing on behalf of our clients, Source Architecture and Golden Dragon Holding Company, LLC, regarding the proposed assisted living development project located at 10th Street and Vernon Avenue.

TMC Financing is actively engaged in arranging financing for this project, including an SBA-backed loan facility. The borrowers have made substantial progress toward satisfying all financing requirements, and the loan application is currently undergoing final review and approval as part of the SBA funding process.

As is often the case with government-supported financing programs, the approval and funding timeline has extended beyond the original expectations due to administrative processing requirements and agency review procedures. Based on our current assessment, we remain confident in the viability of the financing package and anticipate moving toward closing upon completion of the SBA approval and funding process.

Accordingly, we respectfully request that the City grant an extension of the project's entitlement approval. This extension will provide the borrowers with sufficient time to complete the financing process and proceed with construction in accordance with the approved plans.

The borrowers remain fully committed to the project, and TMC Financing remains committed to providing the financing necessary for its successful development. Granting this extension will preserve the substantial effort and resources already invested in the project and will help facilitate the economic and community benefits that the assisted living facility is expected to bring to the City and its residents.

Should the City require any additional information regarding the financing process or our involvement with the project, please do not hesitate to contact me.

Thank you for your consideration of this request. We appreciate the City's support and look forward to the successful completion of this important development.

Sincerely,

Jennifer Davis

Jennifer Davis
TMC Financing
SVP, Business Development Officer
Contact Me Directly: 310-499-8921
Website: www.tmcfinancing.com Email: jdavis@tmcfinancing.com
Address: 4000 Barranca Parkway, Suite 250, Irvine, CA, 92604

PUBLIC WORKS LAND DEVELOPMENT – ENGINEERING DIVISION
CONDITIONS OF APPROVAL
SITE APPROVAL NO. PL18-0058
TIME EXTENSION #6

DATE: July 10, 2026 PC MEETING DATE: 7/15/2026

PROJECT DESCRIPTION: Assisted Living Facility (72 units)

PROJECT LOCATION: s/o Guardian Wy, e/o 10th St, w/ Vernon Ave

APPLICANT: Source Architecture, Inc. PROJECT ENGINEER: Isidro Abreo

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

1.0 PRIOR TO ISSUANCE OF BUILDING/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 Dedicate to the City a corner cutoff at both the southwest corner and southeast corner of 10th Street and Guardian Way.

1.3 Dedicate to the City an easement for public sidewalk and/or other pedestrian facilities, as required by the City Engineer, along the project frontage, wherever required.

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 stormwater runoff impact resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.

1.5 Prior to Building Department permit issuance, provide a certificate, from a Registered Civil Engineer, certifying that the rough graded pad has been completed in accordance with the City approved grading plan.

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

1.7 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.

1.8 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.

1.9 Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public improvements shall include, but not be limited to, the following:
(*Please coordinate and verify all requirements with the project engineer*.)

	Street Names		
	10th Street(1)	Guardian Way(1)	Vernon Avenue(1)
Curb & Gutter (Offset from Centerline)(2)	X (16')		X(18')
Sidewalk (Width)	X(6')	X(5')	X(6')(3)
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)			
Asphalt Concrete Overlay			
Street Lights			
Median Island and Landscaping			
Parkway Landscaping(4)	X	X	X
Striping and Traffic Controls			
Traffic Signal Interconnect			
Conduit System for CATV			
Sewer(5)	X		X
Storm Drain			
Domestic Water(6)			X
Recycled Water			
Fire Hydrants as required by CVIFD	X		X

(1) Remove and/or repair any damaged, broken, abandoned, or sub-standard improvements resulting from this project.
(2) The developer is to construct driveways at 10th St and Vernon Ave following Chino Std. 250 with 5-ft minimum sidewalks.
(3) Relocating the existing electrical transformer that encroaches into a recently constructed 6-ft sidewalk is required. It is highly recommended that SoCal Edison be contacted well in advance.
(4) The property owner is responsible for parkway maintenance. Along the project frontage, parkway landscaping and irrigation installation are required.
(5) Verify that an 8" sewer main on 10th Street was constructed. The City currently has no record drawings for that existing infrastructure. If the city line is non-existent, the proposed private sewer lateral connection will connect to the existing 8" sewer main on Vernon Ave.
(6) A new 6" water main line to be constructed on Vernon Ave, from Guardian Wy to Walnut Ave.

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, a sampling Wye will be designed and installed on a stubbed-out sewer lateral connection into the main sewer for each industrial building in this development.

1.11 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 the City's Accessibility Coordinator and City Engineer.

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

The City's building department will evaluate accessibility of existing and proposed building improvements. Those comments and requests are in addition to those provided herein.

1.12 Comply with the approved Pedestrian Access Plan.

1.13 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 Condition 1.9. 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.

1.14 Comply with all applicable requirements of the City Code.

1.15 Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.

The Developer is solely responsible for remaining informed about changes in the fee amounts. The City shall have no obligation to inform the Developer of changes in the fee amounts unless the Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Section 3.40.080(B) or 3.45.080(B).

1.16 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information, and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB website at:

http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

1.17 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document.

1.18 Any future maintenance and repair of fire service and sewer laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.

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

1.20 Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.

1.21 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.

1.22 Annex into the current services special tax community facilities district of the City (the "City Services CFD") through the submission of an application to the City's Finance Department along with the payment of $11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process, or (II) form a new City community facilities district with a services special tax component commensurate with the City Services CFD, or (III) provide a lump sum payment to the City which, based on current interest rate conditions, is projected to finance in perpetuity the same services projected to be provided through annexation into the City Services CFD. Upon completion of the annexation, an annual special tax will be assessed on the property tax bill to each Assessor Parcel at an established rate set by the City Services CFD document entitled "Rate and Method of Apportionment" available for review in the CFD Annual Report located at:

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

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

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

2.1 Construct and secure Development Services Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).

2.2 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.

2.3 Pay all remaining applicable fees pursuant to City Code.

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

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 Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Ersi GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

3.1 Complete all Conditions of Approval listed under Sections 1-2 above.

3.2 Submit to the City, electronic files of "as-built" improvement plans in AUTOCAD, Ersi 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

Time Extension #6

CITY OF CHINO
PUBLIC WORKS DEPARTMENT
LAND DEVELOPMENT - ENGINEERING DIVISION

TIME EXTENSION #6

PROJECT NO. PL18-0058 (SA)

PROJECT ENGINEER: Isidro Abreo
DATE: 7/15/2026

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

- ☒ 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 (Deed of Right-of-Way)
- ☐ Rough Grading Plan
- ☒ Precise Grading Plan – *with private storm drain improvements*
- ☐ Storm Drain Plan
- ☒ Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- ☒ Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- ☒ Street Improvements Plan – *10th Street, Guardian Way, and Vernon Avenue*
- ☒ Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☒ Sewer Plan – *Revise record drawings for adding/abandoning service laterals*
- ☒ Domestic Water Plan – *Revise record drawings for adding/abandoning service laterals*
- ☒ Domestic Water Plan – Water Main Line on Vernon Ave
- ☐ Street Light Plans
- ☐ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☒ Signing and Striping Plan – *10th Street, Guardian Way, and Vernon Avenue*
- ☐ Traffic Signal Interconnect Plan
- ☐ Traffic Signal Plan
- ☒ Water Quality Management Plan
- ☒ Construction Management Plan

RESOLUTION NO. PC2020-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL18-0057 (SPECIAL CONDITIONAL USE PERMIT) AND PL18-0058 (SITE APPROVAL), A REQUEST TO CONSTRUCT A 109,581-SQUARE FOOT, THREE-STORY ASSISTED LIVING FACILITY CONSISTING OF 72 UNITS (132 RESIDENTS/BEDS) WITH SUPPORTING FACILITIES ON A 3.07-ACRE SITE IN THE RD20 (RESIDENTIAL 20/UNITS PER ACRE) ZONING DISTRICT LOCATED ON THE SOUTHSIDE OF GUARDIAN WAY, BETWEEN 10TH STREET AND VERNON AVENUE (APN: 1015-281-27).

WHEREAS, Source Architecture, Inc. (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval) (the "Project") to construct a 109,581-square foot, three-story assisted living facility consisting of 72 units (132 residents/beds) with supporting facilities on a 3.07-acre site (3.72 adjusted gross acres) in the RD20 (Residential 20/units per acre) zoning district located on the southside of Guardian Way, Between 10th Street and Vernon Avenue (APN: 1015-281-27); and

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

WHEREAS**,** on July 20, 2020, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, 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 PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval):

1. PL18-0057 (Special Conditional Use Permit)

a. The proposed use is consistent with the goals and policies of the City's adopted general plan and/or applicable specific plan(s), as an assisted living facility is conditionally permitted in the RD20 (Residential, 20 dwelling units/acre) zoning district and the proposed use meets all applicable development standards set forth. In addition, Goal LU-1 of the General Plan is to meet the goal to enhance livability of Chino neighborhoods by meeting Objective LU1.1, which encourages the development of senior housing and

assisted living facilities, especially near transit, recreational facilities, and medical centers and hospitals, which are in close proximity to the proposed use; and

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 been met or exceeded. The proposed assisted living facility and related site improvements are consistent with all development standards of the City of Chino Zoning Code and there is adequate access from 10th Street, Vernon Avenue, Guardian Way, and the adjacent commercial property to the west; and

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 Project site will have direct access from 10th Street, Vernon Avenue, and Guardian Way, via Walnut Avenue, which is a secondary arterial street. All streets have been designed to carry the type of traffic visiting the site; and

d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the proposed assisted living facility is surrounded by the Chino Police Department headquarters to the north, a school to the east, commercial shopping center to the west, and a skilled nursing facility to the south, which is very similar in use and operation. The proposed assisted living facility is also complementary to the hospital use to the south on Walnut Avenue. In addition, conditions of approval have been placed on the Project that regulate the business in a manner that will ensure compatibility with adjacent uses; and

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 proposed assisted living facility use is conditionally permitted within the RD20 zoning district. The applicant is required to submit a construction management plan to the City that addresses construction scheduling to minimize impacts to the adjacent uses, including the school to the east, the Chino Police Department to the north, and nearby residents. 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 to the Planning Commission staff report, and are described herein; and

f. The proposed use will not have a significant adverse impact on the environment, as the Project is exempt from the California Environmental Quality Act per Section 15332 – Infill Development; and

g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use 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 to the Planning Commission staff report and are described herein.

2. PL18-0058 (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), as an assisted living facility is conditionally permitted in the RD20 zoning district and the proposed Project meets all applicable development standards set forth. In addition, Goal LU-1 of the General Plan is to meet the goal to enhance livability of Chino neighborhoods by meeting Objective LU1.1, which encourages the development of senior housing and assisted living facilities, especially near transit, recreational facilities, and medical centers and hospitals, which are in close proximity to the proposed Project; and

b. The proposed Project is conditionally permitted within the RD20 zoning district in which it is proposed and complies with all applicable provisions of the City's Zoning Ordinance; and

c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed, as the proposed assisted living facility and related site improvements are consistent with all development standards of the City of Chino Zoning Code and there is adequate access from 10th Street, Vernon Avenue, Guardian Way, and the adjacent commercial property to the west; and

d. 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 Project, as the Project site will have direct access from 10th Street, Vernon Avenue, and Guardian Way, via Walnut Avenue, which is a secondary arterial street. All streets have been designed to carry the type of traffic visiting the site; and

e. The proposed Project is compatible with existing uses abutting the subject property and in the surrounding neighborhood, as the proposed assisted

living facility is surrounded by the Chino Police Department headquarters to the north, a school to the east, commercial shopping center to the west, and a skilled nursing facility to the south, which is very similar in use and operation. The proposed assisted living facility is also complementary to the hospital use to the south on Walnut Avenue. In addition, conditions of approval have been placed on the Project that regulate the business in a manner that will ensure compatibility with adjacent uses; and

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 assisted living facility use is conditionally permitted within the RD20 zoning district. The applicant is required to submit a construction management plan to the City that addresses construction scheduling to minimize impacts to the adjacent uses, including the school to the east, the Chino Police Department to the north, and nearby residents. 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 to the Planning Commission staff report, and are described herein; and

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

3. *CEQA Findings.* In compliance with CEQA, Pursuant to Guideline § 15332, Infill Development, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this Project.

4. *Approval of PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval).* The Planning Commission hereby approves PL18-0057 (Special Conditional Use Permit) and PL18-0058 (Site Approval) subject to the conditions of approval attached hereto as Exhibit “A”. The Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit “A”.

5. *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 20th day of July 2020.

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 20th day of July 2020 and entered in the minutes of said Commission.

AYES: COMMISSIONERS: Pocock, Alexandris, Cisneroz, Lewis, Nastase, Blanchard

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Moore

SECRETARY, PLANNING COMMISSION

Attachment: Exhibit A – Conditions of Approval

EXHIBIT A

DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: July 20, 2020

PROJECT FILE NO.: PL18-0057 (Special Conditional Use Permit) & PL18-0058 (Site Approval)

LOCATION: Southside of Guardian Way, between 10th Street and Vernon Avenue (APN: 1015-281-27)

APPLICANT: Source Architecture, Inc.

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
- [X] Development Engineering Division
- [ ] ADA Accessibility Division

[X] Chino Valley Independent Fire District

[X] Police Department

[ ] Finance Department

[ ] Community Services

DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

DATE: July 20, 2020

PROJECT FILE NO.: PL18-0057 (Special Conditional Use Permit) & PL18-0058 (Site Approval)

LOCATION: Southside of Guardian Way, between 10th Street and Vernon Avenue (APN: 1015-281-27)

APPLICANT: Source Architecture, Inc.

1.0 TIME LIMITS:

1.1. The above referenced Site Approval & Special Conditional Use Permit shall expire on July 20, 2021, if building permits are not obtained. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.

2.0 GENERAL REQUIREMENTS:

2.1. Failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the Planning Commission.

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

2.3. Approval of this request shall not waive compliance with all sections of the Chino Municipal Code, all other applicable City ordinances, and applicable specific plans.

2.4. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.

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

2.6. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project's sponsors and/or other parties in an action filed in a court of law, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.

2.7. As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.

2.8. The City of Chino has an exclusive contract with Waste Management for all solid waste collection and hauling services within the City. The applicant shall be responsible for making arrangements with Waste Management for disposal of any/all construction debris or trash generated as a result of this permit. Waste Management can be reached at 1-800 423-9986.

2.9. All proposed signs shall be designed to conform with Chino Municipal Code Title 16 (Signs) and shall require separate application and approval by the Director of Development Services prior to installation. The applicant shall submit a Sign Program to the Development Services Department for review and approval.

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

2.11. Pursuant to Public Resources Code Section 21089 and Fish and Wildlife Code Section 711.4, the developer shall provide those fees marked [X] below in the form of a check made payable to the ***San Bernardino County Clerk of the Board of Supervisors*** within 5 days of Planning Commission approval. **Project approval shall not be complete until the required fee(s) is (are) paid:**

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

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

[ ] $2,354.75 for the California Department of Fish and Wildlife Mitigated Negative Declaration fee.

[ ] $3,271.00 for the California Department of Fish and Wildlife Environmental Impact Report fee.

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

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

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

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

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

3.4. All plans shall be coordinated for consistency.

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

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

3.7. A construction management plan shall be submitted for review and approval by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents, the Police Department, School District, other parties that provide essential services, and/or surrounding businesses in adjacent areas. Elements of the plan would contain, but not be limited to, the following:

a. Routing of construction equipment
b. Hours of operation
c. Dust control
d. Vector control
e. Vehicle, equipment, and personnel staging
f. Pre-construction meetings
g. Contractor/subcontractor acknowledgement, obligations, and penalties
h. Traffic control and coordination
i. Security and interim fencing
j. Signs posted on the site with a contact number for the job site construction manager and the City's Code Enforcement Division. Signs shall measure at least four feet by eight feet, and shall be posted along every street frontage. The developer shall contact the City immediately upon any change in contact numbers.
k. Building and landscape phasing.

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

3.9. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that 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 of said utilities shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.

3.10. All electrical panels and cabinets shall be completely screened. All electrical panels and cabinets shall be fully enclosed, and integrated into and architecturally compatible with the building to the satisfaction of the Director of Development Services. The locations of the electrical panels and cabinets shall be reflected on a site plan and elevation(s) to be reviewed and approved by the Director of Development Services.

3.11. 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 20, 2020, as prepared by Source Architecture. 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. Upon submittal of construction drawings to the Building Division for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.

3.13. Special Conditions:

3.13.1. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements, and submitted for review and approval by the City.

3.13.2. A construction-phasing plan shall be submitted to and approved by the Deputy Director of Development Services prior to building permit issuance. This plan shall show which buildings will be completed in which phases, and how each completed phase will be closed off from phases under construction so as to minimize conflict between construction vehicles, construction equipment, employees and residents, as applicable.

3.13.3. 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.

3.13.4. 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.

4.0 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 subcontractors prior to start of construction.

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

4.3. The applicant is required to contact the West Valley Mosquito and Vector Control District to determine if an inspection or field survey of potential vectors and their ectoparasites is necessary. If the District so determines, an inspection or field survey shall be conducted by the District, at the applicant's expense, prior to demolition or grading in order to protect the health of and reduce the risk of neighboring residents to vector-borne diseases. Based on the inspection or survey results, the applicant shall take appropriate vector control methods as recommended by the District.

4.4. Detailed landscape and irrigation plans for the development shall be approved by the Director of Development Services.

5.0 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

5.1. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.

5.2. The fee for review of the landscaping and irrigation plans by the City's outside plan checker shall be paid by the developer, including the City's Landscape & Irrigation Plan Review Fee.

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

5.4. 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, any temporary 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 OTHER REQUIREMENTS:

6.1. The applicant shall disclose to all potential tenants or owners of units or buildings that the businesses/uses must be consistent with the standards of the land use designation/zoning district in which the project site is located.

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

6.3. A coating that will facilitate the removal of graffiti shall be applied over the complete height of one side/both sides of walls and/or fences, and to a height of eight feet on building walls. If a coating is not provided, the owner of the property shall paint the buildings and/or walls to remove graffiti within 72 hours of notice.

6.4. A preconstruction survey (four surveys in four days) shall be conducted no more than 30 days prior to ground disturbance including clearing, grubbing or grading of the site to ensure that no burrowing owls are occupying the project area.

6.5. Building and Site Design:

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

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

6.5.3. All new mechanical equipment and appurtenances of any type (including, but not limited to, electrical cabinets, HVAC equipment, skylights, stack vents or fans) whether located on rooftops, ground level or anywhere on the building 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.

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

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

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

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

6.6. Parking and Lighting:

6.6.1. All exterior lighting fixtures shall be installed in accordance with plans on file with the Development Services Department, and shall be fully operational prior to occupancy.

6.6.2. All building-mounted light fixtures within public areas shall be decorative in nature and architecturally compatible with the building. Building-mounted light fixtures shall be reviewed and approved by the Director of Development Services prior to installation. “Wall-paks” or other standardized exterior lighting shall not be permitted within public areas.

6.6.3. All parking and loading areas shall be paved and double-striped in accordance with plans on file with the Development Services Department, Chino Municipal Code Chapter 20.18 *(Parking)* and the disabled parking and accessibility requirements of state law (see the CalDAG—California Disabled Accessibility Guidebook).

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

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

6.6.6. All parking spaces for compact cars shall be clearly identified as "Compact Car Only" on the pavement, at the opening of the space. Compact parking spaces shall be reasonably distributed throughout the parking area, subject to review and approval by the Director of Development Services.

6.7. Refuse and Recycling:

6.7.1. Separate receptacles (bins) for the collection of refuse and recyclable materials shall be provided. An adequate number of bins to allow for the collection of both refuse and recyclable

materials and food waste generated by the development shall be provided. At a minimum, refuse disposal and recyclable materials collection needs shall be provided for as follows:

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

6.7.2. Refuse and recyclable materials bins shall be enclosed by a 6-foot-high (1.83 m) wall that is designed to be architecturally compatible with the building(s), with solid view obstructing gates fitted with self-closing door devices, and be designed with cane bolts in front of the block walls to secure the gates when in the open position. The gates should also be equipped with rod locks and corresponding rod holes in both the open and closed gate positions. Bins containing recyclable materials shall be provided protection from adverse environmental conditions that might render the collection materials unmarketable.

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

6.7.4. All refuse and recyclable material bin enclosures not located in private yard areas shall be screened with landscaping on all sides, with the exception of the gate area. All sides of the enclosure, with the exception of the gate area, shall be surrounded by a minimum 18” wide planter area for the purpose of providing landscape material. A Solid roof is required over the bin/enclosure per WQMP requirements.

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

6.7.6. No outdoor storage of vehicles (other than service fleet), materials, and equipment shall be permitted.

6.8. Phased Projects:

6.8.1. 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.

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

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.

6.9. 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 3%; 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 0.04 MT CO2e per residential dwelling unit per year and/or 0.11 MT CO2e 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 three percent improvement above the mandatory standards through the appropriate certificate of compliance form for residential construction (CF-1R) or for commercial/industrial construction (PERF-1C). Applicants that choose Options b or c described above will be required to utilize the GHG Performance Standard Checklist developed by the City, or provide other valid documentation, such as CalEEMod or other methodologies, as verified by the Director of Development Services to demonstrate the required GHG reductions consistent with the City's CAP.

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

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

7.2. The operation or activity shall not cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or the requirements of any Air Quality Plan adopted by the City of Chino.

7.3. The operation or activity shall not emit odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

7.4. The operation shall not discharge, at any point, into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material which can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

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

7.6. No operation or activity shall cause any impermissible source of electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel that is not in conformance with the regulations of the Federal Communications Commission (FCC). Impermissible interference for the purposes of this document shall mean any interference that violates the rules and regulations of the FCC and/or the Communications Act of 1934, as amended.

7.7. No operation or activity shall be permitted to cause a steady state, earth-borne oscillation which is continuous and occurring more frequently than 100 times per minute beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement.

7.8. Noise emanating from the project site, and which is received by adjacent land uses, shall not exceed the levels specified below, except that loudspeakers, bells, gongs, buzzers or other noise attention or attracting devices shall not exceed a maximum daytime dBA level of 60 and nighttime dBA of 40, measured anywhere beyond the boundaries of the property within which the noise is created.

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

7.9. Assisted Living Facility:

7.9.1. The applicant shall make no modifications to the operating procedures set forth in the special conditional use permit approval without written consent of the Director of Development Services. All future property owners and operators shall comply with all the conditions of approval for the use upon transfer.

7.9.2. The Director of Community Development shall have the authority to approve any minor changes to the operation of the assisted living facility. If it is determined that the changes will be substantial, approval from the Planning Commission will be required.

8.0 CONSTRUCTION SITE SECURITY:

8.1. Each site shall be completely encircled by a minimum 6’ tall security-quality chain link fence once precise grading has been completed or as determined by the Building Official.

8.2. Tennis court or similar screening material shall be securely attached for the length of the fence, excluding gates and 10’ on either side of gates.

8.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.

8.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.

8.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.

8.6. "No Trespassing" signs shall be attached to the exterior of the fence at a minimum distance of a third of a mile and at all entrances.

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.

NL		CM		DSH	
FM		IA	X	MK	
NA		AC			

E-Mail Sent: 6/18/2020
To: Brian Sitton

DEVELOPMENT ENGINEERING DIVISION CONDITIONS OF APPROVAL
SITE APPROVAL NO. PL18-0058

DATE: June 29, 2020 PC MEETING DATE: July 20, 2020

PROJECT DESCRIPTION: Assisted Living Facility (74 units)

PROJECT LOCATION: s/o Guardian Way, e/o 10th Street, w/ Vernon Avenue

APPLICANT: Source Architecture, Inc. PROJECT ENGINEER: Isidro Abreo

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PRIOR TO THE TWO 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 DIRECTOR OF DEVELOPMENT SERVICES 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/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 Dedicate to the City a corner cutoff at both the southwest corner and southeast corner of 10th Street and Guardian Way.

1.3 Dedicate to the City an easement for public sidewalk and/or other pedestrian facilities, as required by the City Engineer, along the project frontage, wherever necessary.

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 Prior to Building Department permit issuance, provide a certificate, from a Registered Civil Engineer, certifying that the rough graded pad has been completed in accordance with the City approved grading plan.

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

1.7 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.

1.8 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.

1.9 Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public improvements shall include, but not be limited to, the following:
(*Please coordinate and verify all requirements with the project engineer*.)

	Street Names		
	10th Street(1)	Guardian Way(1)	Vernon Avenue(1)
Curb & Gutter (Offset from Centerline)(2)	X (16')		X(18')
Sidewalk (Width)	X(6')	X(5')	X(6')(3)
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)			
Asphalt Concrete Overlay			
Street Lights			
Median Island and Landscaping			
Parkway Landscaping(4)	X	X	X
Striping and Traffic Controls			
Traffic Signal Interconnect			
Conduit System for CATV			
Sewer(5)	X		X
Storm Drain			
Domestic Water(6)			X
Recycled Water			
Fire Hydrants as required by CVIFD	X		X

(1) Remove and/or repair any damaged, broken, abandoned or sub-standard improvements resulting from this project.
(2) The developer is to construct driveways at these locations following Chino Std. 250 with 5-ft minimum sidewalks.
(3) Relocation of an existing electrical transformer that currently encroaches into a recently constructed 6-ft sidewalk is required. Coordination with SoCal Edison well in advance is highly recommended.
(4) The parkway maintenance shall be the responsibility of the property owner. Parkway landscaping and irrigation installation is required along the project frontage.
(5) Verify that the public 8" sewer main on 10th street was constructed. The City currently has no record drawings for that existing infrastructure. The proposed private sewer lateral connection may need to connect to the existing 8" sewer main on Vernon Ave instead.
(6) A new 6" water main line to be constructed on Vernon Ave, from Guardian Wy to Walnut Ave.

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 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 the City's Accessibility Coordinator and City Engineer.

Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with 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

1.12 Comply with the approved Pedestrian Access Plan.

1.13 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 1.12. 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.

1.14 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-01. Also, de-annex from the current lighting district currently associated with the existing/built streetlights along 10th St, Guardian Wy and Vernon Ave.

1.15 Comply with all applicable requirements of the City Code.

1.16 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).

1.17 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

1.18 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document.

1.19 Any future maintenance and repair of fire service and sewer laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.

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

1.21 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.

1.22 Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans and City redlines of previous submittals.

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

2.1 Construct and secure Development Services Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).

2.2 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.

2.3 Pay all remaining applicable fees pursuant to City Code.

2.4 Slurry seal along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.

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 Submit to the City, electronic files of Tract/Parcel Map and “as-built” improvement plans in AUTOCAD format and Adobe Acrobat PDF format. AUTOCAD files shall be submitted as an archived zip file of the CAD drawings with all base files attached.

IA

Attachment
Pedestrian Access Plan

CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

ITEMS REQUIRED FOR 1st PLAN CHECK SUBMITTAL

SITE APPROVAL NO. 18-0058

PROJECT ENGINEER: Isidro Abreo

DATE: 06/29/2020

☒		A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK
☒	2	Copies of Development Engineering Division Conditions of Approval
☐	2	Sets of Maps (Subdivision Only)
☒	2	Copies of preliminary Title Report (no older than six months)
☐	2	Copies of Closure Calculations (Subdivision Only)
☐	1	Set of Referenced Maps (Subdivision Only)
☒	2	Copies of Preliminary Soils Report (no older than sixty days)
☐	2	Copies of lot line adjustment certificate
☐	2	Copies of lot merger
☒	2	Copies of right-of-way dedication
☐	4	Sets of Rough Grading Plans
☒	5	Sets of Precise Grading Plans- *with storm drain improvements*
☐	4	Sets of Storm Drain Plans
☒	2	Copies of Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
☒	2	Copies of Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
☒	2	Sets of Street Improvements Plans- *10th St, Guardian Wy, Vernon Ave*
☒	2	Copies of Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
☐	2	Sets of Sewer Plans
☒	3	Sets of Domestic Water Plans
☐	2	Sets of Recycled Water Plans
☐	2	Sets of Street Light Plans
☐	2	Copies of Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
☒	2	Sets of Signing and Striping Plans
☐	1	Sets of Traffic Signal Interconnect Plans
☐	2	Sets of Traffic Signal Plans
☒	2	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
Mike Kreeger
Winn Williams

Fire Chief
Tim Shackelford

June 16, 2020

2018-00001920

Source Architecture, Inc. 16605 Norwalk Blvd. Cerritos, CA 90703	Project Name: Assisted Living 72 Unit Facility Project Address: 10th St/Guardian Way/Vernon Chino, CA. 91710

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

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

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

Fire Protection Requirements

1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:

1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or Concrete, and be a minimum unobstructed width of 26 feet. The 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. 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. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. Water systems shall comply with Fire District Standard Nos. 101, 102, and 103. 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.
Two public hydrants will need to be installed as discussed.

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. In the event the project includes a fire water pump, each building shall have its own fire pump and shall not be shared. 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.

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 (.dwg) 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 .dwg 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. This system shall comply with NFPA 13 Standard and Fire District Standard 110. Three (3) sets 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.

3.2 An automatic fire alarm system or fire sprinkler monitoring system is required. Three (3) sets 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.

3.3 An automatic fixed fire extinguishing system is required, if the kitchen is to be equipped with cooking equipment that will produce grease laden vapors. Three (3) sets of detailed plans shall be submitted to the Community Risk Reduction Division for approval. System shall comply with the current adopted edition of the California Fire Code, NFPA Standard 17-A, and UL 300.

3.4 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.

3.5 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.

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

3.8 "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.

3.9 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.

3.10 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.

3.11 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) Private (onsite) Underground Fire Protection Water Systems.
b) Building Construction
c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer, including any fire pumps.
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 Radio Coverage

Applicable Standards:

101, 102, 103, 110, 111, 117, 122, 133, 141

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

CHINO POLICE DEPARTMENT

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

DATE:	July 2, 2020
PROJECT NO.:	PL 18-0057 & PL18-0058
PROJECT NAME:	Assisted Living 72 Unit Facility
PROJECT LOCATION:	10th Street & Guardian Way, Chino CA, 91710
APPLICANT:	Source Architecture, Inc.

Chino Police Department – Conditions of Approval. All conditions shall be complied with to the satisfaction of the Chino Police Department.

1. Submit a security plan that includes operational procedures.

2. Refer to the City of Chino Municipal Code Chapter 5.60 – Regulation of Public Lodging Facilities.

Access Control:

- Clearly, mark public paths. Make private areas harder for non-employees to access.
- All entrances to the parking area shall be posted with appropriate signs per CVC 22658(a), to assist in removing vehicles at the property owner's/manager's request. The sign shall be no less than 17 by 22 inches with lettering not less than one inch in height and shall contain the phone number of (909) 628-1234 for the Chino Police Department.
- Prevent easy access to the roof or fire escapes from the ground.

Natural Surveillance:

- Fully illuminate the exterior of the buildings and grounds at night for full visibility.
- Lighting is needed at all property entrances, along sidewalks, parking lot and perimeter – including the driveway.
- Consider using convex mirrors to allow employees to monitor blind spots and unmonitored areas located inside the building
- Design any loading areas to avoid creating hiding places for people and merchandise.

- Maintain clear visibility from the stores/businesses to the street, sidewalk, parking areas, and passing vehicles.
- Place all entrances under visual surveillance (monitored electronically if necessary).
- Place any payphones within clear view of employees.
- Security cameras need to be installed and adequately positioned to cover: door entrances, door exits, driveways, parking lot and safe storage area.
- Surveillance footage needs to be stored for 90 days.

Territorial Reinforcement:

- Have all addresses and building numbers clearly exhibited and illuminated for full visibility.
- Mark property boundaries, where possible, with hedges, low fences or gates.
- Install property address numbers at least 3" tall in a highly visible location (high up on building front would be ideal).
- Recommend to protect property from vandalism using protective films on glass, metal and other non-porous surfaces.
- All entrances to the parking area shall be posted with appropriate signs. Signs should include no trespassing signs - PC 602. A sign authorizing the property manager to have vehicles removed from their property – CVC 22568(a). A sign prohibiting skateboarding and rollerblading – CMC 10.24.120. Signs shall be no less than 17 by 22 inches with lettering not less than one inch in height and shall contain the phone number of (909) 628-1234 for the Chino Police Department.

ASSISTED LIVING FACILITY, CHINO

10TH STREET, CHINO, CA 91710

APPROVED

PROJECT PHASING PLAN

PHASE 1: BUILDING A, BUILDING B, AND ON-SITE & OFF-SITE WORK

PHASE 2: BUILDING C

SEE A1.1-3

BUILDING STORY/ HEIGHT/ AREA ANALYSIS

1. BUILDING STORY AND HEIGHT ALLOWED
   - A-2, A-3, TYPE I-B, NOT EQUIPPED WITH FIRE SPRINKLER SYSTEM; 11 STORY & UNLIMITED HEIGHT
   - R-2.1, TYPE V-A, NOT EQUIPPED WITH FIRE SPRINKLER SYSTEM: 3 STORY & 50' HIGH
2. BUILDING STORY AND HEIGHT PROPOSED
   - BUILDING A, 1ST FLOOR
     A-2, A-3, TYPE I-B, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): 1 STORY & 15' HIGH
   - BUILDING A, 2ND AND 3RD FLOOR
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): 2 STORY & 31' HIGH
   - BUILDING B
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): 3 STORY & 41'-10" HIGH
   - BUILDING C
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): 3 STORY & 41'-10" HIGH
3. BUILDING AREA ALLOWED
   - A-2, A-3, TYPE I-B, EQUIPPED WITH FIRE SPRINKLER SYSTEM (SM, PER SEC. 903.3.1.1 CBC 2019); UNLIMITED AREA
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (SM, PER SEC. 903.3.1.1 CBC 2019); 31,500 SF
4. BUILDING AREA PROPOSED
   - BUILDING A, 1ST FLOOR
   - A-2, A-3, TYPE I-B, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET
   - BUILDING A, 2ND AND 3RD FLOOR
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET
   - BUILDING B
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET
   - BUILDING C
     R-2.1, TYPE V-A, EQUIPPED WITH FIRE SPRINKLER SYSTEM (S, PER SEC. 903.3.1.1 CBC 2019): SEE SEE AREA TABULATION ON LOT "A" IN THIS SHEET

NOTE: ALL BUILDINGS WILL BE SEPARATED FROM EACH OTHER BY THE FIRE WALLS PER SEC. 706, CBC 2019

DEVELOPMENT STANDARDS

1. NO RESIDENTIAL CARE FACILITY MAY LOCATED WITHIN 500 FEET OF ANY OTHER SUCH FACILITY.
2. THE TOTAL SQUARE FOOTAGE OF THE RESIDENTIAL CARE FACILITY SHALL AVERAGE 350 SQUARE FEET PER RESIDENT
3. RECREATION AREAS SHALL BE ENCLOSED BY A MINIMUM 6' HIGH DECORATIVE FENCE OR WALL. PROPERTY LINE FENCES AND WALLS MAY BE USED TO FULFILL THIS REQUIREMENT.
4. IF APPLICABLE ANY SWIMMING POOLS, POND, WADING POOLS, OR SIMILAR BODIES OF WATER GREATER THAN 8 INCHES IN DEPTH SHALL BE FULLY ENCLOSED BY A MINIMUM 5' HIGH NON-CLIMBABLE FENCE.
5. ALL ENTRANCES AND EXITS SHALL HAVE SELF-CLOSING AND LATCHING GATES. ALL LATCHES SHALL BE LOCATED AT LEAST 54" ABOVE ADJACENT GRADE.
6. THE MINIMUM SIZE OF RECREATION AND ENTERTAINMENT FACILITIES SHALL EQUAL 150 SQUARE FEET FOR EACH LIVING UNIT.
7. AN ASSEMBLY/LOUNGE AREA WITH ENOUGH SEATING CAPACITY TO ACCOMMODATE 60% OF ALL RESIDENTS AT ONE TIME SHALL BE INCLUDED IN THE FACILITY, IN ADDITION TO ADEQUATE RESTROOMS AND AN ACTIVITY ROOM.
8. A MINIMUM OF 30% OF THE NET LOT AREA SHALL BE DEDICATED TO IMPROVED PERMANENT OPEN SPACE ACCESSIBLE TO ALL RESIDENTS OF THE DEVELOPMENT, EXCLUSIVE OF DRIVEWAYS, PARKING AREAS, DWELLINGS, AND NON-RECREATION BUILDING AREAS.
9. A MINIMUM INTERIOR UNIT AREA OF 350 SQUARE FEET SHALL BE PROVIDED.
10. OFF-STREET PARKING SPACES SHALL BE LOCATED A MAXIMUM OF 150 FEET FROM BUILDING ENTRANCES.

CIVIL/ PLAN CHECK BY PUBLIC WORKS DEPT.		
1	P-1	PRELIMINARY GRADING PLAN
2	P-2	PRELIMINARY STREET PLAN
3	P-3	PRELIMINARY GRADING PLAN 2
4	P-4	PRELIMINARY GRADING PLAN 3
5	P-5	PRELIMINARY GRADING PLAN 4
6	P-6	PRELIMINARY GRADING PLAN 5
7	P-7	PRELIMINARY UTILITY PLAN

CHINO VALLEY FIRE DISTRICT NOTES

1. FIRE ACCESS ROADS SHALL BE DESIGNED AND PLANS SUBMITTED TO THE FIRE DISTRICT FOR APPROVAL. FIRE ACCESS ROADS SHALL BE CONSTRUCTED OF ASPHALT OR CONCRETE AND BE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET AND HEIGHT OF 13 FT. 6" INCHES. THE FIRE DISTRICT STANDARD NO. 111 SHALL BE COMPLIED WITH.

2. AERIAL ACCESS SHALL BE PROVIDED FOR ANY BUILDINGS 30 FT. AND HIGHER PER 2016 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.

3. FIRE APPARATUS ACCESS ROADS TURNING RADIUS SHALL MEET CVFD STANDARD #111, 20 FT. INSIDE AND 35 FT. OUTSIDE. PROVIDE A TRUCK TURNING TEMPLATE SHOWING TURNING MOVEMENTS OF A FIRE ENGINE.

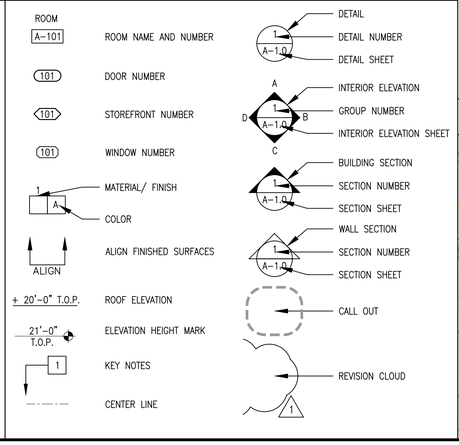
4. PROVIDE A UTILITY PLAN SHOWING PROPOSED FIRE LINE AND HYDRANTS, AS WELL AS, EXISTING PUBLIC STREET HYDRANTS. FIRE HYDRANTS SHALL BE SIX INCH (6") DIAMETER WITH A MINIMUM ONE FOUR INCH (4") AND ONE TWO AND ONE-HALF INCH (2-1/2") CONNECTIONS. THE HYDRANT TYPE SHALL BE APPROVED BY THE FIRE PREVENTION DIVISION. 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.

5. PRIVATE WATER SYSTEMS SHALL BE DESIGNED TO MEET THE REQUIRED FIRE FLOW OF THIS DEVELOPMENT AND BE APPROVED BY THE FIRE PREVENTION DIVISION. BUILDINGS IN EXCESS OF 100,000 SQUARE FEET SHALL HAVE A MINIMUM OF TWO (2) CONNECTIONS TO A PUBLIC MAIN.

DRAWING INDEX

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GENERAL		
1	G-1.1	PROJECT DESCRIPTION, VICINITY MAP, DIRECTORY
2	G-1.2	SITE UTILIZATION MAP
ARCHITECTURAL		
1	A-1.1	MASTER SITE PLAN
2	A-1.1-1	SITE PLAN
3	A-1.1-2	ACCESS ROUTE PLAN
4	A-1.1-3	PHASING PLAN
5	A-1.2	1ST FLOOR PLAN
6	A-1.3	2ND FLOOR PLAN
7	A-1.4	3RD FLOOR PLAN
8	A-2.1	ELEVATION-BUILDING A-1
9	A-2.2	ELEVATION-BUILDING A-2
10	A-2.3	ELEVATION-BUILDING B-1
11	A-2.4	ELEVATION-BUILDING B-2
12	A-2.5	ELEVATION-BUILDING C-1
13	A-2.6	ELEVATION-BUILDING C-2
14	A-3.1	DETAILS
15	A-3.2	DETAILS
16	A-3.3	DETAILS/ EXAMPLE PICTURES
LANDSCAPE/ PLAN CHECK BY PLANNING DEPT., PHASE 1		
1	L-1	PRELIMINARY LANDSCAPE PLAN
2	LE-1	ELEVATION
3	LE-2	ELEVATION
LANDSCAPE/ PLAN CHECK BY PLANNING DEPT., PHASE 2		
1	L-1	PRELIMINARY LANDSCAPE PLAN
2	LE-1	ELEVATION
3	LE-2	ELEVATION

SYMBOL LEGEND



AREA TABULATION ON LOT "A"

PROPERTY AREA, LOT A: 134,048.66 SF (100%)
- BUILDING FOOTPRINT: 39,720.74 SF
- CON'C WALKWAY: 6,608.17 SF
- PARKING AREA: 33,271.06 SF
- LANDSCAPE AREA: 47,073.64 SF
- BBQ AREA: 1,591.79 SF
- HARDSCAPE AND TRAIL: 5,783.26 SF

BLDG	BLDG A	BLDG B	BLDG C	TOTAL
CORIDOR	391 SF	427 SF	321 SF	1,139 SF
1ST	15,285 SF	13,546 SF	9,057 SF	37,888 SF
2ND	12,953 SF	13,690 SF	9,189 SF	35,832 SF
3RD	12,658 SF	13,336 SF	8,728 SF	34,722 SF
TOTAL	41,287 SF	40,999 SF	27,295 SF	109,581 SF

- UNIT:

	1 BED RM	2 BED RM													
TYPE	A	B	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
SIZE	670	633	931	1004	1003	1015	978	986	967	967	1292	1073	986	955	1153	971
NUMBER	6	6	8	7	18	4	6	3	8	2	1	2	1	1	1	2

TOTAL: 1 BEDROOM UNIT: 12 UNITS X 1 EACH = 12 BED; 2 BEDROOM UNIT: 60 UNITS X 2 EACH = 120 BED; = 132 BED (TOTAL)

- NUMBER OF RESIDENTS: 132 RESIDENTS
- NUMBER OF EMPLOYEES: 40 EMPLOYEES (3 SHIFTS: 15 + 15 + 10)
- RECREATION AREA REQUIRED: 150 SF X 72 UNITS = 10,800 SF
  RECREATION AREA PROVIDED:

INTERIOR:

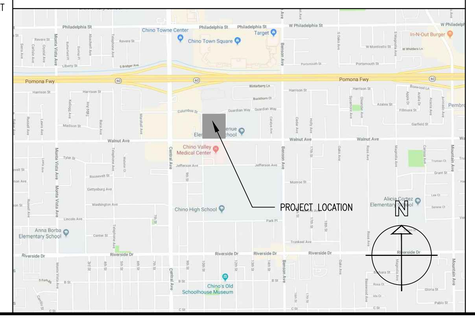
GYM B-117	306 SF
GYM C-113	389 SF
VIDEO ROOM A-211	299 SF
VIDEO ROOM B-212	769 SF
VIDEO ROOM C-208	784 SF
VIDEO ROOM A-311	299 SF
GAME ROOM A-209	633 SF
GAME ROOM A-308	718 SF
GAME ROOM B-312	769 SF
GAME ROOM C-309	633 SF
INTERIOR TOTAL	5,599 SF

EXTERIOR:

ACTIVITY AREA	4,788 SF
BBQ AREA	1,089 SF
GOLF PUTTING AREA	1,810 SF
TRAIL	8,000 SF
VEGETABLE GARDEN	1,600 SF
EXTERIOR TOTAL	17,368 SF
TOTAL	21,188 SF

- ASSEMBLY AREA REQUIRED: 80 PEOPLE
  ASSEMBLY AREA PROVIDED: 80 PEOPLE (AT DINING, ROOM A-111)
- OPEN SPACE REQUIRED: 30% OF 134,048 SF = 40,214 SF
  OPEN SPACE PROVIDED: 54,447 SF (40.49%) / 47,073 SF + 1,591 SF + 5,783 SF = 54,447 SF
- LANDSCAPING REQUIRED: 40% OF 134,048 = 53,619.2
  LANDSCAPING PROVIDED: LAWN (41,362.75 SF, 30.85%) + HARDSCAPE (13,145.59 SF, 9.80%) = TOTAL 54,508.34 SF (40.88%) > 53,619.20 (40%)
- NUMBER OF UNITS PROVIDED W/ PATIO - 16 UNITS
  NUMBER OF UNITS PROVIDED W/O PATIO - 2 UNITS
  NUMBER OF UNITS PROVIDED W/ BALCONY - 44 UNITS
  NUMBER OF UNITS PROVIDED W/O BALCONY - 10 UNITS

VICINITY MAP



PROJECT INFORMATION

1. ADDRESS: 10TH CHINO STREET, CHINO, CA 91710
2. APN #
   - LOT A: 1015-281-027
3. LEGAL DESCRIPTION
   - LOT A: LOT 2 OF TRACT NO. 18785, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 339 PAGES 43 THROUGH 47, INCLUSIVE. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
4. LOT SIZE
   - LOT A: 134,048.66 SF (3.07 ACRE, APP.)
5. ZONE: RD 20
6. TYPE OF CONSTRUCTION: V-A, I-B
7. AUTOMATIC FIRE-SPRINKLER SYSTEM: YES, PER SEC 903.3.1.1, CBC 2019
8. OCCUPANCY: R-2.1, A-2, A-3
9. PROJECT DESCRIPTION: ASSISTED LIVING FOR ELDERLY (60 +)
10. HEIGHT AND STORY
    - RD 20: 45' MAX AND 3 STORY
    - PROPOSED: 46'-5" (AT STAIR ENCLOSURE ROOF) AND 3 STORY
11. PARKING
    - NUMBER OF PARKING REQUIRED: 132 BED/ 4 = 33 STALLS; + 15 EMPLOYEE/ SHIFT = 15 STALLS; = 48 STALLS (INCLUDING 3 ACCESSIBLE STALLS)
    - NUMBER OF PARKING PROVIDED: 67 STALLS (INCLUDING 4 ACCESSIBLE STALLS, 16 COMPACT PARKING STALLS)
    - NUMBER OF CLEAN AIR/ VAN POOL/ EV PARKING
      REQUIRED 6 STALLS/ T-5.106.5.2. CALGREEN
      PROVIDED 6 STALLS
    - NUMBER OF EV CHARGING STATION
      REQUIRED 4/ T-5.106.5.3 CALGREEN
      PROVIDED 4. EA
12. LOT COVERAGE: 39,095.83 SF/ 134,048.66 SF= 29.16%
13. FLOOR AREA RATIO: 109,581 SF/ 134,048.66 SF= 0.81
14. CODES APPLICABLE:
    - 2019 CALIFORNIA BUILDING CODE
    - 2019 CALIFORNIA ELECTRICAL CODE
    - 2019 CALIFORNIA MECHANICAL CODE
    - 2019 CALIFORNIA PLUMBING CODE
    - 2019 CALIFORNIA GREEN BUILDING CODE
    - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
    - CITY OF CHINO MUNICIPAL CODE
    - 2019 CALIFORNIA FIRE CODE
    - 2019 CALIFORNIA ENERGY EFFICIENCY STANDARD

DESCRIPTION OF OPERATION

1. STATE LICENSE NUMBER: OWNER SHALL ACQUIRE STATE LICENSE NUMBER
2. HOURS OF OPERATION: 24 HRS/ 7 DAYS
3. TYPE OF SERVICE PROVIDED: RESIDENTIAL CARE FACILITY FOR CLIENTS SIXTY PLUS (60+) YEARS OLD
4. NUMBER OF RESIDENTS: 132 RESIDENTS
5. NUMBER OF EMPLOYEES: 40 (15+15+10)
6. TOTAL NUMBER OF SHIFT 3 SHIFTS
7. PEAK SHIFTS DAYS AND TIMES: 24HRS/ 7DAYS
8. VISITATION HOURS: 8:00 A.M. TO 10:00 P.M.
9. PEAK VISITATION DAYS AND TIMES: 8:00 A.M. TO 10:00 P.M.
10. USE OF INDOOR AMENITIES:
    -ACTIVITY ROOMS/ LIBRARY/ GAME ROOM/ GYM/ VIDEO ROOM
    -BAR
    -SALON
11. USE OF OUTDOOR AMENITIES:
    -ACTIVITY AREA
    -BBQ AREA
    -GOLF PUTTING AREA
    -TRAIL
    -VEGETABLE GARDEN

PROJECT DIRECTORY

OWNER
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE.
ALHAMBRA, CA 91801
714) 612-9309
victorlemd@gmail.com
CONTACT: MR. VICTOR LE

CONTRACTOR
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FX: 562) 404-4830
wlim@cal-city.com
CONTACT: WOO LIM

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SQLA
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FX: 562) 905-0880
samuel@sqlainc.com
CONTACT: SAMUEL KIM

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pkim@sourcearchitecture.net
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CIVIL ENGINEER
J. WOO, ENGINEERS
1411 RIDERWOOD AVE.
HACIENDA HEIGHTS, CA 91745
626) 224-2813
jwooengr@gmail.com
CONTACT: JOHN WOO

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ITERIS, INC.
1700 CARNEGIE AVENUE
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9491270-9400
CONTACT: NAREE KIM

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SEAL/SIGNATURE

CONSULTANT

PROJECT: ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

PROJECT INFORMATION, VICINITY MAP, DIRECTORY

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET: G 1.1

OF SHEETS



1 SITE UTILIZATION PLAN
SCALE: 1" = 50'-0"

CAL CITY
CONSTRUCTION
DESIGN/BUILD

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10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

SITE
UTILIZATION
PLAN

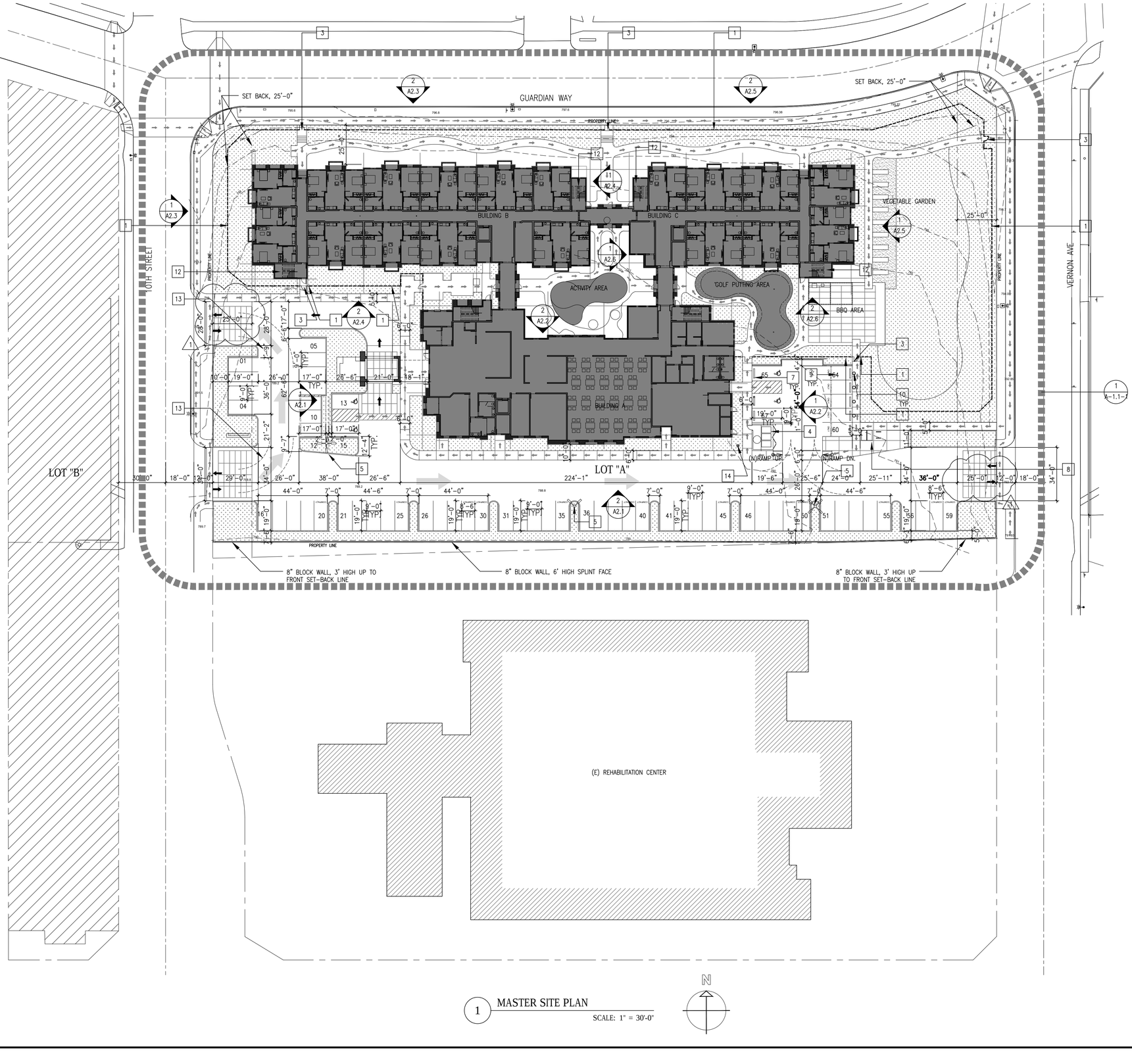
DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET: G-1.2

OF SHEETS



1 MASTER SITE PLAN

SCALE: 1" = 30'-0"

SITE PLAN NOTES

1. PARKING STALL SHALL BE DOUBLE STRIPED, PER CITY STANDARD.
2. ALL ROOFTOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
3. ALL PARKING SPACES SHALL BE DOUBLE STRIPED AND AL PARKING SPACES ADJACENT TO WALKWAYS SHALL HAVE WHEEL STOPS

SITE PLAN KEY NOTES

1	6' H. FENCE W/ 8" X 16" PILASTER
2	NOT USED
3	GATE FOR FIREDEPT. ACCESS ONLY W/ KNOT BOX
4	TRASH ENCLOSURE SPACE PER CITY STANDARD, COMPLYING ADA & ACCESSIBILITY CODE, WITH TRELLISES
5	LIGHT POLE
6	MONUMENT SIGN
7	WHEEL STOP
8	BICYCLE PARKING AREA, MIN. 3 BICYCLE PARKING SPACE PROVIDED, 46 STALLS X 5%= 3 SPACES
9	CLEAN AIR VAN POOL/ EV PARKING (6 EA.)
10	EV CHARGING STALL (4 EA.)
12	STAIR TO THE ROOF W/ (1)-HR ENCLOSURE
13	FIRE APPARATUS ACCESS ROAD, R: 20' INSIDE, 35' OUTSIDE
14	FIRE HYDRANT

SITE PLAN SYMBOL LEGEND

- 6' H. FENCE W/ 8" X 16" PILASTER
- 8" BLOCK WALL, 6' HIGH SPLINT FACE
- LANDSCAPE AREA
- SYNTHETIC PUTTING AREA
- CONCRETE PAVING
- DECOMPOSED GRANITE
- FIRE ACCESS ROAD PER CHINO FIRE STANDARD #111
- ACCESSIBLE ROUTE PER 11B-402, CBC 2019, MIN. 4'-0" CLEAR WIDTH, MIN. 5' x 5" CLEAR SPACE IN FRONT OF THE DOORS SHOULD BE PROVIDED. THE SLOPE IN THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 5% AND THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 2%. CONTRACTOR TO VERIFY THE SLOPE. ANY NECESSARY WORK SHOULD BE DONE TO ENSURE THE SLOPE AS REQUIRED.
- VEHICLE TRAFFIC

CAL-CITY CONSTRUCTION DESIGN/BUILD
SOURCE ARCHITECTURE
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E: Pkim@SourceArchitecture.net

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10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

MASTER SITE PLAN

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A 1.1

OF SHEETS

SITE PLAN KEY NOTES

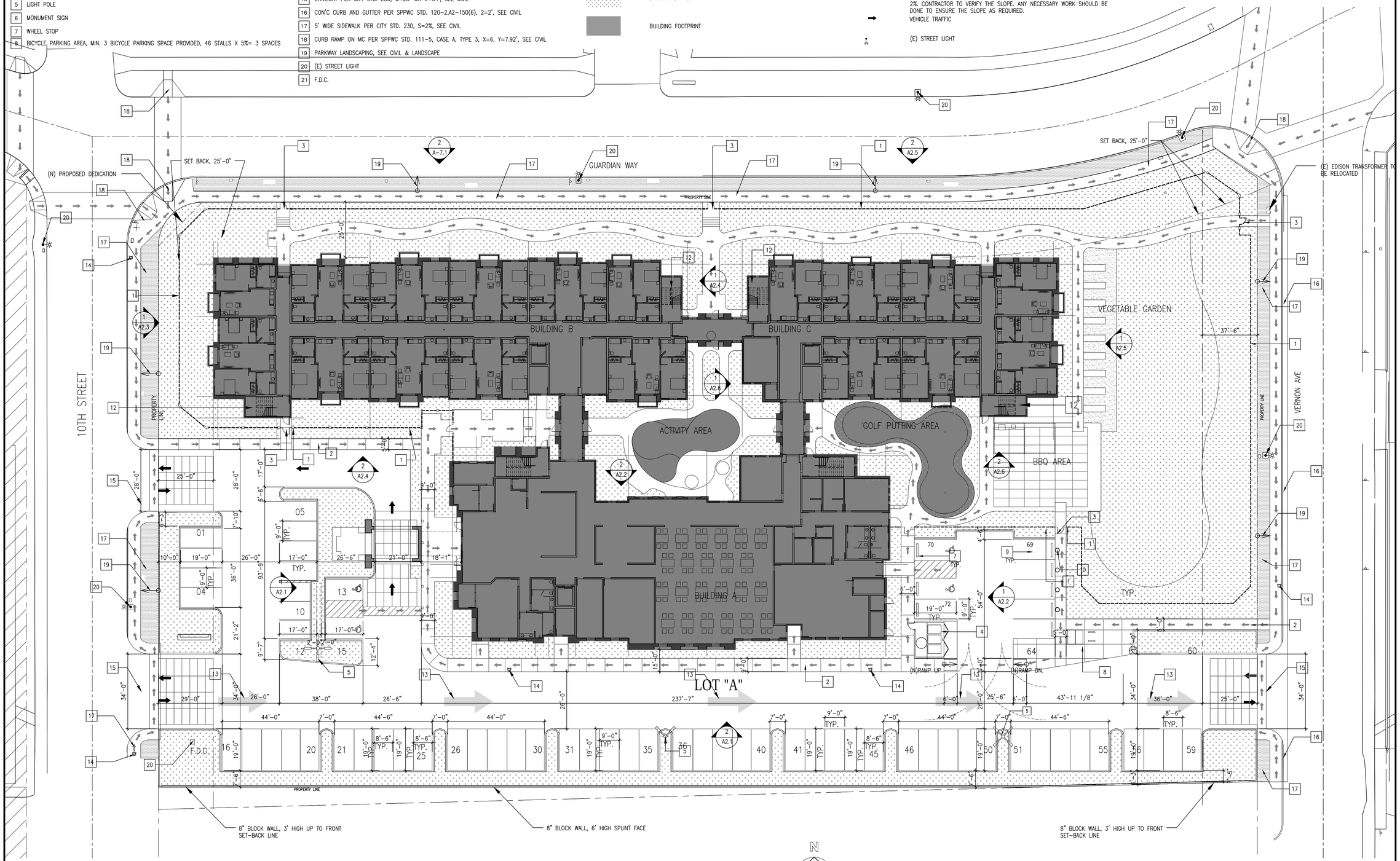
1. 6' H. FENCE W/ 8" X 24" PILASTER
2. CON'C WALKWAY, COLOR CONCRETE
3. GATE FOR FIREDEPT. ACCESS ONLY W/ KNOT BOX
4. TRASH ENCLOSURE SPACE PER CITY STANDARD, COMPLYING ADA & ACCESSIBILITY CODE, WITH TRELLISES
5. LIGHT POLE
6. MONUMENT SIGN
7. WHEEL STOP
8. BICYCLE PARKING AREA, MIN. 3 BICYCLE PARKING SPACE PROVIDED, 46 STALLS X 5%= 3 SPACES
9. CLEAN AIR VAN POOL/ EV PARKING (6 EA.)
10. EV CHARGING STALL (4 EA.)
12. STAIR TO THE ROOF W/ (1)-HR ENCLOSURE
13. FIRE APPARATUS ACCESS DRIVEWAY R: 20' INSIDE, 35' OUTSIDE
14. (N) FIRE HYDRANT
15. DRIVEWAY PER CITY STD. 250, W=28' OR W=34', SEE CIVIL
16. CON'C CURB AND GUTTER PER SPPWC STD. 120-2,A2-150(6), 2=2', SEE CIVIL
17. 5' WIDE SIDEWALK PER CITY STD. 230, S=2%, SEE CIVIL
18. CURB RAMP ON MC PER SPPWC STD. 111-5, CASE A, TYPE 3, X=6, Y=7.92', SEE CIVIL
19. PARKWAY LANDSCAPING, SEE CIVIL & LANDSCAPE
20. (E) STREET LIGHT
21. F.D.C.

SITE PLAN SYMBOL LEGEND

- 6' H. FENCE W/ 8" X 16" PILASTER
- 8" BLOCK WALL, 6' HIGH SPLINT FACE
- LANDSCAPE AREA
- BUILDING FOOTPRINT
- FIRE ACCESS ROAD PER CHINO FIRE STANDARD #111
- ACCESSIBLE ROUTE PER 11B-402, CBC 2019, MIN. 4'-0" CLEAR WIDTH, MIN. 5' x 5" CLEAR SPACE IN FRONT OF THE DOORS SHOULD BE PROVIDED. THE SLOPE IN THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 5% AND THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 2%. CONTRACTOR TO VERIFY THE SLOPE. ANY NECESSARY WORK SHOULD BE DONE TO ENSURE THE SLOPE AS REQUIRED.
- VEHICLE TRAFFIC
- (E) STREET LIGHT

SITE PLAN NOTES

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2. ALL ROOFTOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
3. ALL PARKING SPACES SHALL BE DOUBLE STRIPED AND AL PARKING SPACES ADJACENT TO WALKWAYS SHALL HAVE WHEEL STOPS



1 SITE PLAN

SCALE: 1" = 20'-0"

N

CALCITY CONSTRUCTION DESIGN/BUILD

SOURCE ARCHITECTURE

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10TH STREET
CHINO, CA

OWNER: GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

SITE PLAN

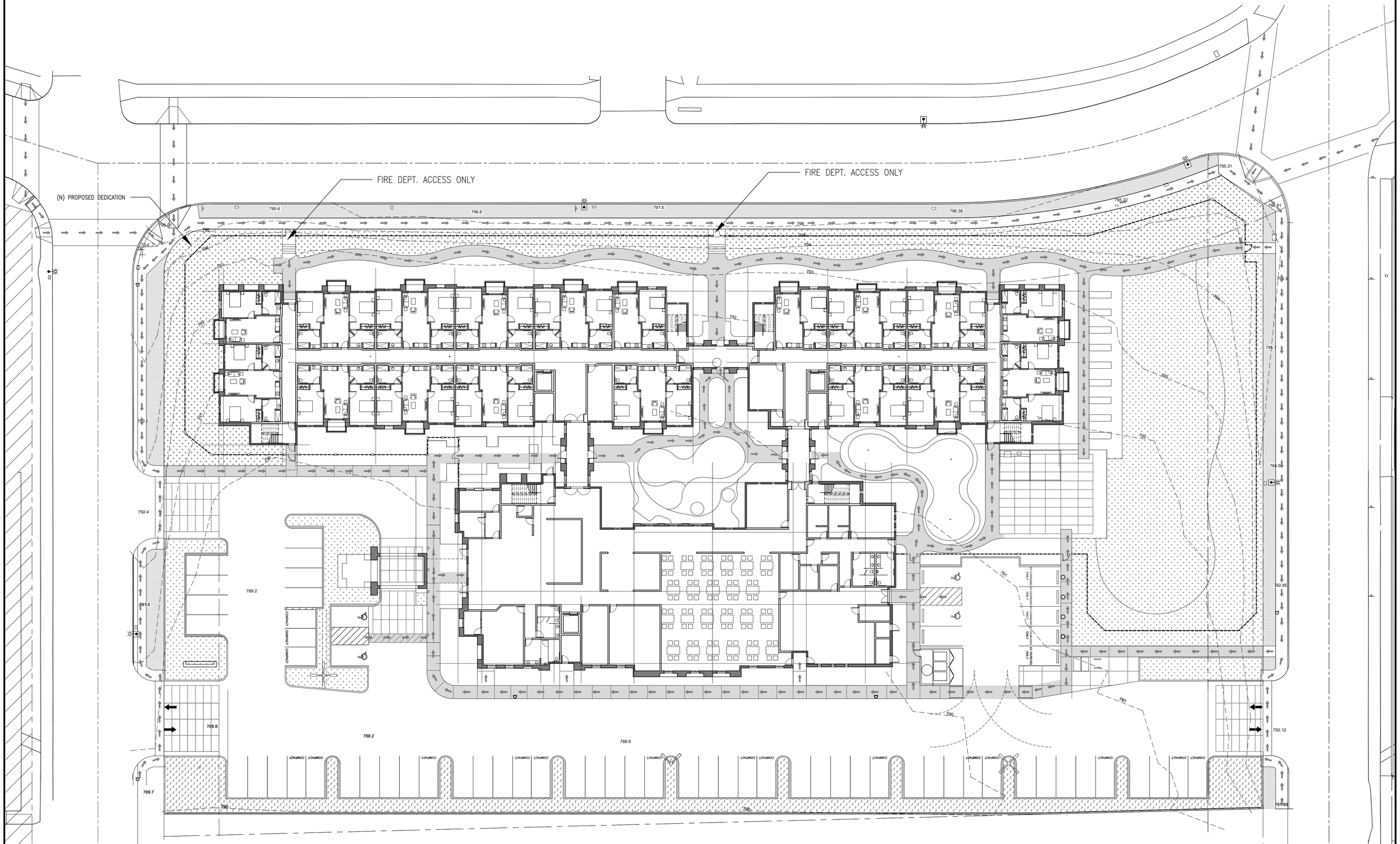
DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET: A 1.1-1

OF SHEETS



1 PEDESTRIAN ACCESS PLAN

SCALE: 1" = 20'-0"

CAL-CITY
CONSTRUCTION
DESIGN/BUILD

SOURCE
ARCHITECTURE
6101 BALL RD. STE #303, CYPRESS, CA 90630
P: (714) 309-7444
E: Pkim@SourceArchitecture.net

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SEAL/SIGNATURE

CONSULTANT

PROJECT:
ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER:
GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE
PEDESTRIAN ACCESS PLAN

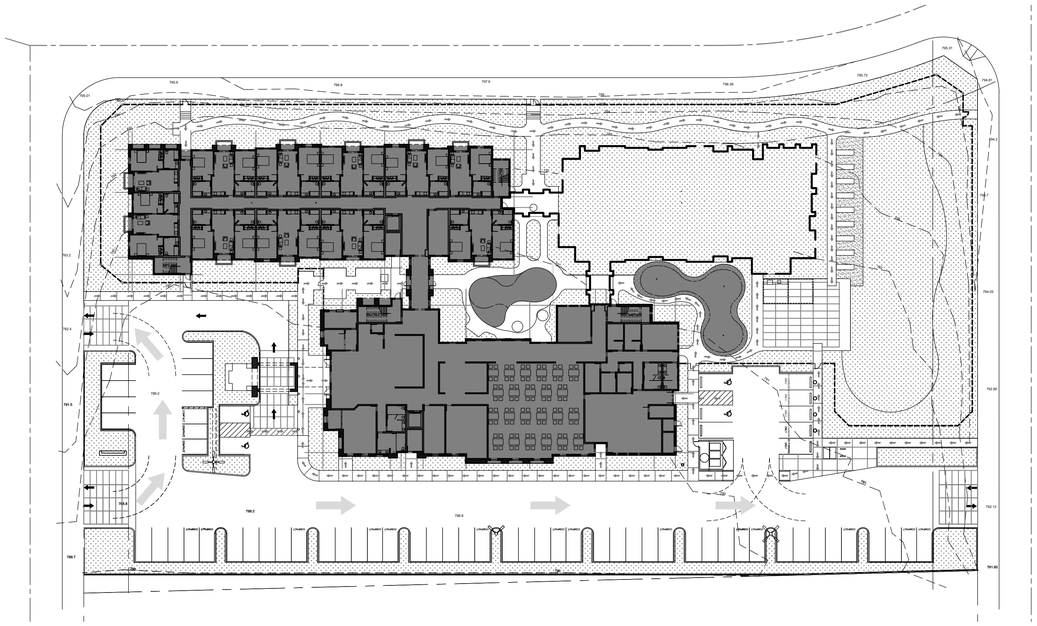
DATE	REVISION	BY
03/17/20	4TH REVISION	
05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

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DATE: SCALE:

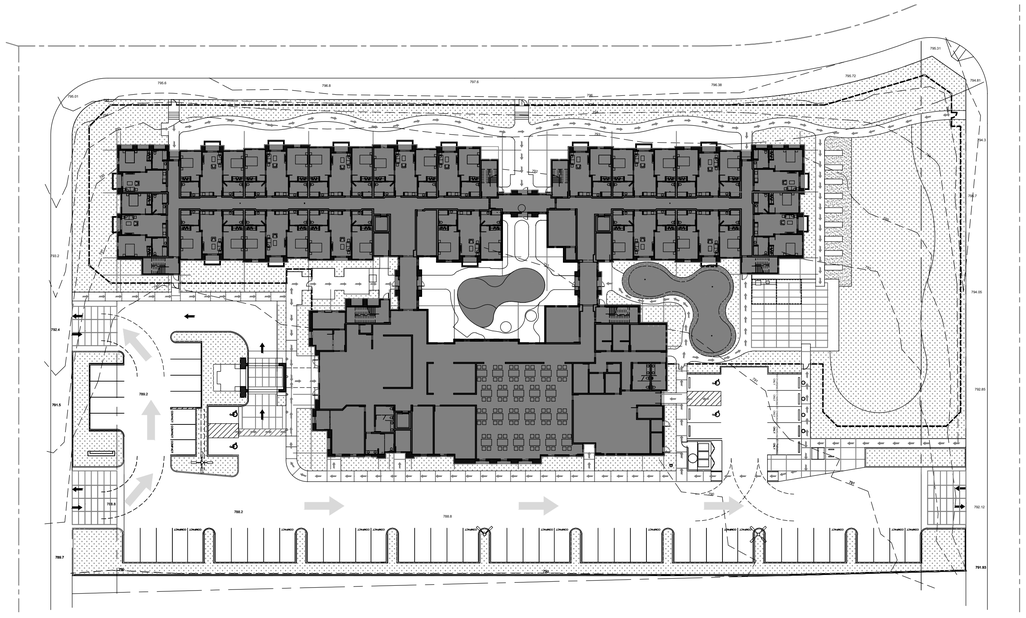
SHEET:
A 1.1-2

OF SHEETS



2 SITE PLAN PHASE-I

SCALE: 1" = 30'-0"



1 SITE PLAN PHASE-II

SCALE: 1" = 30'-0"

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TITLE

PHASE SITE PLAN

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OF SHEETS



1 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

CAL CITY
CONSTRUCTION
DESIGN/BUILD

SOURCE
ARCHITECTURE

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TITLE

1ST FLOOR PLAN

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07/13/20	PLANNING COMMISSION SUBMITTAL	

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DATE: SCALE:

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A 1.2

OF SHEETS



1 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

CONSTRUCTION DESIGN/BUILD

SOURCE ARCHITECTURE

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TITLE

2ND FLOOR PLAN

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A 1.3

OF SHEETS



1 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"

N

CALCITY
CONSTRUCTION
DESIGN/BUILD

SOURCE
ARCHITECTURE
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TITLE

3RD FLOOR PLAN

DATE	REVISION	BY
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05/27/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

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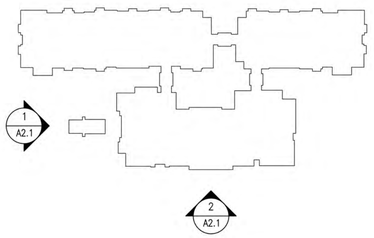
DATE: SCALE:

SHEET:

A 1.4

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

A	SW 7004, SNOWBOUND
B	SW 7026, GRIFFIN
C	SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
D	SW 0015, GALLERY GREEN
E	BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
F	DARK BRONZE ANODIZED
G	SW 2846, ROYCROFT BRONZE GREEN
H	FACTORY BURNED
J	SW 7550, RESORT TAN

MATERIAL KEY NOTES

1	7/8" CEMENT PLASTER, FINE SAND FINISH
2	TERRACOTTA LATTICE (2 / A3.2)
3	W.I. RAILING
4	METAL GUTTER
5	CONCRETE ROOF TILE
6	WOOD SHUTTER (8 / A3.1)
7	METAL AWNING (9 / A3.1)
8	WINDOWS
9	METAL DOOR AND FRAME, PRIMED AND PAINTED
10	FOAM MOLDING, TRIM & CORNICE WITH PLASTER SKIN COAT OVER FIBERGLASS REINFORCING MESH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SMOOTH TROWEL FINISH, PAINTED
11	GALVANIZED SHEET METAL COPING, PAINTED
12	EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
13	IRON GRILLE (1 / A3.2 & 3 / A3.2)
14	W.I. PLANTER BOX (6 / A3.2)
15	DECORATIVE TILE



1 WEST ELEVATION / BLDG.A

SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION/ BLDG.A

SCALE: 3/32" = 1'-0"

CAL-CITY CONSTRUCTION DESIGN/BUILD

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10TH STREET
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TITLE

ELEVATION-
BUILDING A -1

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

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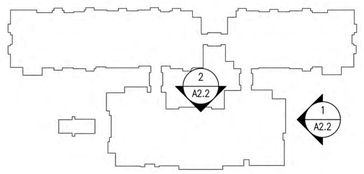
DATE: SCALE:

SHEET:

A 2.1

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

A	SW 7004, SNOWBOUND
B	SW 7026, GRIFFIN
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13	IRON GRILLE (1 / A3.2 & 3 / A3.2)
14	W.I. PLANTER BOX (6 / A3.2)
15	DECORATIVE TILE



1 EAST ELEVATION / BLDG. A
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION/ BLDG.A
SCALE: 3/32" = 1'-0"

CAL CITY
CONSTRUCTION
DESIGN/BUILD

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TITLE
ELEVATION-
BUILDING A -2

DATE	REVISION	BY
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05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

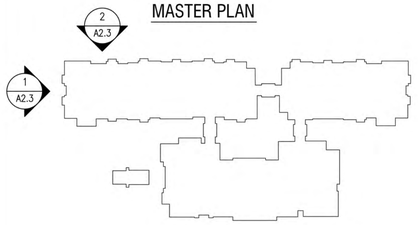
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DATE: SCALE:

SHEET:
A 2.2

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

A	SW 7004, SNOWBOUND
B	SW 7026, GRIFFIN
C	SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
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J	SW 7550, RESORT TAN

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12	EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
13	IRON GRILLE (1 / A3.2 & 3 / A3.2)
14	W.I. PLANTER BOX (6 / A3.2)
15	DECORATIVE TILE



1 WEST ELEVATION / BLDG.B

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION/ BLDG.B

SCALE: 3/32" = 1'-0"

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TITLE

ELEVATION_
BUILDING B -1

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07/13/20	PLANNING COMMISSION SUBMITTAL	

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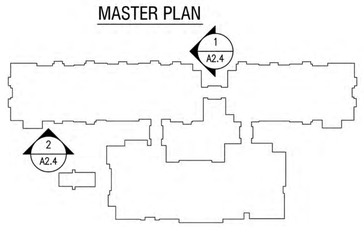
DATE: SCALE:

SHEET:

A 2.3

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

A	SW 7004, SNOWBOUND
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13	IRON GRILLE (1 / A3.2 & 3 / A3.2)
14	W.I. PLANTER BOX (6 / A3.2)
15	DECORATIVE TILE



1 EAST ELEVATION/ BLDG.B

SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION/ BLDG. B

SCALE: 3/32" = 1'-0"

CAL-CITY CONSTRUCTION DESIGN/BUILD

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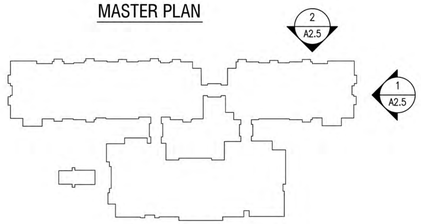
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SHEET:

A 2.4

OF SHEETS

MASTER PLAN



COLOR KEY NOTES

A	SW 7004, SNOWBOUND
B	SW 7026, GRIFFIN
C	SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
D	SW 0015, GALLERY GREEN
E	BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
F	DARK BRONZE ANODIZED
G	SW 2846, ROYCROFT BRONZE GREEN
H	FACTORY BURNED
J	SW 7550, RESORT TAN

MATERIAL KEY NOTES

1	7/8" CEMENT PLASTER, FINE SAND FINISH
2	TERRACOTTA LATTICE (2 / A3.2)
3	W.I. RAILING
4	METAL GUTTER
5	CONCRETE ROOF TILE
6	WOOD SHUTTER (8 / A3.1)
7	METAL AWNING (9 / A3.1)
8	WINDOWS
9	METAL DOOR AND FRAME, PRIMED AND PAINTED
10	FOAM MOLDING, TRIM & CORNICE WITH PLASTER SKIN COAT OVER FIBERGLASS REINFORCING MESH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SMOOTH TROWEL FINISH, PAINTED
11	GALVANIZED SHEET METAL COPING, PAINTED
12	EXTERIOR WALL LIGHTING FIXTURE, SEE ELECTRICAL
13	IRON GRILLE (1 / A3.2 & 3 / A3.2)
14	W.I. PLANTER BOX (6 / A3.2)
15	DECORATIVE TILE



1 EAST ELEVATION/ BLDG.C

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION/ BLDG.C

SCALE: 3/32" = 1'-0"

CAL-CITY CONSTRUCTION DESIGN/BUILD

SOURCE ARCHITECTURE

6101 BALL RD. STE #303, CYPRESS, CA 90630
P: (714) 309-7444
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CONSULTANT

PROJECT:

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10TH STREET
CHINO, CA

OWNER:

GOLDEN DRAGON HOLDING COMPANY, LLC.
1001 S. GARFIELD AVE., ALHAMBRA, CA 91801

TITLE

ELEVATION_
BUILDING C -1

DATE	REVISION	BY
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07/13/20	PLANNING COMMISSION SUBMITTAL	

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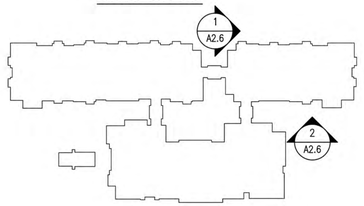
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SHEET:

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OF SHEETS

MASTER PLAN



COLOR KEY NOTES

A	SW 7004, SNOWBOUND
B	SW 7026, GRIFFIN
C	SANTA CRUZ BLEND + SANTA JUAN BLEND, CAPISTRANO, S-TILE, EAGLE ROOFING
D	SW 0015, GALLERY GREEN
E	BEAUFORT FOREST GREEN/ NATURAL 6 BAR 4806-0000, SUNBRELLA
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14	W.I. PLANTER BOX (6 / A3.2)
15	DECORATIVE TILE



1 WEST ELEVATION/ BLDG.C

SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION/ BLDG.C

SCALE: 3/32" = 1'-0"

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TITLE

ELEVATION_
BUILDING C -2

DATE	REVISION	BY
03/17/20	4TH REVISION	
05/28/20	5TH REVISION	
07/13/20	PLANNING COMMISSION SUBMITTAL	

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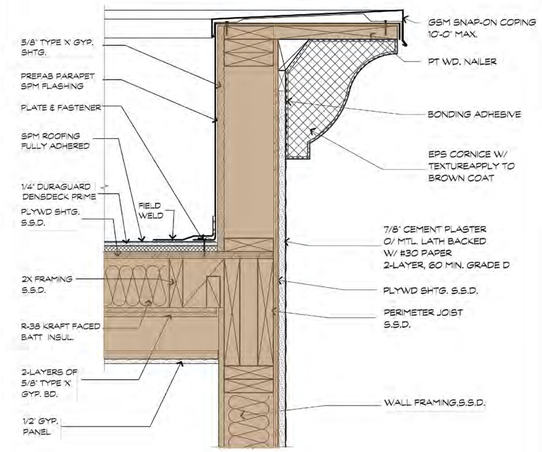
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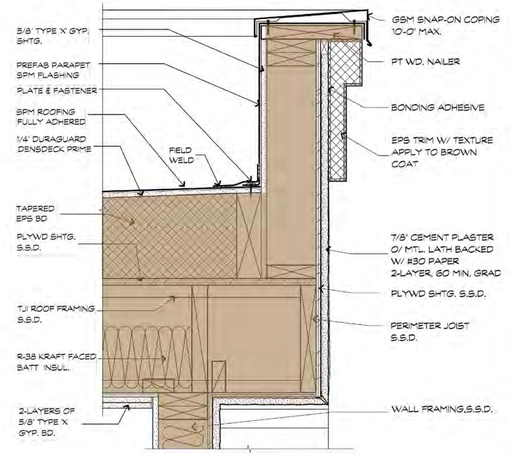
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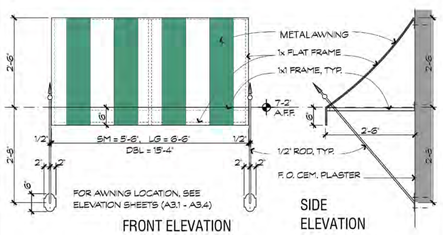


PARAPET W/ CORNICE MOULDING SCALE: 1-1/2" = 1'-0" 4

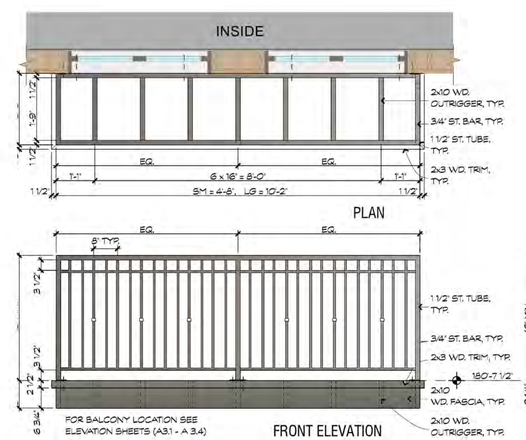


PARAPET W/ EPS TRIM SCALE: 3" = 1'-0" 3

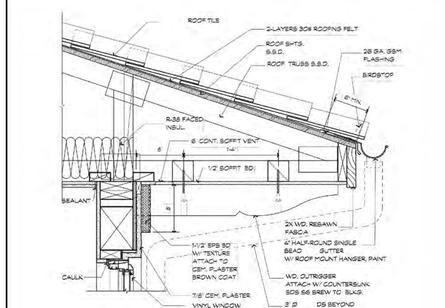
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AWNING DETAIL / TYP. SCALE: 1/2" = 1'-0" 9

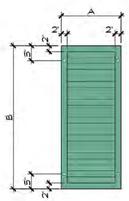


BALCONY DETAIL / TYP. SCALE: 1/2" = 1'-0" 7

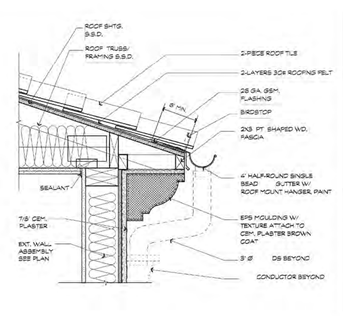


TYP. ROOF EAVE W/ OUTRIGGER SCALE: 1-1/2" = 1'-0" 2

NOT USED



SHUTTER DETAIL / TYP. SCALE: 1/2" = 1'-0" 8



TYP. ROOF EAVE W/ CORNICE SCALE: 1-1/2" = 1'-0" 1

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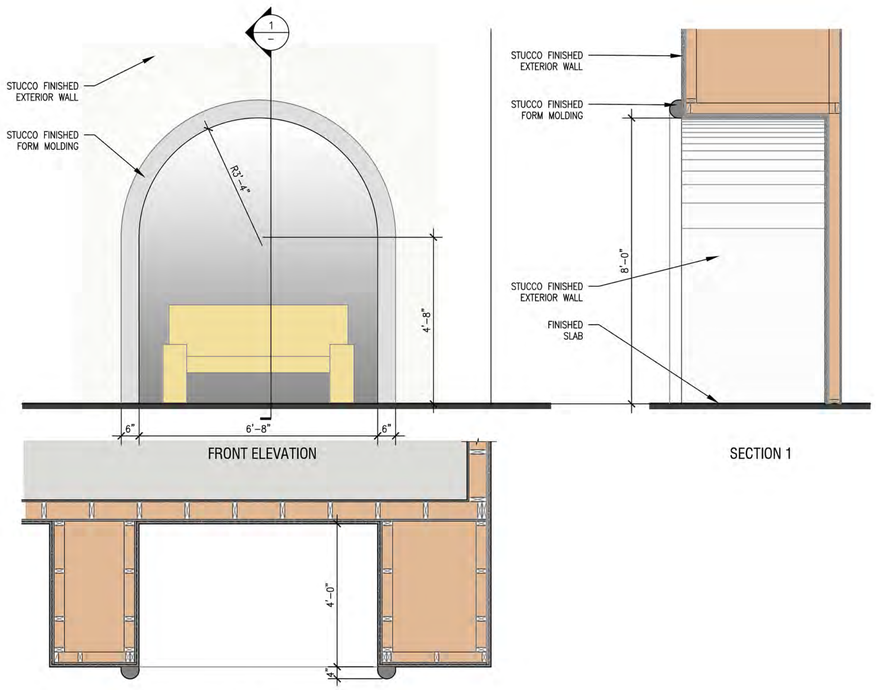
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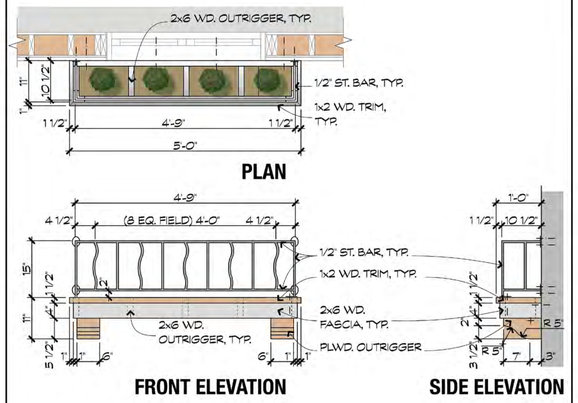
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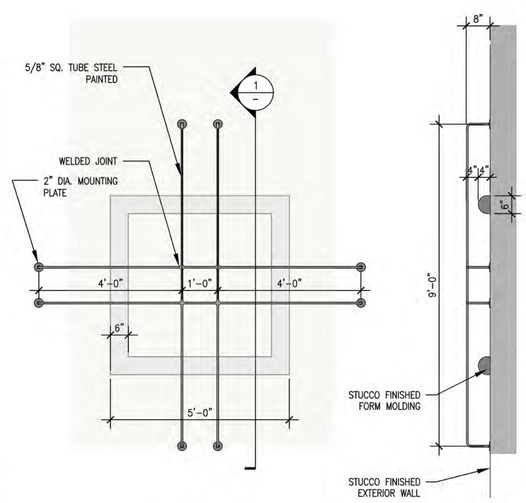
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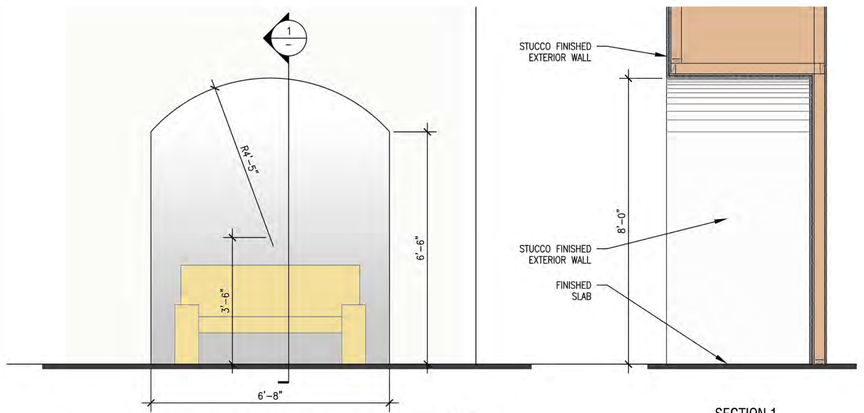
PORCH SITTING DETAIL — SCALE: 1/2" = 1'-0" — 9



PLANTER BOX DETAIL — SCALE: 1/2" = 1'-0" — 6

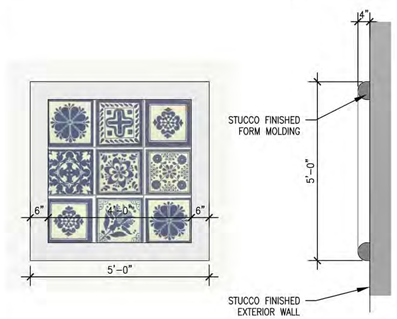


IRON GRILL DETAIL — SCALE: 1/2" = 1'-0" — 3

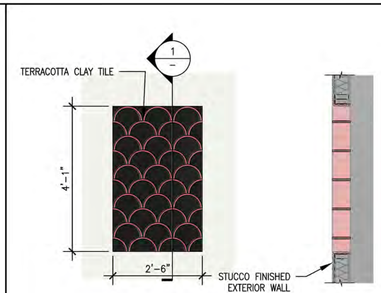


PORCH SITTING DETAIL — SCALE: 1/2" = 1'-0" — 10

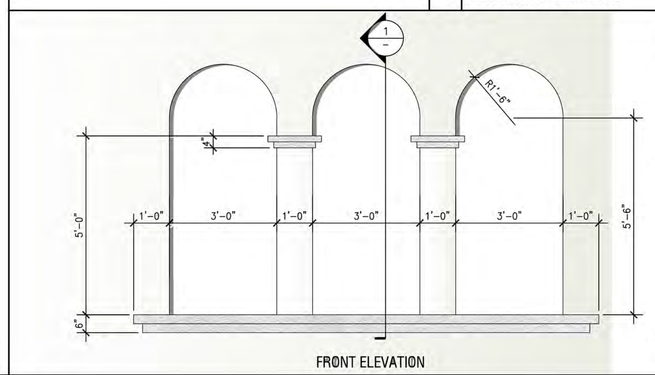
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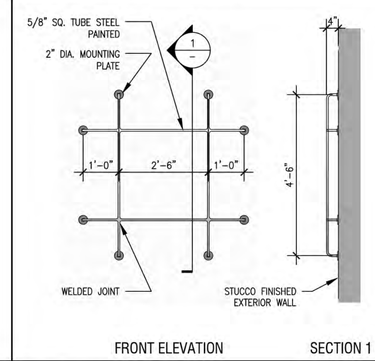
DECORATIVE TILE DETAIL — SCALE: 1/2" = 1'-0" — 5



SPANISH STYLE VENTILATION DETAIL — 2



ARCH DETAIL — SCALE: 1/2" = 1'-0" — 4



IRON GRILL DETAIL — SCALE: 1/2" = 1'-0" — 1

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SOURCE ARCHITECTURE
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OF SHEETS

FINISH MATERIALS

STUCCO BODY

SW7004 SNOWBOUND



SPANISH TILE VENT

TILE VENT ROUND
TV- HOLE, HALF ROUND



CONCRETE ROOF TILE

SMC 8402 Santa Cruz Blend
SMC 8404 San Juan Blend



WOOD SHUTTER

SW0015 GALLERY GREEN



METAL GUTTER

SW7550 RESORT TAN



METAL AWNING

BEAUFORT FOREST GREEN



W.I. RAILING

SW7026 GRIFFIN



EXTERIOR LIGHTS

Feiss-The Warren Outdoor WAll Sconce



IRON GRILLE

SW2846 ROYCROFT BRONZE GREEN



2 SOUTH ELEVATION/ BLDG.A

SCALE: 3/32" = 1'-0"

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SHEET: A 3.3

OF SHEETS



1 PRELIMINARY LANDSCAPE PLAN - GL.

SCALE: 1/16"= 1'-0"







PLANTING LEGENDS

TREES	SIZE & QUAN.	WUCOLS
BUILDING FACADE TREE WASHINGTON ROBUSTA MEXICAN FAN PALM	15 FT. TRUNK HT./ 17 EA.	LOW
PARKING LOT SHADE TREE RHUS LANCEA AFRICAN SUMAC	24" BOX / 14 EA	LOW
ENTRANCE & CORNER AREA ACCENT TREE CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 18 EA	LOW
PLAZA TREE TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	24" BOX / 5 EA	MODERATE
DECIDUOUS GROVE TREE GINKGO BILBOA MAIDENHAIR TREE	24" BOX / 27 EA	MODERATE
EVERGREEN GROVE TREE OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	15 GAL. / 54 EA	LOW
COURTYARD SHADE TREE GLEDITSIA TRIACANTHOS HONEY LOCUST	15 GAL. / 8 EA	LOW
LOOP ROAD TREE TRISTANIA CONFERTA BRISBANE BOX	15 GAL. / 22 EA	MODERATE
HEDGE SCREENING PLANT PODOCARPUS GRACILIOR FERN PINE COLUMN	15 GAL. / 77 EA	MODERATE
NEW STREET TREE NEW STREET TREE PER CITY OF L.A. URBAN FORESTRY STREET TREE DIV.	6 EA.	

PLANTING LEGENDS

TREES	
EXISTING STREET TREE (LONDON PLANE) TO REMAIN	15 EA.
EXISTING STREET TREE (JACARANDA) TO REMAIN	2 EA.
EXISTING STREET TREE (LONDON PLANE) TO BE REMOVED	6 EA.
EXISTING STREET TREE (JACARANDA) TO BE REMOVED	13 EA.
EXISTING STREET TREE (CARROTWOOD) TO BE REMOVED	2 EA.
EXISTING STREET TREE (FAN PALM) TO BE REMOVED	2 EA.

LANDSCAPE TABULATION

LOT SIZE:	134,048.66 SF.
LANDSCAPE AREA PROPOSED:	54,684 SF. (41%)
NUMBER OF TREE REQUIRED (40 TREES PER ACRE):	120 TREES (3 ACRES)
NUMBER OF TREE PROPOSED:	242 TREES
NUMBER OF SHADE TREE PROPOSED:	165 TREES (68%)
NUMBER OF 36" BOX OR LARGER TREE PROPOSED:	17 EA. (7%)
NUMBER OF 24" BOX TREE PROPOSED:	64 EA. (27%)
NUMBER OF 15 GAL. TREE PROPOSED:	161 EA. (67%)
TOTAL EXISTING TREES TO REMAIN:	17 EA.
TOTAL EXISTING TREES TO BE REMOVED:	23 EA.
TOTAL NEW STREET TREE PROPOSED:	6 EA.

LANDSCAPE AREA	WUCOLS
JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	LOW
BOUGAINVILLEA OO LA LA 'MONKA' BOUGAINVILLEA	LOW
CHONDROPETALUM TECTORUM 'EL CAMPO' EL CAMPO SMALL CAPE RUSH	LOW
PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	LOW
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' MANZANITA	LOW
BOUTELOUA GRACILLIS 'BLONDE AMBITION' BLUE GRAMMA	LOW
FESTUCA MAIREI MAIRE'S FESCUE	LOW
SALVIA GREGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	LOW
HESPERALOE PARVIFLORA RED YUCCA	LOW
LANTANA 'NEW GOLD' TRAILING LANTANA	LOW
CAREX DIVULSA EUROPEAN GRAY SEDGE	LOW
TULBAGHIA VIOLACEA 'SILVER LACE' VARIEGATED SOCIETY GARLIC	LOW
DIETES BICOLOR FORTNIGHT LILY	LOW
BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BUSH	LOW
ARMERIA MARITIMA COMMON SEATHRIFT	LOW
AGROSTIS PALLENS 'WEST COAST NATIVE BENTGRASS CALIFORNIA NATIVE GRASS	LOW
UC VERDE BUFFALO GRASS PLUG/ 4,435 SF.	LOW

PAVING LEGENDS

- PLANTING AREA
- SYNTHETIC GRASS
- SYNTHETIC PUTTING GRASS
- LAWN AREA
- COLORED CONCRETE PAVING
- DECOMPOSED GRANITE

KEYNOTES

1. FIRE PIT FF & E
2. BENCH FF & E
3. PUTTING GREEN
4. BBQ / BAR, SINK
5. TRELLIS
6. VEGETABLE PLANTER
7. MONUMENT SIGN
8. BUMP LIGHT
9. TRUNCATE DOME
10. 6' H. FENCE W/ 8" X 16" PILASTER
11. 8" X 16" PILASTER
12. GATE
13. TABLE 7 CHAIRS FF & E
14. HEDGE PLANTING AT PATIO TYP.
15. LAWN EDGING
16. CONCRETE WALKWAY
17. TREE WELL TYP.
18. CONC. STEPS PER ARCH. PLAN

CALCITY
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ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA
MR. VICTOR LE

PROJECT: OWNER:

TITLE

PRELIMINARY LANDSCAPE PLAN

DATE	REVISION	BY

DRAWN BY: APPROVED:

DATE: 03-14-2020 SCALE: AS SHOWN

SHEET: LP-1

#21839

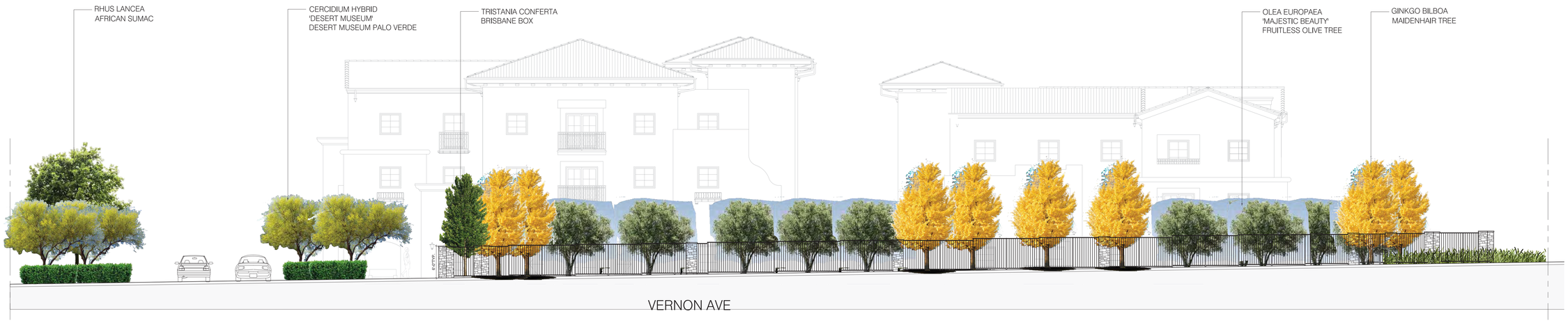
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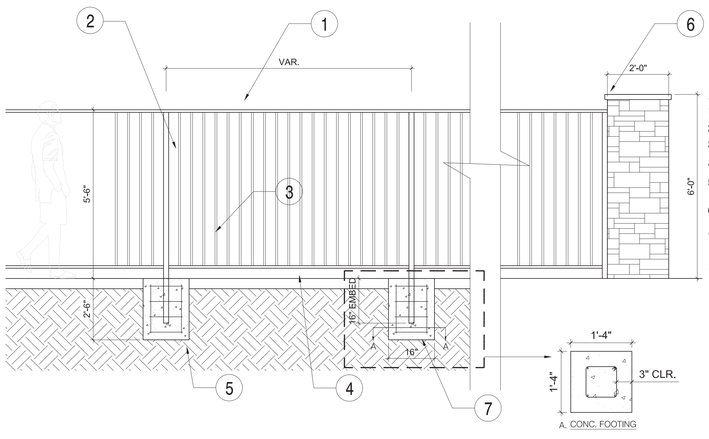
KEYNOTES

1. SIGN WALL
2. 6' H. FENCE W/ PILASTER

1 ELEVATION - A (10TH STREET)
SCALE: 1/8"= 1'-0"



2 ELEVATION - B (VERNON AVE.)
SCALE: 1/8"= 1'-0"



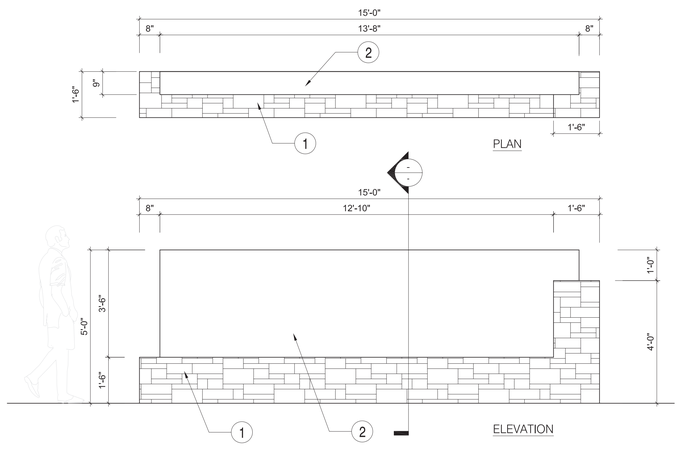
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3. 3/4" X 1-1/2" TUB. STEEL PICKET @ 4-3/4" O. C.
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6. 8" X 48" CMU FIN WALL W/ STONE VENEER TO MATCH BUILDING STONE WALL
7. #4 HOOPS AT 6" O.C.

(NOTE: ALL METAL WORK TO BE PAINTED W/ METALIZED PAINT)

TUB. STEEL PICKET CONC. FOOTING PLAN VIEW

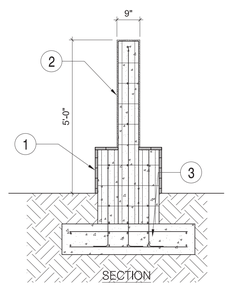
4 6' H. TUB. STEEL FENCE
SCALE: 1/2"= 1'-0"



KEYNOTES

1. 8" CMU BLOCK W/ STONE VENEER TO MATCH BUILDING
2. SIGN WALL W/ SMOOTH STUCCO FINISH
3. 3'-6" WIDE x 2'-0" DEEP CONC. FOOTING WITH #5 AT 12" O.C. TOP AND BOTTOM. #5 AT 16" O.C. TRANSVERSE REINF.

(NOTE: SEE HARDSCAPE PLAN LC-1 FOR LIGHTING FOR SIGN WALL)



SECTION

3 SIGN WALL - UNDER SEPERATE PERMIT
SCALE: 1/2"= 1'-0"

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ASSISTED LIVING FACILITY, CHINO
10TH STREET
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MR. VICTOR LE

PROJECT: OWNER:

TITLE

LANDSCAPE
ELEVATIONS

DATE	REVISION	BY

DRAWN BY: APPROVED:

DATE: 03-14-2020 SCALE: AS SHOWN

SHEET: LE-1

#21839

OF SHEETS



1 ELEVATION - C (GUARDIAN WAY)

SCALE: 1/16"= 1'-0"

KEYNOTES

1. 6' H. FENCE W/ PILASTER

CAL CITY CONSTRUCTION DESIGN/BUILD

SOURCE ARCHITECTURE

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PROJECT:

ASSISTED LIVING FACILITY, CHINO
10TH STREET
CHINO, CA

OWNER:

MR. VICTOR LE

TITLE

LANDSCAPE
ELEVATION

DATE	REVISION	BY

DRAWN BY: KUG
APPROVED:

DATE: 03-14-2020
SCALE: AS SHOWN

SHEET: LE-2

#21839

OF SHEETS



1 PRELIMINARY LANDSCAPE PLAN - GL.

SCALE: 1/16"= 1'-0"



PLANTING LEGENDS TREES	SIZE & QUAN.	WUCOLS
BUILDING FACADE TREE WASHINGTON ROBUSTA MEXICAN FAN PALM	15 FT. TRUNK HT./ 17 EA.	LOW
PARKING LOT SHADE TREE RHUS LANCEA AFRICAN SUMAC	24" BOX / 14 EA	LOW
ENTRANCE & CORNER AREA ACCENT TREE CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 18 EA	LOW
PLAZA TREE TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	24" BOX / 5 EA	MODERATE
DECIDUOUS GROVE TREE GINKGO BILBOA MAIDENHAIR TREE	24" BOX / 27 EA	MODERATE
EVERGREEN GROVE TREE OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	15 GAL. / 54 EA	LOW
COURTYARD SHADE TREE GLEDITSIA TRIACANTHOS HONEY LOCUST	15 GAL. / 8 EA	LOW
LOOP ROAD TREE TRISTANIA CONFERTA BRISBANE BOX	15 GAL. / 22 EA	MODERATE
HEDGE SCREENING PLANT PODOCARPUS GRACILLIOR FERN PINE COLUMN	15 GAL. / 77 EA	MODERATE
NEW STREET TREE NEW STREET TREE PER CITY OF L.A., URBAN FORESTRY STREET TREE DIV.	6 EA.	

PLANTING LEGENDS TREES	
EXISTING STREET TREE (LONDON PLANE) TO REMAIN	15 EA.
EXISTING STREET TREE (JACARANDA) TO REMAIN	2 EA.
EXISTING STREET TREE (LONDON PLANE) TO BE REMOVED	6 EA.
EXISTING STREET TREE (JACARANDA) TO BE REMOVED	13 EA.
EXISTING STREET TREE (CARROTWOOD) TO BE REMOVED	2 EA.
EXISTING STREET TREE (FAN PALM) TO BE REMOVED	2 EA.

LANDSCAPE TABULATION

LOT SIZE:	134,048.66 SF.
LANDSCAPE AREA PROPOSED:	41,362.75 SF. (31%)
NUMBER OF TREE REQUIRED (40 TREES PER ACRE):	120 TREES (3 ACRES)
NUMBER OF TREE PROPOSED:	242 TREES
NUMBER OF SHADE TREE PROPOSED:	165 TREES (68%)
NUMBER OF 36" BOX OR LARGER TREE PROPOSED:	17 EA. (7%)
NUMBER OF 24" BOX TREE PROPOSED:	64 EA. (27%)
NUMBER OF 15 GAL. TREE PROPOSED:	161 EA. (67%)
TOTAL EXISTING TREES TO REMAIN:	17 EA.
TOTAL EXISTING TREES TO BE REMOVED:	23 EA.
TOTAL NEW STREET TREE PROPOSED:	6 EA.

LANDSCAPE AREA	WUCOLS
JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	LOW
BOUGAINVILLEA OO LA LA 'MONIKA' BOUGAINVILLEA	LOW
CHONDROPETALUM TECTORUM 'EL CAMPO' EL CAMPO SMALL CAPE RUSH	LOW
PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	LOW
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' MANZANITA	LOW
BOUTELOUA GRACILLIS 'BLONDE AMBITION' BLUE GRAMMA	LOW
FESTUCA MAIREI MAIRE'S FESCUE	LOW
SALVIA GREGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	LOW
HESPERALOE PARVIFLORA RED YUCCA	LOW
LANTANA 'NEW GOLD' TRAILING LANTANA	LOW
CAREX DIVULSA EUROPEAN GRAY SEDGE	LOW
TULBAGHIA VIOLACEA 'SILVER LACE' VARIEGATED SOCIETY GARLIC	LOW
DIETES BICOLOR FORTNIGHT LILY	LOW
BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BUSH	LOW
ARMERIA MARITIMA COMMON SEATHRIFT	LOW
UC VERDE BUFFALO GRASS PLUG/ 4,435 SF.	LOW

PAVING LEGENDS

- PLANTING AREA
- SYNTHETIC GRASS
- SYNTHETIC PUTTING GRASS
- LAWN AREA
- COLORED CONCRETE PAVING
- DECOMPOSED GRANITE

KEYNOTES

1. FIRE PIT FF & E
2. BENCH FF & E
3. PUTTING GREEN
4. BBQ / BAR, SINK
5. TRELLIS
6. VEGETABLE PLANTER
7. MONUMENT SIGN
8. BUMP LIGHT
9. TRUNCATE DOME
10. 6' H. FENCE W/ 8" X 16" PILASTER
11. 8" X 16" PILASTER
12. GATE
13. TABLE 7 CHAIRS FF & E
14. HEDGE PLANTING AT PATIO TYP.
15. LAWN EDGING
16. CONCRETE WALKWAY
17. TREE WELL TYP.
18. CONC. STEPS PER ARCH. PLAN

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CHINO, CA
MR. VICTOR LE

PROJECT: OWNER:

TITLE

PRELIMINARY LANDSCAPE PLAN PHASE 2

DATE	REVISION	BY

DRAWN BY: APPROVED:

DATE: 03-14-2020 SCALE: AS SHOWN

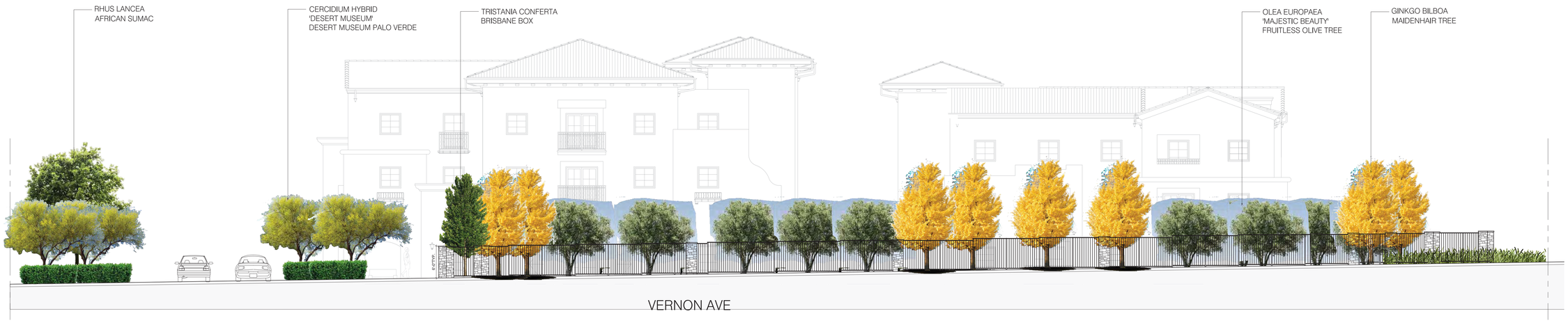
SHEET: LP-1

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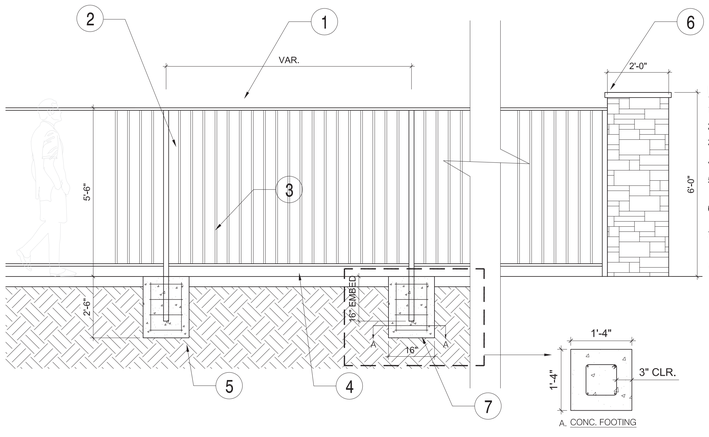
OF SHEETS



1 ELEVATION - A (10TH STREET)
SCALE: 1/8"= 1'-0"



2 ELEVATION - B (VERNON AVE.)
SCALE: 1/8"= 1'-0"

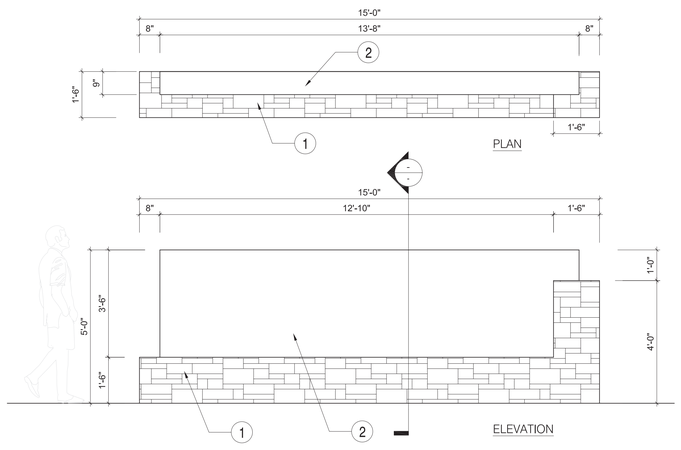


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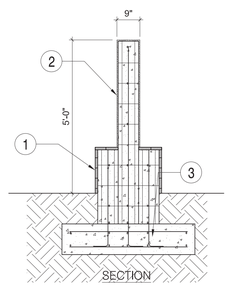
TUB. STEEL PICKET CONC. FOOTING PLAN VIEW

4 6' H. TUB. STEEL FENCE
SCALE: 1/2"= 1'-0"



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(NOTE: SEE HARDSCAPE PLAN LC-1 FOR LIGHTING FOR SIGN WALL)



3 SIGN WALL - UNDER SEPERATE PERMIT
SCALE: 1/2"= 1'-0"

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CHINO, CA
MR. VICTOR LE

PROJECT: OWNER:

TITLE

LANDSCAPE ELEVATIONS (PHASE 2)

DATE	REVISION	BY

DRAWN BY: APPROVED:

DATE: 03-14-2020 SCALE: AS SHOWN

SHEET: LE-1

#21839

OF SHEETS



1 ELEVATION - C (GUARDIAN WAY)

SCALE: 1/16"= 1'-0"

KEYNOTES

1. 6' H. FENCE W/ PILASTER

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CHINO, CA

PROJECT : MR. VICTOR LE

OWNER :

TITLE

LANDSCAPE
ELEVATION
(PHASE 2)

DATE	REVISION	BY

DRAWN BY: KUG
APPROVED:

DATE: 03-14-2020
SCALE: AS SHOWN

SHEET: LE-2

#21839

OF SHEETS

GENERAL NOTES:

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 or covered monuments shall be reset by a Registered Civil Engineer or a Licensed Land Surveyor.
3. Hours of operation 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 of 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 Public Works 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. Seperate 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: 20 C.Y. Fill: 8,920 C.Y. Import: 8,900 C.Y.

    These quantities are based on the assumption that a 6" 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 1706.6 of the California Building Code.

    _____ C45021 4/27/2020
    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 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.
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 on 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 a 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.

ENGINEER'S NOTICE TO CONTRACTOR'S

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS" CONSTRUCTION SAFETY ORDERS.
3. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH ANY OF THE GOVERNMENT, STATE OR CITY RULES AND REGULATIONS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 1-800-422-4133.

ATTACHMENT A NOTES

1. Every effort should be made to eliminate the discharge of non stormwater from the project site at all times.
2. Eroded sediment and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed away into the drainage system.
5. Excess waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

   6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

ATTACHMENT B NOTES

THE FOLLOWING BMP's AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL

EC1- SCHEDULING
EC2- PRESERVATION OF EXISTING VEGETATION
EC3- HYDRAULIC MULCH
EC4- HYDROSEEDING
EC5- SOIL BINDER
EC6- STRAW MULCH
EC7- GEOTEXTILES & MATS
EC8- WOOD MULCHING
EC9- EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-POLYACRYLAMIDE

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

WIND EROSION CONTROL

WE1- WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

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

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 AND EQUIPMENT USE
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS

WATE MANAGEMENT & MATERIAL 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- CONTAMINATION SOIL MANAGEMENT
WM8- CONCRETE WASTE MANAGEMENT
WM9- SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

LEGEND

- CONTROL POINT
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- LIGHT POLE
- MANHOLE
- MISC UTILITY
- POLE
- POST
- ROCK
- SIGN
- SINGLE POLE SIGN
- DOUBLE POLE SIGN
- STAND PIPE
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- UTILITY BOX
- UTILITY POLE
- TREE
- BUILDING & AWNING
- FENCE
- GATE
- PAVED AREA
- TREE LINE
- BRUSH
- BUSH
- ROCKS
- CONCRETE
- SIDEWALK
- CURB & GUTTER
- PAVED ROAD
- WALL
- RETAINING WALL
- RAMP
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- OBSCURED INDEX CONTOUR
- OBSCURED INTERMEDIATE
- INDEX DEPRESSION
- INTERMEDIATE DEPRESSION
- PAINT STRIPING

CONSTRUCTION NOTES:

1. *CONST. DRIVEWAY PER CITY STD. 250, W=28' OR W=34'.*
2. *CONST. PARKWAY CULVERT PER SPPWC STD. 151-2, S=36" OR S=27"*
3A. *INSTALL 24" X 48" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #2448 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.*
3B. *INSTALL 24" X 36" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #2436 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.*
4. *INSTALL 12" X 12" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #1212 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.*
5. *INSTALL 12" PVC PIPE, SCHEDULE 40 OR SDR 35, S=1.0% MIN.*
6. *INSTALL 8" PVC PIPE, SCHEDULE 40 OR SDR 35, S=1.0% MIN.*
7. *INSTALL 10" PVC PIPE, SCHEDULE 40 OR SDR 35, S=1.0% MIN.*
8. *CONST. 6" CONCRETE CURB PER DETAIL B ON SHEET 6.*
9. *CONST. 3' WIDE CONCRETE LONGITUDINAL GUTTER PER DETAIL C ON SHEET 6.*
10. *CONST 4" THICK A.C. PAVEMENT OVER 4" AGGREGATE BASE PER SOIL' ENGINEER'S RECOMMENDATION.*
11. *CONST. 4" POROUS CONCRETE WALK.*
12. *CONST. UNDERGROUND INFILTRATION PER DETAIL ON SHEET 6.*
13. *INSTALL 30" X 30" CATCH BASIN WITH TRAFFIC GRATE PER BROOKS PRODUCTS #3030 OR EQUIVALENT. PROVIDE LABEL WITH "NO DUMPING - DRAINS TO OCEAN" PER DETAIL A ON SHEET 6.*
14. *CONST. TURF BLOCK PAVING, DETAIL PER ARCH. PLAN.*
21. *REMOVE EX. A.C. BERM AND CONSTRUCT CONCRETE CURB AND GUTTER PER SPPWC STD. 120-2, A2-150(6), W=2'.*
22. *CONSTRUCT 5' WIDE SIDEWALK PER CITY STD. 230, S=2%.*
23. *CONSTRUCT CURB RAMP ON MC PER SPPWC STD. 111-5, CASE A, TYPE 3, X=6, Y=7.92'.*
24. *GRADE ONLY, S=2%.*



VICINITY MAP
N.T.S.

INDEX TO SHEET

DWG. NO.	SHEET TITLE
C-1	TITLE SHEET & GENERAL NOTES
C-2	PRELIMINARY STREET PLAN
C-3	PRELIMINARY GRADING PLAN
C-4 & 5	SECTIONS
C-6	SECTIONS & DETAILS
C-7	PRELIMINARY UTILITY PLAN

GENERAL NOTES:

LEGAL DESCRIPTION

PARCEL A (1015-281-27)
LOT 2 OF TRACT NO. 18785, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 339 PAGES 43 THROUGH 47, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87° 58' 08" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 99.94 FEET TO THE TRUE POINT OF BEGINNI; THENCE CONTINUING SOUTH 87° 58' 08" WEST, ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 399.82 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00° 35' 01" WEST, ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 10.10 FEET; THENCE NORTH 89° 24' 59 EAST, A DISTANCE OF 399.69 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PROPOSED LOT 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT DATED DECEMBER 21, 2015 AND RECORDED ON DECEMBER 29, 2015 AS INSTRUMENT NO. 2015-0564481 OF OFFICIAL RECORDS.

PARCEL B (1015-281-24)
LOT 5 OF TRACT NO. 18785, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 339, PAGES 43 THROUGH 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:
THE CENTERLINE OF WALNUT STREET BEARING NORTH 89°24'59" EAST AS SHOWN PER TRACT MAP NO. 18785, M.B. 339/43-47, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY

AREA : LOT 2 ; 134,049 SQ.FT. OR 3.077 AC.
LOT 5 ; 37,643 SQ.FT. OR 0.864 AC.

FLOOD ZONE DESIGNATION ; ZONE X
FEMA PANEL NUMBER ; 06071C8620H

PROJECT ADDRESS: CHINO ASSISTED LIVING
10th STREET
CHINO, CA 91710

OWNER/DEVELOPER: MR. VICTOR LE
GOLDEN DRAGON HOLDING COMPANY, LLC
6301 BEACH BLVD., STE 180
BUENA PARK, CA 90621
tel. 714/612-9309
e-mail: victorlend@gmail.com

SEAL

REGISTERED PROFESSIONAL ENGINEER JOHN C. WOO No. C45021 EXPIRES 3-31-22 CIVIL STATE OF CALIFORNIA

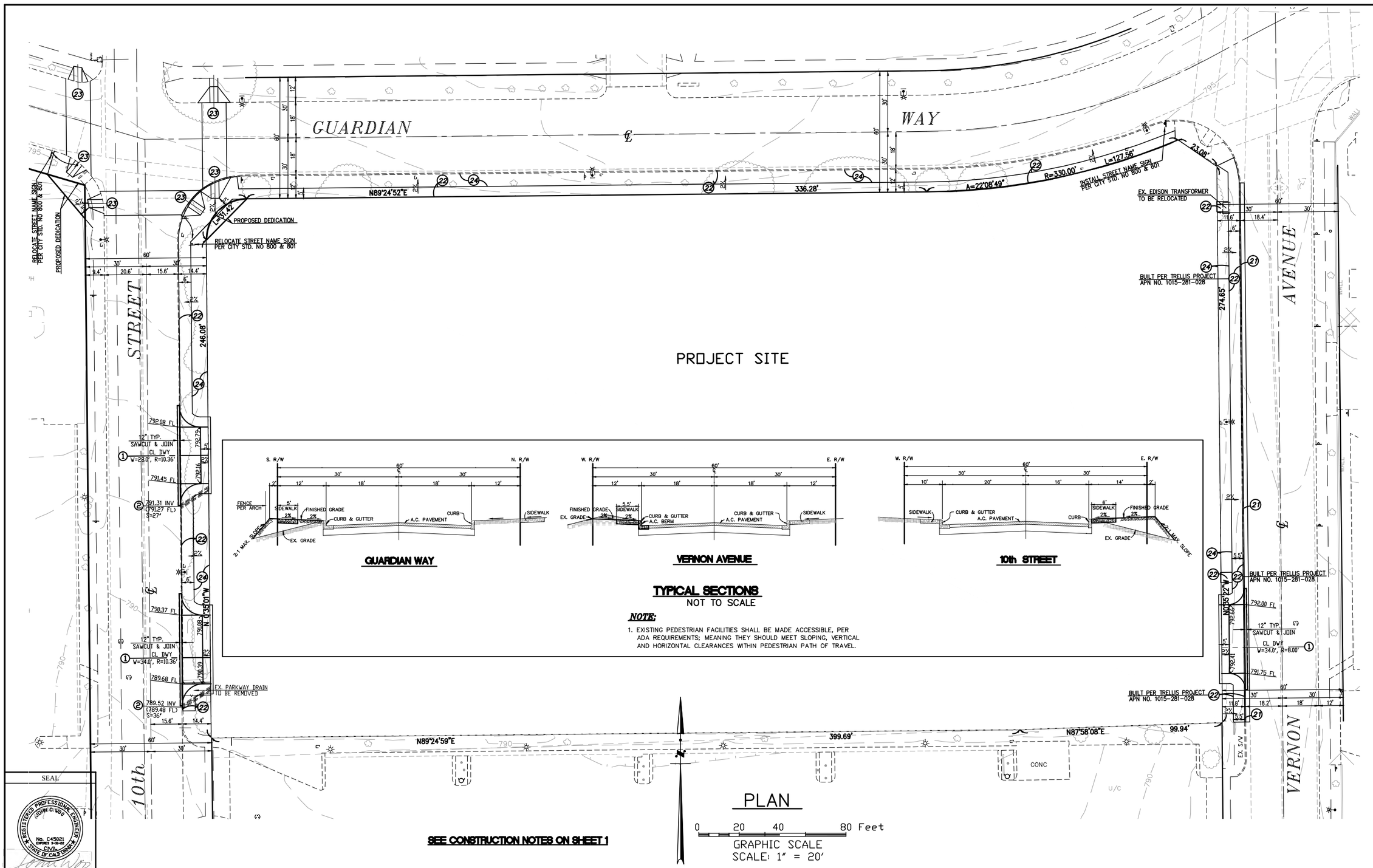
John Woo

CERTIFICATION OF PLANS & INFORMATION

I hereby certify that the plans and information provided present all of the data and information required by the"Minimum Required Information Checklist," and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. Furthermore, I understand that failure to provide the plans and information required by this checklist may result in this application not being accepted as complete for filing and/or processing.

Preparer's Signature: John Woo Date: 4/27/2020
Name (print or type): John C. Woo Phone: 626.224.2813
Address: 1411 Riderwood Ave. City: Hacienda Heights State: CA Zip: 91745

PREPARED BY	REVISIONS	MADE BY:	MADE Date	APPROVED BY:	APPROVED Date	BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:	CITY OF ENGINEERING DIVISION	PROJECT NO.
J. Woo, Engineers 1411 Riderwood Avenue Hacienda Heights, California 91745 Tel. 626/224-2813 e-mail; jwooengr@gmail.com 4/27/2020						CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "BM" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		WATER ENVIRONMENTAL FIRE PLANNING TRAFFIC SERVICES			DRAWN: DESIGNED: CHECKED: RECOMMENDED:			CITY ENGINEER DATE	PRELIMINARY GRADING PLAN CHINO ASSISTED LIVING 10th STREET, CHINO, CA 91710	SA 18-0058 SHEET 1 OF 7 DRAWING NO.



GUARDIAN WAY | **VERNON AVENUE** | **10th STREET**

TYPICAL SECTIONS
NOT TO SCALE

NOTE:

1. EXISTING PEDESTRIAN FACILITIES SHALL BE MADE ACCESSIBLE, PER ADA REQUIREMENTS; MEANING THEY SHOULD MEET SLOPING, VERTICAL AND HORIZONTAL CLEARANCES WITHIN PEDESTRIAN PATH OF TRAVEL.

SEE CONSTRUCTION NOTES ON SHEET 1

PLAN
0 20 40 80 Feet
GRAPHIC SCALE
SCALE: 1" = 20'

SEAL

REGISTERED PROFESSIONAL ENGINEER JOHN C. WOO No. C45021 EXPIRES 3-31-21 CIVIL STATE OF CALIFORNIA

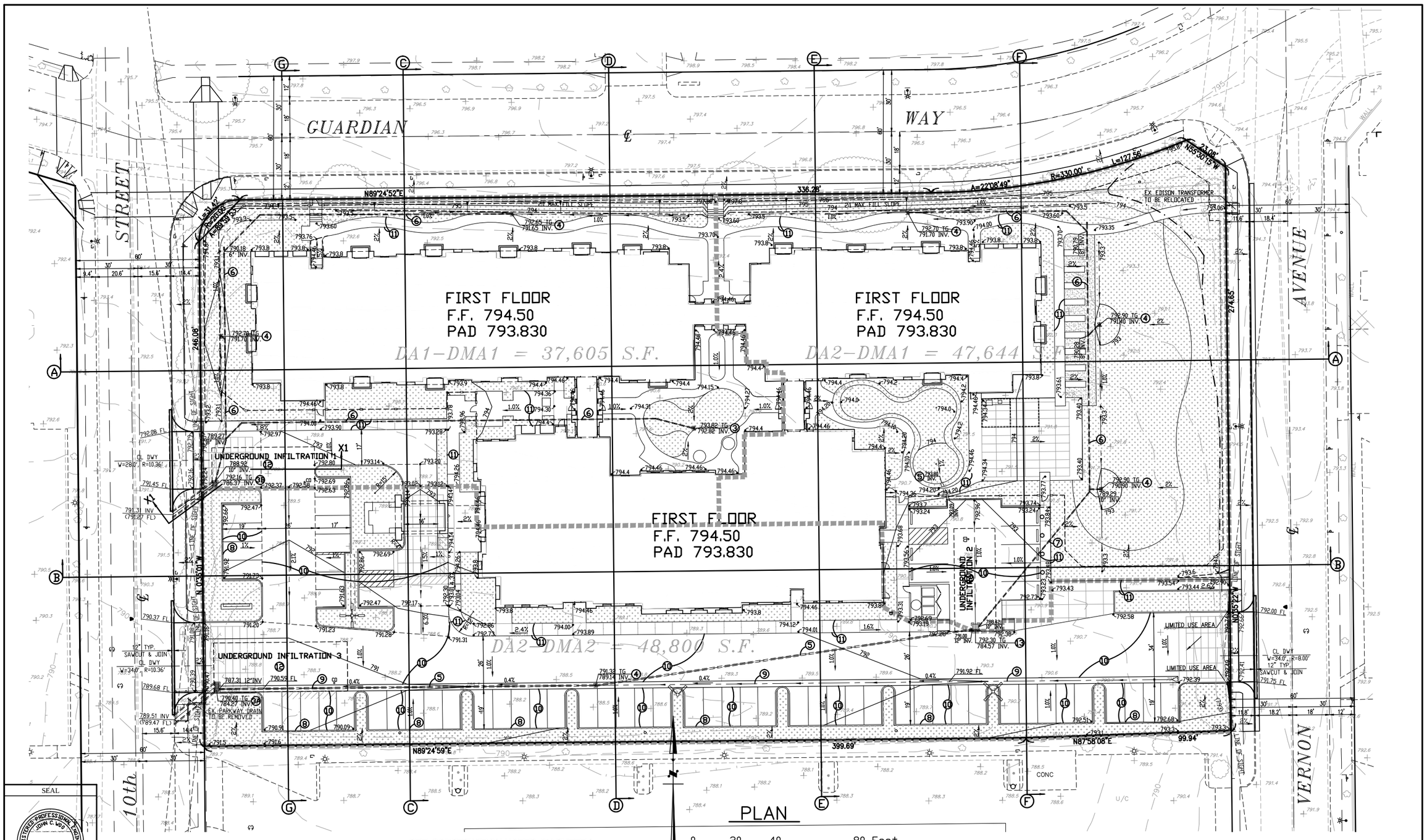
PREPARED BY	REVISIONS	MADE BY:	MADE Date	APPROVED BY:	APPROVED Date	BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:
J. Woo, Engineers 1411 Riderwood Avenue Hacienda Heights, California 91745 Tel. 626/224-2813 e-mail; jwooengr@gmail.com 4/27/2020						CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "125" LOCATED IN TOP OF CURB, 7' EAST OF THE ECR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		WATER ENVIRONMENTAL FIRE PLANNING TRAFFIC SERVICES			DRAWN: DESIGNED: CHECKED: RECOMMENDED:			CITY ENGINEER DATE _____

CITY OF ENGINEERING DIVISION

PRELIMINARY STREET PLAN

CHINO ASSISTED LIVING
10th STREET, CHINO, CA 91710

PROJECT NO. SA 18-0058
SHEET 2 OF 7
DRAWING NO.



PLAN

0 20 40 80 Feet

GRAPHIC SCALE
SCALE: 1" = 20'

SEE CONSTRUCTION NOTES ON SHEET 1

SEE SECTIONS ON SHEETS 4-6

LEGEND

DECORATIVE PAVEMENT PER ARCH.

SEAL

REGISTERED PROFESSIONAL ENGINEER — JOHN C. WOO — No. C45021 EXPIRES 3-31-21 — CIVIL — STATE OF CALIFORNIA

PREPARED BY	REVISIONS	MADE BY:	MADE Date	APPROVED BY:	APPROVED Date	BENCH MARK DATA	REFERENCE DRAWINGS
J. Woo, Engineers 1411 Riderwood Avenue Hacienda Heights, California 91745 Tel. 626/224-2813 e-mail; jwoengr@gmail.com 4/27/2020						CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "57" LOCATED IN TOP OF CURB, 7' EAST OF THE EGR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE	

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

CITY ENGINEERS STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

RECOMMENDED BY:

CITY ENGINEER

DATE

CITY OF ENGINEERING DIVISION

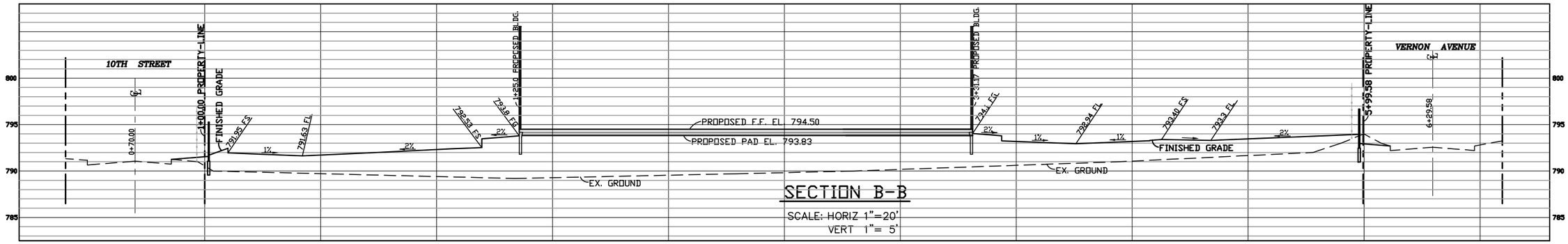
PRELIMINARY GRADING PLAN

CHINO ASSISTED LIVING
10th STREET, CHINO, CA 91710

PROJECT NO. SA 18-0058

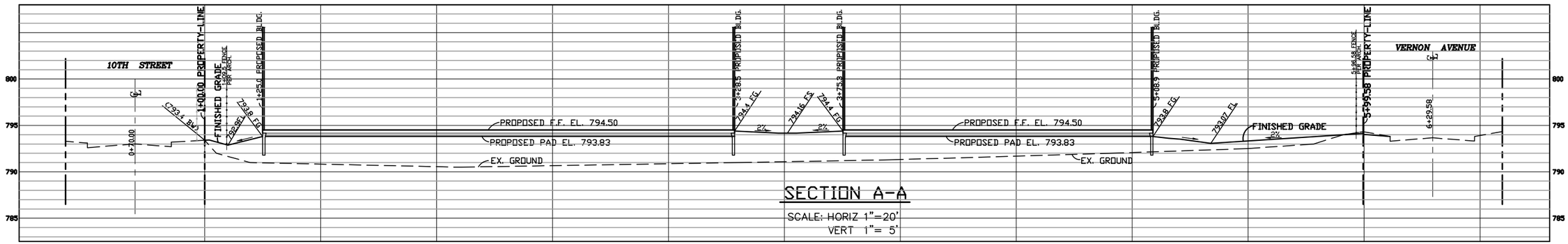
SHEET 3 OF 7

DRAWING NO.



SECTION B-B

SCALE: HORIZ 1"=20'
VERT 1"= 5'



SECTION A-A

SCALE: HORIZ 1"=20'
VERT 1"= 5'

SEAL

REGISTERED PROFESSIONAL ENGINEER
JOHN C. WOO
No. C45021
EXPIRES 3-31-22
CIVIL
STATE OF CALIFORNIA

John Woo

PREPARED BY	REVISIONS	MADE BY:	MADE Date	APPROVED BY:	APPROVED Date	BENCH MARK DATA	REFERENCE DRAWINGS
J. Woo, Engineers 1411 Riderwood Avenue Hacienda Heights, California 91745 Tel. 626/224-2813 e-mail; jwooengr@gmail.com 4/27/2020						CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "125" LOCATED IN TOP OF CURB, 7' EAST OF THE EOR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE	

REVIEWED BY STAFF	BY	DATE
WATER		
ENVIRONMENTAL		
FIRE		
PLANNING		
TRAFFIC		
SERVICES		

CITY ENGINEERS STAFF	BY	DATE
DRAWN:		
DESIGNED:		
CHECKED:		
RECOMMENDED:		

RECOMMENDED BY:

CITY ENGINEER

DATE _____

CITY OF ENGINEERING DIVISION

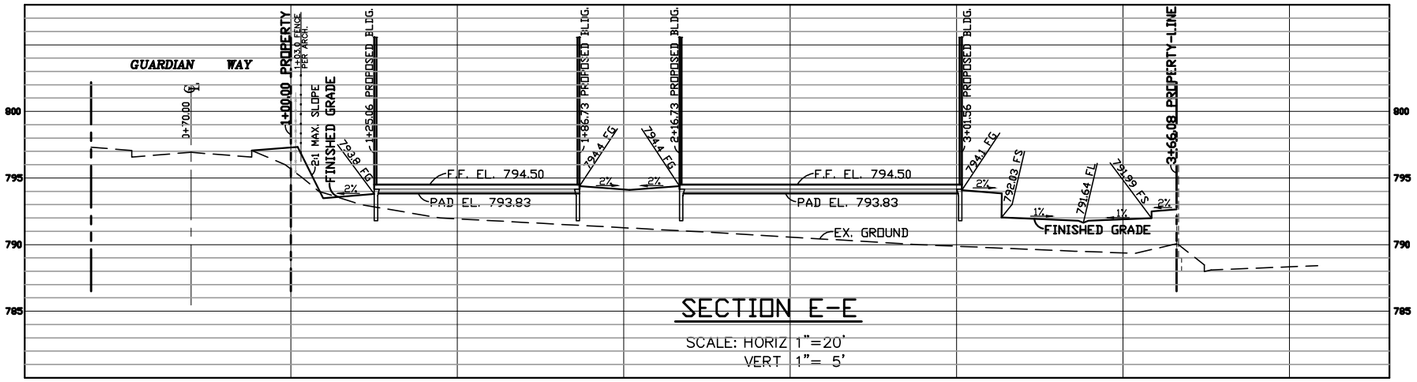
PRELIMINARY GRADING PLAN

CHINO ASSISTED LIVING
10th STREET, CHINO, CA 91710

PROJECT NO. SA 18-0058

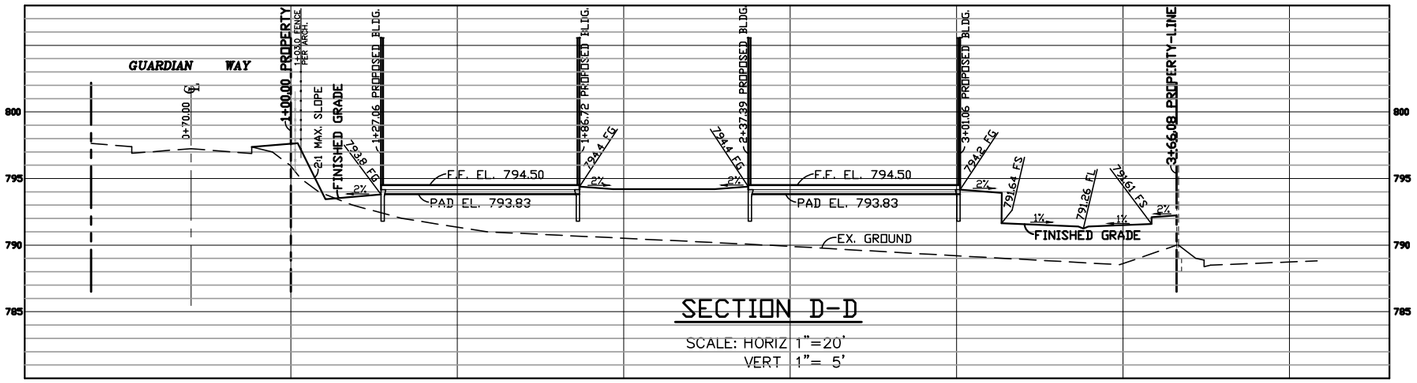
SHEET **4** OF **7**

DRAWING NO.



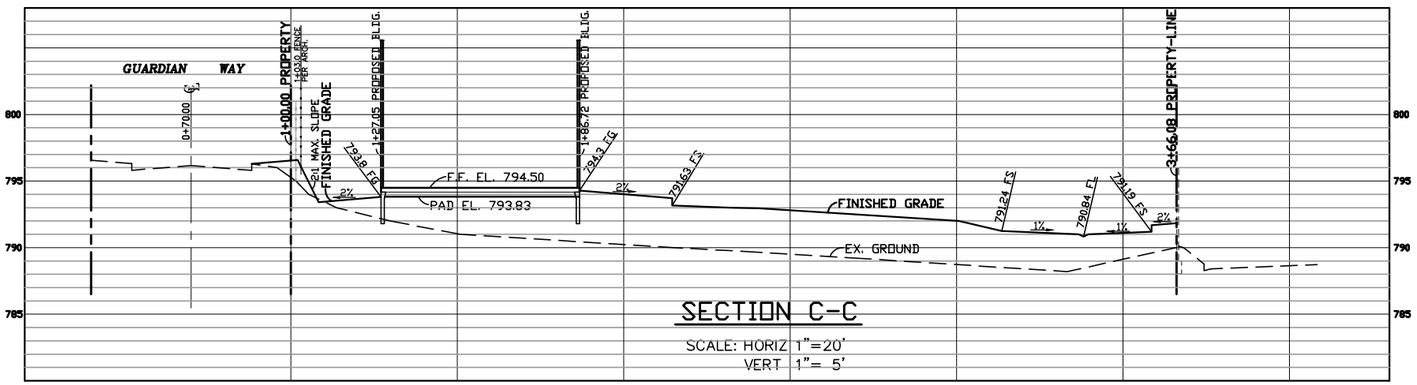
SECTION E-E

SCALE: HORIZ 1"=20'
VERT 1"= 5'



SECTION D-D

SCALE: HORIZ 1"=20'
VERT 1"= 5'



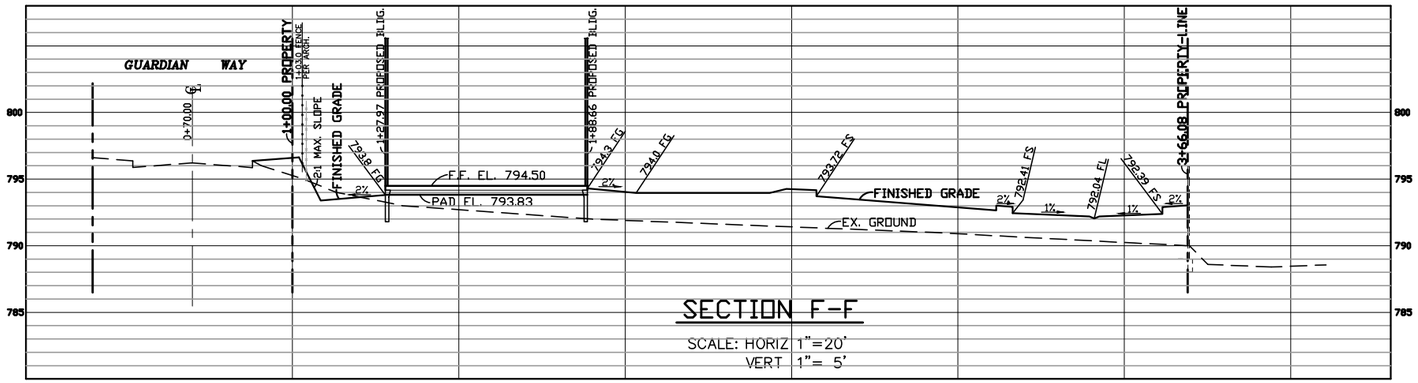
SECTION C-C

SCALE: HORIZ 1"=20'
VERT 1"= 5'

SEAL

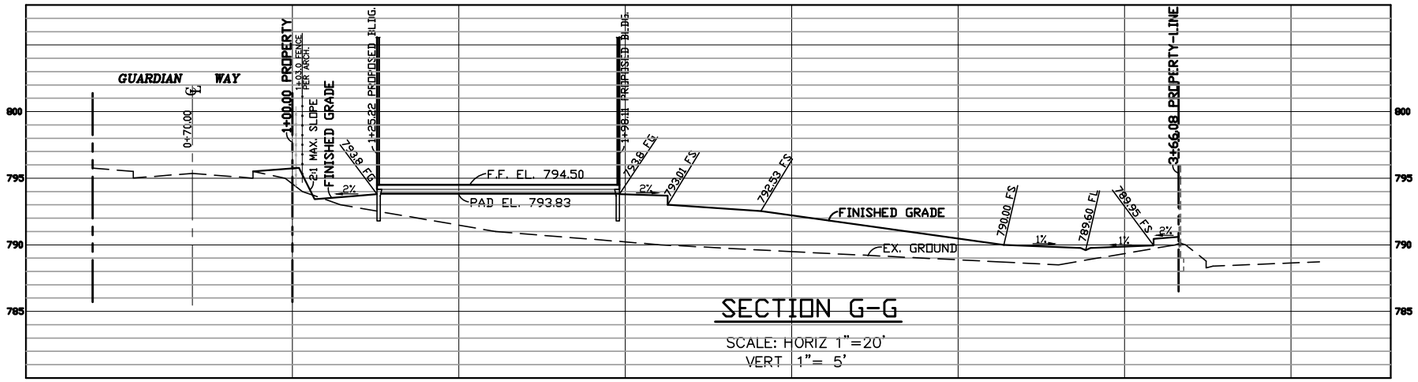
REGISTERED PROFESSIONAL ENGINEER
JOHN C. WOO
No. C45021
EXPIRES 12-31-20
CIVIL
STATE OF CALIFORNIA

PREPARED BY	REVISIONS	MADE		APPROVED		BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:	CITY OF ENGINEERING DIVISION	PROJECT NO.
		BY:	Date	BY:	Date											SA 18-0058
J. Woo, Engineers						CITY OF CHINO BENCHMARK NO. 125 / 57		WATER			DRAWN:				PRELIMINARY GRADING PLAN	SHEET 5 OF 7
1411 Riderwood Avenue						A 2.5" BASS DISC STAMPED "125" LOCATED IN TOP OF CURB, 7' EAST OF THE ECR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		ENVIRONMENTAL			DESIGNED:				CHINO ASSISTED LIVING	
Hacienda Heights, California 91745								FIRE			CHECKED:				10th STREET, CHINO, CA 91710	DRAWING NO.
Tel. 626/224-2813								PLANNING						CITY ENGINEER		
e-mail; jwooengr@gmail.com								TRAFFIC						DATE		
4/27/2020								SERVICES			RECOMMENDED:					



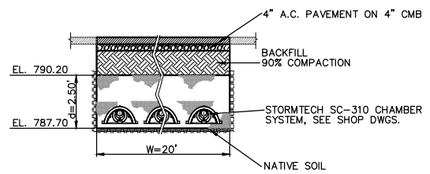
SECTION F-F

SCALE: HORIZ 1"=20'
VERT 1"= 5'



SECTION G-G

SCALE: HORIZ 1"=20'
VERT 1"= 5'



UNDERGROUND INFILTRATION 1 DETAIL

NOT TO SCALE

INFILTRATION TRENCH SIZING CALCULATION

P6 ; STORM RAINFALL DEPTH = P2yr,1hr * a1
= 0.593 inch x 1.4807 = 0.88 inch
where P2yr,1hr = 0.593 inch, a1 = 1.4807 per table

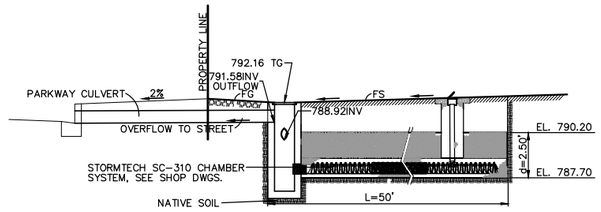
DCV = DA * C * a2 * P6/12
where DA1 ; total tributary area in s.f.
i = imperviousness
$C = 0.858 \times (i)^3 - 0.78 \times (i)^2 + 0.774 \times (i) + 0.04$
a2 = 1.963 for 48 hr drawdown

DCV = DA x C x 1.963 x 0.88/12

infiltration rate ; 0.0036 in/sec x 60 sec/min x 60 min/hr
= 12.96 in/hr
48 hr drawdown used
infiltration safety factor = 3.0
Pdesign = 4.32 in/hr
use Pdesign = 0.40 in/hr per Soil Type A

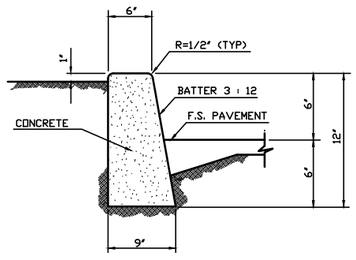
Vret = (Pdesign/12 * SAin * Tfill) + (SAgravel * dgravel * ngravel)
SA1&2 = 20' x 50' = 1,000 s.f.
dgravel1&2 = 3'
Vret1&2 = (0.4/12 x 1,000 s.f. x 48) + (1,187/1,179 c.f. from StormTech)
= 2,787 cu-ft > 2,568 cu-ft = DCV1 ; O.K.
= 2,779 cu-ft > 2,073 cu-ft = DCV2 ; O.K.
SA3 = 24' x 65' = 1,560 s.f.
dgravel3 = 4'
Vret3 = (0.4/12 x 1,560 s.f. x 48) + (2,635 c.f. from StormTech)
= 5,131 cu-ft > 4,496 cu-ft = DCV3 ; O.K.

UNDERGROUND INFILTRATION SIZING CALCULATION							
SUB-AREA	TOTAL AREA DA(SF)	IMPERV AREA (SF)	IMPERVNESS i	RUNOFF COEFF C	DCV (cu-ft)	Vret (cu-ft)	INFILTRATION SIZE (ft)
INFILTRATION 1	37,605	25,664	0.68	0.48	2,598	2,787	20'W x 50'L
INFILTRATION 2	47,644	21,000	0.44	0.30	2,073	2,779	20'W x 50'L
INFILTRATION 3	48,800	40,682	0.83	0.64	4,496	5,131	24'W x 65'L
TOTAL	134,049	87,346			9,167	10,697	



SECTION X1 (UNDERGROUND INFILTRATION 1)

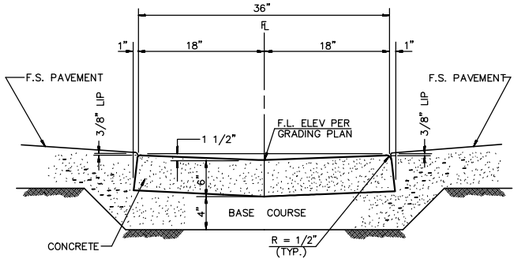
NOT TO SCALE



NOTES
1. PROVIDE 1/4 " EXPANSION JOINT WITH PROFORMED JOINT FILLER AT ALL ANGLE POINTS AND AT THE BEGINNING AND END OF ALL CURVES PER SPPWC STD. PLAN 112-1.
2. PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 20' o.c. MAX. PER SPPWC STD. PLAN 112-1.
3. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL LINE WITH JOINTS IN THE WALK.

CONCRETE CURB B

NOT TO SCALE



NOTES
1. PROVIDE 1/4 " EXPANSION JOINT WITH PROFORMED JOINT FILLER AT ALL ANGLE POINTS PER CITY OF BUENA PARK STD.
2. PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 20' o.c. MAX. PER CITY OF BUENA PARK STD.

LONGITUDINAL CONC. GUTTER C

NOT TO SCALE

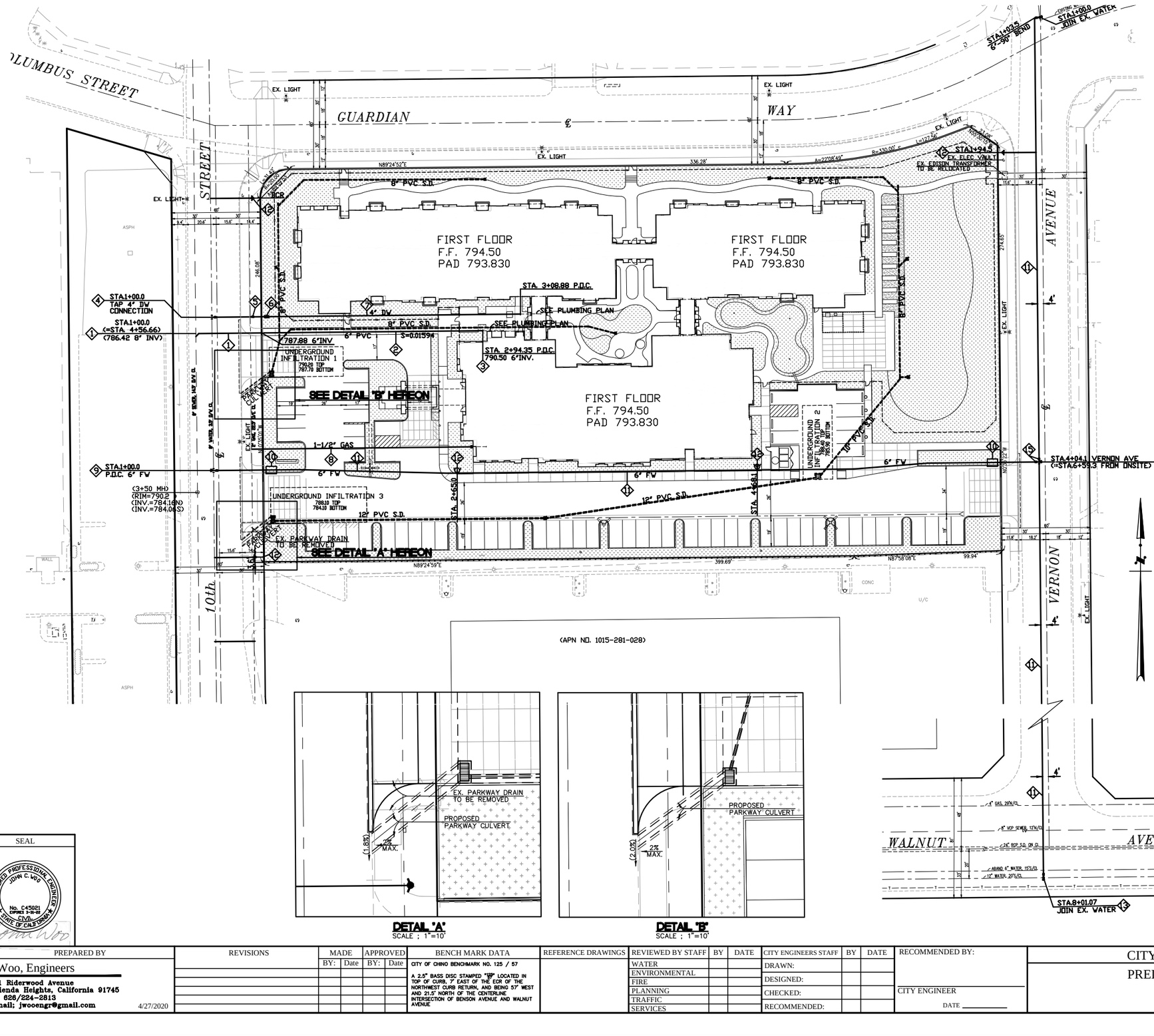
NO DUMPING
DRAINS TO OCEAN

SAMPLE STENCIL A

SEAL

REGISTERED PROFESSIONAL ENGINEER
JOHN C. WOO
No. C45021
EXPIRES 3-31-22
CIVIL
STATE OF CALIFORNIA

PREPARED BY	REVISIONS	MADE BY:	MADE Date	APPROVED BY:	APPROVED Date	BENCH MARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE	RECOMMENDED BY:	CITY OF ENGINEERING DIVISION	PROJECT NO.
J. Woo, Engineers 1411 Riderwood Avenue Hacienda Heights, California 91745 Tel. 626/224-2813 e-mail; jwooengr@gmail.com 4/27/2020						CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "125" LOCATED IN TOP OF CURB, 7' EAST OF THE ECR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE		WATER ENVIRONMENTAL FIRE PLANNING TRAFFIC SERVICES			DRAWN: DESIGNED: CHECKED: RECOMMENDED:			CITY ENGINEER DATE	PRELIMINARY GRADING PLAN CHINO ASSISTED LIVING 10th STREET, CHINO, CA 91710	SA 18-0058 SHEET 6 OF 7 DRAWING NO.



CONSTRUCTION NOTES:

1. INSTALL 6" VCP SEWER LATERAL PER CITY STD. 500.
2. INSTALL 6" PVC PIPE SEWER, SDR 35, PER CITY STD.
3. CONST. 6" SEWER TERMINAL CLEANOUT PER SPPWC STD. 204-2.
4. INSTALL 8" X 4" HOT TAP WITH R.W. GATE VALVE PER CITY STD. 490.
5. INSTALL 4" WATER SERVICE PER CITY STD. 415.
6. INSTALL 4" BACK FLOW PREVENTION ASSEMBLY PER CITY STD. 472.
7. INSTALL 4" COPPER K FOR DOMESTIC USE.
8. INSTALL 1-1/2" GAS LINE WITH GAS METER PER GAS PROVIDER.
9. INSTALL 8" X 6" HOT TAP WITH R.W. GATE VALVE PER CITY STD. 490.
10. INSTALL 6" FIRE SYSTEM DETECTOR ASSEMBLY PER CITY STD. 473.
11. INSTALL 6" DUCTILE IRON PIPE. AWWA C110-87.
12. INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD. 445A.
13. INSTALL 8" X 6" HOT TAP WITH R.W. GATE VALVE PER CITY STD. 490.
14. INSTALL 6" X 6" X 6" TEE.
15. INSTALL 6" R.W. GATE VALVE.

NOTE:

1. SEE PRELIMINARY GRADING PLAN ON SHEET C-3 FOR STORM DRAIN SYSTEM.

PLAN

0 30 60 120 Feet

GRAPHIC SCALE
SCALE: 1" = 30'

SEAL

REGISTERED PROFESSIONAL ENGINEER JOHN C. WOO No. C45021 EXPIRES 3-31-22 CIVIL STATE OF CALIFORNIA

PREPARED BY	REVISIONS	MADE BY:	MADE Date	APPROVED BY:	APPROVED Date	BENCH MARK DATA	REFERENCE DRAWINGS
J. Woo, Engineers 1411 Riderwood Avenue Hacienda Heights, California 91745 Tel. 626/224-2813 e-mail; jwooengr@gmail.com 4/27/2020						CITY OF CHINO BENCHMARK NO. 125 / 57 A 2.5" BASS DISC STAMPED "125" LOCATED IN TOP OF CURB, 7' EAST OF THE ECR OF THE NORTHWEST CURB RETURN, AND BEING 57' WEST AND 21.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND WALNUT AVENUE	

REVIEWED BY STAFF	BY	DATE	CITY ENGINEERS STAFF	BY	DATE
WATER			DRAWN:		
ENVIRONMENTAL			DESIGNED:		
FIRE			CHECKED:		
PLANNING			RECOMMENDED:		
TRAFFIC					
SERVICES					

RECOMMENDED BY:

CITY ENGINEER

DATE

CITY OF ENGINEERING DIVISION

PRELIMINARY UTILITY PLAN

CHINO ASSISTED LIVING
10th STREET, CHINO, CA 91710

PROJECT NO. SA 18-0058

SHEET 7 OF 7

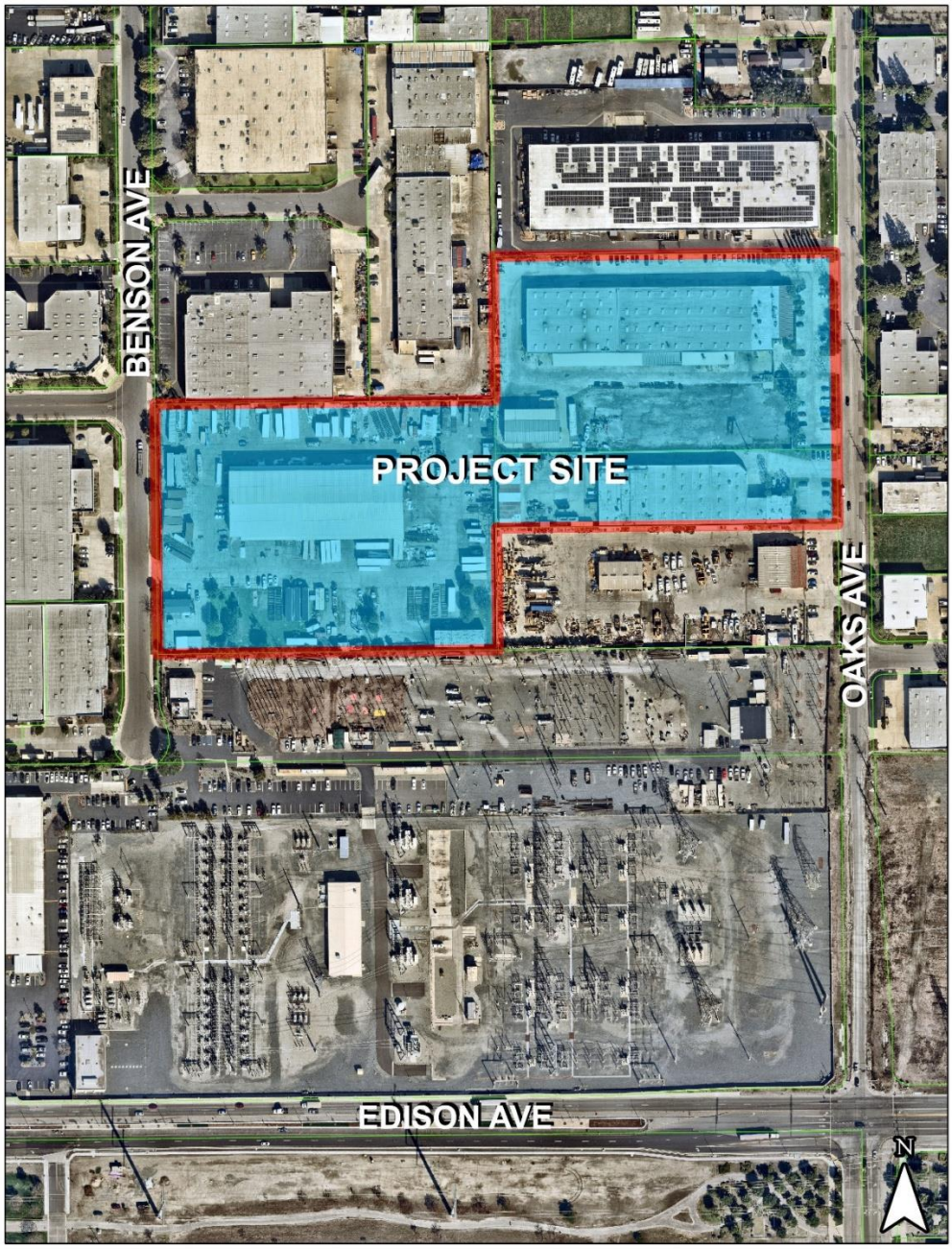
DRAWING NO.

MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION MEETING DATE: JULY 15, 2026

PL25-0085 (Special Conditional Use Permit), PL25-0086 (Site Approval) and Development Agreement

LOCATION MAP


BENSON AVE
PROJECT SITE
OAKS AVE
EDISON AVE
N

PROJECT NO.: PL25-0085 (Special Conditional Use Permit), PL25-0086 (Site Approval) and Development Agreement

APPLICANT: Dirac Project LLC

REQUEST: A request for approval to construct and operate a 400-megawatt (MW) battery energy storage system (BESS) facility and enter into a Development Agreement for the project on a 13.89-acre property in the General Industrial (M2) zoning district.

LOCATION: 13925 Benson Avenue, 13822 Oaks Avenue and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02, and 1021-211-05)

RECOMMENDATION

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

SURROUNDING ZONING AND LAND USE:

	Existing Land Use	*General Plan*	*Zoning District*
Project Site -	Industrial	General Industrial (GI)	General Industrial (M2)
North -	Industrial	General Industrial (GI)	General Industrial (M2)
East -	Industrial	General Industrial (GI)	General Industrial (M2)
South -	Southern California Edison Chino Substation	General Industrial (GI)	General Industrial (M2)
West -	Industrial	General Industrial (GI)	General Industrial (M2)

BACKGROUND

California's electrical grid has experienced increasing strain in recent years due to extreme heat events, population growth and rising energy demand. Periods of high demand, particularly during heat waves, have heightened the risk of power shortages and rolling blackouts. At the same time, the State is working toward maintaining a reliable utility grid and capacity that supports local infrastructure and services to the regional grid, including Chino residential and business customers. Battery energy storage systems (BESS) help address this need by storing energy during periods of low demand and delivering it during peak demand. Dirac Project LLC, (the "Applicant") is proposing the construction and operation of a 400-megawatt (MW) BESS facility, an on-site substation, and a 230-kilovolt (kV) gen-tie transmission line on a 13.89-acre property located along Oaks Avenue and Benson Avenue, north of the existing Southern California Edison (SCE) substation. The project site is currently developed with three industrial buildings which will be demolished as part of the project. The proposed project would provide additional energy storage capacity to support the regional grid, improve reliability, reduce reliance on traditional power plants, and enhance reliability during periods of high energy demand.

ISSUES/ANALYSIS

Site Plan

Access to the project site would be accessible from one driveway off Oaks Avenue and one driveway off Benson Avenue. Internal circulation is provided by 26-foot-wide access roads throughout the site. The project includes approximately 684 BESS enclosures, which will house the battery packs, and 86 medium voltage transformers (MVTs) distributed across the site. These quantities may be refined during final building permit design phase. Additional ancillary improvements include an auxiliary fire hydrant system, stormwater detention facilities, a perimeter block wall, landscaping, containers for storing spare parts and equipment, and an operational and maintenance building. The storage containers for spare parts and equipment are proposed along the southern property line. The 1,200 square-foot operation and maintenance building, along with 4 parking spaces, is located near the center of the site toward the northern property line. Although only 4 parking spaces are provided on-site, work trucks will generally be parked next to the equipment being serviced and the parking provided is adequate. In addition, an on-site substation is proposed at the southeastern portion of the project site.

Landscaping and Walls

The project has a landscape coverage of 12.9%, which exceeds the minimum landscape coverage requirement of 10%. Drought tolerant landscaping comprised of eight different tree species, shrubs and groundcover are provided within a 49-foot-wide landscape frontage along Benson Avenue and a 54-foot-wide landscape frontage along Oaks Avenue. Street trees will be planted throughout the development and extend beyond the project boundary along the west side of Oaks Avenue, providing a continuous connection to the existing sidewalk to the south.

Many existing on-site trees are proposed to be removed as part of the construction project. An arborist report was submitted on August 28, 2026, identifying a total of 84 trees. Only 12 of the 84 trees are proposed to be protected in place, including five oak trees along Oaks Avenue. A slight jog in the sidewalk is proposed along Oaks Avenue to preserve the five existing oak trees.

A 10-foot-high decorative block wall with 24-inch square decorative pilasters spaced every 100 feet will be installed in areas visible from public view. In areas not visible from public view, a 10-foot-high block wall will be installed to enclose the project site.

Special Conditional Use Permit

The proposed BESS facility is classified as major utility per the Zoning Code, which requires a Special Conditional Use Permit (SCUP) in the M2 zoning district, according to Chino Municipal Code Section 20.07.030. The facility is designed to receive and deliver energy 24 hours a day, 365 days a year. Electrical energy would be transferred from the existing regional power grid to the project for storage and from the project to the grid when additional electricity is needed. The project would provide additional capacity for the grid by storing energy during periods of low demand and delivering energy during periods of peak demand. The facility would be staffed by 4 to 7 full-time employees on-site Monday through Friday from 7:00 a.m. to 4 p.m., and on weekends and holidays as needed. In addition, qualified technicians will periodically inspect the facility and perform maintenance to ensure safe and reliable operations.

Battery Energy Storage System (BESS) Operations

The proposed project would utilize a modular, containerized BESS consisting of free-standing enclosures approximately 10 feet in height, 20 feet in length, and 8 feet in width. Each enclosure would contain battery packs mounted on racks, a battery management system (BMS), fire detection systems, a power conversion system (PCS), and associated electrical equipment within a specialized, steel-framed, non-occupiable container. The system would comply with all applicable development and safety regulations, including the City's Zoning Code, California Building Code, and California Fire Code.

Each BESS enclosure includes a PCS, which manages the flow of electricity between the regional power grid and the battery storage system. In simple terms, the PCS converts electricity so it can be stored in the batteries and then converted back when it is needed. When electricity is stored, the PCS converts it from alternating current (AC) to direct current (DC). When electricity is discharged back to the grid, the PCS converts it from DC to AC so it can be used by homes and businesses. The PCS units are fully enclosed, self-contained systems that operate automatically without on-site staff. They are monitored and controlled remotely and include shutoff controls for emergencies or maintenance.

Medium Voltage Transformers (MVTs) are used to adjust the voltage of electricity within the project site so it can be efficiently transmitted between equipment. Specifically, the MVTs convert electricity from the PCS to a medium voltage level, which allows it to move more efficiently through the site's electrical collection system. All electrical equipment associated with the MVTs would be enclosed within its own separate enclosure to ensure protection from environmental conditions and safe operations.

The on-site substation serves as the primary connection point between the BESS and the regional power grid. Its primary function is to adjust the voltage of electricity so it can safely move between the grid and the batteries. The substation includes various steel support structures and electrical equipment necessary for operation, including an H-frame, turning structure and riser pole, all of which support the 230-kV transmission line. The H-frame is approximately 65 feet tall and the turning structure is approximately 105 feet tall, both setback 135 feet from Oaks Avenue. The riser pole is approximately 90 feet tall and setback 60 feet from Oaks Avenue. Additional equipment is proposed with heights ranging from approximately 22 feet to 39 feet. A control building is also proposed as part of the substation, which would house equipment used to monitor and operate the system, measure energy use, and communicate with the electrical utility and grid operator. The facility is operated remotely, with on-site equipment available for monitoring and emergency shutoff if needed.

Fire Detection and Protection System

The project includes multiple fire protection features designed to detect, prevent, and respond to potential fire incidents. Fire detection systems would be installed throughout the site and within each battery enclosure. Each enclosure would be constructed to meet California Fire Code requirements and include built-in safety systems.

Each battery enclosure is equipped with a battery management system (BMS) that continuously monitors the condition of the battery cells and operates 24 hours a day. The system can detect abnormal conditions and automatically shut down the affected unit to reduce potential hazards. Each enclosure also includes a fire alarm control panel that identifies the specific unit involved and notifies first responders. All battery enclosures would be tested and certified by Underwriters Laboratories (UL) to meet strict safety standards for battery systems, fire protection and system controls. Each enclosure is designed to prevent a fire from spreading to

adjacent units. As part of the certification process, the enclosures undergo rigorous testing, including fire testing, to ensure safety performance

Chino Valley Fire District (CVFD) has reviewed the project and has indicated no concerns with the requested SCUP, as conditioned. The CVFD has further stated that the project will be designed, installed, operated, and maintained in accordance with all applicable state and local regulations. In addition, the applicant is required to submit fire protection and emergency access plans to the CVFD for review and approval.

Development Agreement

The applicant has worked with City staff to enter into a Development Agreement (DA) with the City for certain development rights and timing for the project. The City has agreed to make reasonable efforts to issue demolition permits for the existing buildings on the property by July 22, 2026, issue the grading permit by September 1, 2026, and issue building permits by December 1, 2026. In exchange, the City will receive a community benefit for meeting these timing requirements. Specifically, the Applicant will provide a Community Benefit Payment to the City of $3,000,000 within 30 days of building permit issuance for the project and $3,000,000 within 30 days of the issuance of a certificate of occupancy for the project. Additionally, the Applicant will designate the City as the point of sale for the purchase of all taxable items in connection with the development, construction and operation of the project, guaranteeing that the City receive at least $4,000,000 in combined project sales and use tax revenue and Development Impact Fees (DIF). The Applicant will also make reasonable efforts to target local residents for employment related to the construction, operation and maintenance of the project. State law and the City's Zoning Code require that the Planning Commission hold a public hearing to consider the DA and then make a recommendation to the City Council regarding whether the provisions of the agreement are consistent with the General Plan. The City Council is responsible for final approval of the DA.

Public Outreach

The applicant conducted outreach to properties within approximately two-thirds of a mile of the project site, generally bounded by Benson Avenue, Mountain Avenue, Schaefer Avenue, and Edison Avenue. Between June 3, 2026, and June 5, 2026, project representatives canvassed the area, knocking on 812 residences and speaking directly with 190 households. Approximately 75 invitation flyers for a neighborhood meeting were distributed. Additional interested individuals were directed to the Chino Valley Chamber of Commerce website for event information. The Chamber also supported outreach efforts by notifying its 777 registered members and publishing an advertisement in the Chino Champion a week prior to the event.

The applicant hosted a neighborhood meeting on June 8, 2026, at the Chino Valley Chamber of Commerce in an open house format. The meeting was structured with informational stations, each displaying project materials, where attendees could ask questions and provide comments directly to project representatives and technical experts. Approximately 20 people attended the meeting, including an estimated three to four nearby residents, with the remaining attendees consisting primarily of Chamber members. Attendees asked questions regarding project operations, the facility's role in supporting the local power grid, and potential environmental impacts. Fire safety was a primary topic of discussion, given recent incidents at industrial facilities in Southern California. A third-party fire safety expert was present to address these concerns and explained the differences between the proposed project's safety features and design standards and those of older battery storage technologies.

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 4, 2026. In response to the public notice, no comments have been received. The notice meets legal noticing requirements.

ENVIRONMENTAL REVIEW

The proposed project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, and applicable policies established by the City's General Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

Attachments: Resolution PC 2026-016
Resolution PC 2026-019
Plans

RESOLUTION NO. PC2026-016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CHINO AND DIRAC PROJECT LLC, AND MAKING FINDINGS OF GENERAL PLAN CONSISTENCY.

WHEREAS, the City of Chino ("City") Municipal Code ("CMC") section 20.23.070 provides for the Planning Commission's ("Commission") consideration of development agreements, as permitted by California Government Code ("Govt. Code") section 65864 *et seq*.; and

WHEREAS, Dirac Project LLC ("Applicant") desires to enter into a statutory development agreement to vest certain land use entitlements and to allow the Applicant to construct and operate a 400-megawatt (MW) battery energy storage system (BESS) on a 13.89-acre property in the General Industrial (M2) zoning district located at 13925 Benson Avenue, 13822 Oaks Avenue, and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02, and 1021-211-05) ("Project"); and

WHEREAS, concurrently with the adoption of this resolution, the Planning Commission duly considered and approved PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval) for the construction of the Project; and

WHEREAS, the City proposed to enter into the Development Agreement substantially in the form attached hereto as Exhibit "A", and incorporated herein by this reference ("Development Agreement"), with the Applicant to facility the development of the Project; and

WHEREAS, the DA Ordinance and Sections 65864-65859.5 of the Govt. Code authorize the City to enter into development agreements with any person having a legal or equitable interest in real property and require the planning agency of the City to find the proposed development agreement to be consistent with the policies and programs of the City's General Plan; and

WHEREAS, the proposed Development Agreement and the construction of the Project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, and applicable policies established by the City's General Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those

identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required; and

WHEREAS, pursuant to California Government Code Sections 65867 and 65090, the City on July 4, 2026, published a legal notice indicating the public hearing to be held by the Planning Commission on July 15, 2026;

WHEREAS, the Planning Commission considered the provisions of the Development Agreement at a public hearing on July 15, 2026, and all interested parties were given an opportunity to be heard regarding the Development Agreement; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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. Pursuant to the Government Code Section 65864 through 65869.5 and in light of the full record before it including the staff report (and all attachments), and all evidence and testimony heard at the public hearing for this item, and in light of all evidence and testimony provided in connection with the Applicant's Special Conditional Use Permit (PL25-0085) and Site Approval (PL25-0086) applications, the Planning Commission hereby makes the following findings:

(1) The Development Agreement (DA) is consistent with the General Plan in that it facilitates the development of a battery energy storage system within an area designated and zoned for industrial and utility-related uses. The Project is consistent with General Plan Goal and Policies INF-6, which calls for the City of Chino to provide reliable energy services to serve new and existing development. The Project would enhance grid reliability by storing energy during periods of low demand and delivering energy during periods of peak demand, thereby supporting the City's objective of maintaining a stable and resilient energy supply. In addition, the DA provides substantial public benefits, including community benefit payments, generation of sales and use tax revenue, and Development Impact Fees (DIF) to support public services and infrastructure, as well as provisions to promote local employment opportunities. Collectively, the DA advances General Plan goals related to land use compatibility, infrastructure reliability, economic development, fiscal sustainability, and community investment.

(2) The Development Agreement is consistent with and furthers a number of goals and objectives under the General Plan, including Policy ED-4 (Community First) and Policy ED-6 (Fiscal Responsibility). The DA supports community-focused investment by facilitating the development of critical energy infrastructure that provides long-term value and promotes economic opportunities, including local employment during construction and operations. Additionally, the DA generates substantial revenue to support community well-being through community benefit payments, sales and use tax revenue, and DIF, thereby advancing the City's fiscal sustainability objectives.

(3) The Development Agreement constitutes a lawful, present exercise of the City's police power and authority under the Govt. Code and the City's DA Ordinance.

C. Based upon all oral and written reports and presentations made by City staff and members of the public, including any attachments and exhibits, the Planning Commission hereby finds that the Development Agreement is within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed project is consistent with the land use designation, and applicable policies established by the City's General Plan, and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

D. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission recommends that the City Council of the City of Chino adopt an uncodified ordinance approving the Development Agreement substantially in the form set forth in Exhibit "A" with any minor modifications or changes approved or recommended by the City Attorney or the City Manager.

E. 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 Development Agreement.

PASSED, APPROVED, and ADOPTED this 15th day of July 2026.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

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

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 15th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachment:
Exhibit “A” – Development Agreement

Recording Requested by And
When Recorded Return to:

CITY OF CHINO
13220 Central Avenue
Chino, CA 91710
Attn: City Clerk

[Exempt From Recording Fee Per Gov. Code § 6103]

DEVELOPMENT AGREEMENT NO. 01-2025

This Development Agreement (hereinafter "**Agreement**" or "**DA**") is entered into this ____ day of _____, 2026, by and between the City of Chino, a California municipal corporation (hereinafter "**City**"), and Dirac BESS LLC, a Delaware limited liability company, together with subsidiaries, successors and assigns, collectively hereinafter "**Developer**"). The City and Developer shall be referred to jointly within this Agreement as the "**Parties**" and individually as a "**Party**."

RECITALS

A. *The Development Agreement Statute.* California Government Code § 65864 *et seq*. ("**Development Agreement Law**") authorizes cities to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purpose of strengthening the public planning process, encouraging private participation, and comprehensive planning and identifying the economic costs of such development.

B. *The Property*. Developer is under contract to purchase or is the optionee on a ground lease for the 13.89 acres of real property within the M2 (General Industrial) zoning district, located at 13925 Benson Avenue and 13822 Oaks Avenue, Chino, Assessor's Parcel Numbers 1021-121-05, 1021-211-02, and 1021-211-05, legally described and depicted in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein (the "**Property**"). The current owners of the Property consent to the recording of this Development Agreement as set forth in the consents attached hereto[1].

C. *Development Application*. On January 16, 2025, Developer filed a development application with the City seeking approval of this Development Agreement, along with a Project (as defined herein) description for applicable CEQA (as defined herein) review, Special Conditional Use Permit and Site Approval (collectively, the "**Development Application**").

D. *The Project.* As further described in **Exhibit "C"** attached hereto and incorporated herein, the project encompasses a 400 Megawatt (MW) BESS, consisting of approximately 88,881 square feet of battery units within which battery enclosures, inverter enclosures, and medium voltage transformers are arranged, a collector substation of approximately 54,774 square feet, and

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approximately 160 square feet of auxiliary transformer pads (collectively, the "**Project**"). The Project is proposed to be largely unmanned and operate 24 hours per day, seven days a week, and include a 1,200 square foot building with space for spare parts and a small office for use during periodic inspections and maintenance. The Project is anticipated to require a four-to-seven person crew for site operations and maintenance during the week, and additional maintenance visits more sporadically. The crew would normally consist of one operator, one contracted field engineer, and two-to-five mechanical or electrical technicians. The Project would be additionally monitored remotely,

E. *CEQA.* On September 2, 2025, the City Council of the City of Chino adopted Resolution No. 2025-055, certifying an Environmental Impact Report ("**GP EIR**") (SCH# 2024090833), adopting a mitigation monitoring and reporting program, and a statement of overriding considerations for the City's 2045 General Plan, which encompasses the Property. The City, as the Lead Agency, has reviewed the Project and determined it was adequately assessed within the GP EIR. On _____, 2026, the Planning Commission of the City reviewed the Project and the CEQA Guidelines Section 15183 Checklist and determined that the Project is consistent with the analysis in the GP EIR, consistent with the goals, policies, and implementation measures identified in the City's General Plan and GP EIR, found the Project exempt pursuant to CEQA Guidelines Section 15183, approved the Special Conditional Use Permit and Site Approval for the Project and recommended approval of this Agreement to the City Council. On _____, 2026, the City Council reviewed the Planning Commission's decision and concurred that the Project is exempt from additional environmental review pursuant to Section 15183 insofar as the Project is consistent with the development density established by existing zoning, General Plan policies for which the GP EIR was certified, and that no subsequent GP EIR, negative declaration, or addendum is required. On ___, 2026, the City Council passed the Adopting Ordinance adopting the Agreement following the second reading of the Adopting Ordinance.

F. *Orderly Development; Public Benefits.* The City Council finds that this Agreement is in the best public interest of the City and its residents, adopting this Agreement constitutes a present exercise of the City's police power, and this Agreement is consistent with the City's General Plan and the Chino Zoning Code. This Agreement and the proposed Project will achieve a number of City objectives, including the orderly development of the Property and the provision of public benefits, or funds therefor, to the City and its residents.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals ("**Recitals**") and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. GENERAL DEFINITIONS.

In addition to those terms defined within the above Recitals and elsewhere within this Agreement, the following terms shall bear the meanings set forth below:

1.1 "**Adopting Ordinance**" means Ordinance No. XXXX approving this Agreement, introduced on _____, 2026, and adopted on _____, 2026.

1.2 **"Agreement"** shall have the meaning set forth in the opening paragraph of this Agreement.

1.3 **"Annual Review"** shall have the meaning set forth in Section 6.1.

1.4 "**Applicable Laws**" means, collectively, the following:

(a) The Project Development Approvals.

(b) The Existing Land Use Regulations.

(c) Subsequent Development Approvals.

(d) Those Subsequent Land Use Regulations to which Developer may agree to in writing.

1.5 "**Approval Date**" means the date on which the City Council conducted the second reading of the Adopting Ordinance.

1.6 "**BESS**" means battery energy storage systems.

1.7 "**CDTFA**" means the California Department of Tax & Fee Administration.

1.8 "**City**" shall have the meaning set forth in the opening paragraph of this Agreement.

1.9 "**CEQA**" means the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*).

1.10 "**City Council**" means the City Council of the City of Chino.

1.11 "**CMC**" means the Chino Municipal Code.

1.12 "**Community Benefit Payment(s)**" shall have the meaning set forth in Section 3.1.

1.13 "**Conditions of Approval**" means all conditions imposed in the Project Development Approvals.

1.14 "**COO**" shall have the meaning set forth in Section 3.1.ii.

1.15 "**Developer**" shall have the meaning set forth in the opening paragraph of this Agreement.

1.16 "**Development**" means the improvement of the Property for its intended use and for the purposes of completing the structures, improvements, and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping and other facilities and improvements necessary or appropriate for the Project, and the operation, maintenance, repair, or reconstruction of any building, structure, improvement, landscaping or facility after the construction and completion thereof.

1.17 "**Development Plan**" means Developer's plan for completion of the Project in compliance with and to the full extent of the Project Development Approvals and Applicable Laws.

1.18 **"DIF"** shall have the meaning set forth in Section 5.8.1.

1.19 "**Effective Date**" means the date on which the Adopting Ordinance becomes effective, which is thirty (30) days after the second reading of the Adopting Ordinance.[2]

1.20 "**Exhibit**" means an exhibit to this Agreement, unless otherwise specifically referenced to a different agreement or document. The following exhibits are incorporated into the Agreement by reference as though set forth in full:

Exhibit "A"	Legal Description of the Property
Exhibit "B"	Depiction of the Property
Exhibit "C"	Project Description
Exhibit "D"	Development Plans

1.21 "**Existing Land Use Regulations**" are laws and regulations enacted through legislative actions of the City Council in effect on the Vested Rights Date. Existing Land Use Regulations include ordinances, laws, resolutions, codes, rules, regulations, policies, requirements, guidelines or other actions of City, including but not limited to the City's General Plan and CMC, which affect, govern or apply to the development and use of the Property, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the Project, and the City zoning map. "Existing Land Use Regulations" do not include (i) Project Development Approvals, (ii) regulations relating to the conduct of business, professions, and occupancies generally, (iii) applicable assessment district assessments, (iv) regulations for the control and abatement of nuisances, (v) health and safety regulations, or (vi) any other matter reserved to City pursuant to Article 5.

1.22 "**Gen-Tie**" means the Project's 230 kilovolt (kV) generation interconnection line.

1.23 "**GP EIR**" shall have the meaning set forth in Recital D.

1.24 "**Guaranteed Sales Tax**" shall have the meaning set forth in Section 3.3.

1.25 "**Mortgage**" means a mortgage, deed of trust, or other security instrument encumbering the Property.

1.26 "**Mortgagee**" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security device, a lender, or any party providing tax equity financing in connection with the Project, and each of their respective successors and assigns.

1.27 "**Project**" shall have the meaning set forth in Recital C.

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1.28 "**Project Development Approvals**" means all Project-specific approvals, including, but not limited to, this Agreement, the Special Conditional Use Permit, Certificate of Occupancy and Site Approval, with respective Conditions of Approval, maps, permits, site plans, design guidelines, variances, conditional use permits, grading, building, and other similar permits, environmental assessments, including but not limited to, any environmental impact reports, CEQA exemptions (statutory or categorical), consistency evaluations/checklists and negative declarations, and any amendments, addenda or modifications to those matters, which were applied for by Developer and are required or permitted by the Applicable Laws in order to complete the Project, provided that those Project Development Approvals are consistent with Developer's Vested Right, this Agreement, and the Applicable Laws. The Project Development Approvals have been or are anticipated to be approved, subject to the Conditions of Approval, prior to or in conjunction with the approval of this Agreement. "Project Development Approvals" do not include (i) rules, regulations, policies, and other enactments of general application within the City (ii) legislative enactments, other than this Agreement, or (iii) Land Use Regulations.

1.29 "**Project Sales and Use Tax Revenue**" means all Sales and Use Tax revenue received by the City in connection with the development and construction of the Project, including from the purchase, sale or use of any and all materials, equipment, fixtures or other items by Developer or any third-party vendors or other contractors involved in the development and construction of the Project.

1.30 **"Sales and Use Tax"** means and includes both (i) the sales and use tax referenced in Chapter 3.16 of Title 3 of the CMC, or any successor thereto, and (ii) the transaction and use tax referenced in Chapter 3.18 of Title 3 of the CMC, or any successor thereto.

1.31 "**Shortfall Amount**" shall have the meaning set forth in Section 3.3.2.

1.32 "**Subsequent Land Use Regulations**" means those Land Use Regulations which are both adopted and effective after the Vested Rights Date.

1.33 "**Subsequent Development Approvals**" means all Project Development Approvals issued subsequent to the Effective Date in connection with development of the Project, which shall include, without limitation, any changes to the Project Development Approvals.

1.34 "**Vested Rights Date**" shall mean thirty (30) days after the second reading of the Adopting Ordinance.

2. TERM & GENERAL COVENANTS.

2.1 **Term**. The term of this Agreement (the "**Term**") starts on the Effective Date and shall continue for twenty-five (25) years with one (1) ten (10) year extension subject to (i) any early termination provisions described in this Agreement and (ii) extension as set forth in Section 2.6. This Agreement shall self-terminate if Developer terminates its lease agreement(s) for the Property. The ten (10) year extension shall go into effect automatically provided a default under the Agreement by Developer is not occurring and continuing at the time the initial twenty-five (25) year term expires.

2.2 **Schedule and Project Completion**. The City will make commercially reasonable efforts to issue demolition permit(s) by July 22, 2026, the grading permit by September 1, 2026,

and building permits by December 1, 2026, so that Developer shall commence construction of the Project. Developer shall complete the Project, including passing final inspection, by no later than twenty-four (24) months from the date of building permit issuance, subject to extension as set forth in Section 2.6 or by mutual consent of Developer and the City Development Services Director. To allow Developer to complete the Project within the aforementioned time without delays from Chino Valley Fire District's review of the building permit, the City will not condition issuance of demolition, grading, or fencing permits, on issuance of the Project's building permit. In addition, to allow Developer to complete the Project within the aforementioned time without delays, the City shall allow the Developer to begin processing applications for demolition and grading after the Special Conditional Use Application is deemed complete if Developer (i) executes an at-risk acknowledgement letter confirming that all work and costs are undertaken at the applicant's sole risk and that no vested rights or entitlement approvals are created by the submittal and review process and (ii) the rough grading plan submittal includes rough grading plan sheets, erosion and sediment control plan sheets, a geotechnical report adequate to support the proposed rough grading work and associated earthwork recommendations (understanding that a supplemental geotechnical report may be required prior to the issuance of a precise grading permit), and applicable plan check fees. The City shall allow the Developer to begin submitting applications for fencing and building permits after Planning Commission approval. Developer hereby explicitly acknowledges and agrees that Developer bears all costs and risk related to processing these ministerial permit applications concurrent with the Project's discretionary approvals and that City Council, Planning Commission or other approval authority shall not be limited in any way from denying or conditioning the Project's discretionary approvals in a manner inconsistent with the applications for the ministerial permit approvals.

2.3 Binding Effect of Agreement. From and following the Effective Date, actions by the City and Developer with respect to the development of the Property for completion of the Project, including actions by the City on applications for Subsequent Development Approvals affecting the Property shall be subject to the terms and provisions of this Agreement.

2.4 Agreement Runs with the Land. This Agreement shall be recorded and shall run with the land. Pursuant to Government Code Section 65868.5, the burdens of this Agreement and each of its provisions shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the Parties, including, but not limited to, all parties that enter into lease agreements with Developer for possession of any part of the Property.

2.5 Covenant Against Discrimination. Developer covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation or gender preference, national origin, or ancestry in the performance of this Agreement. Developer shall take affirmative action to ensure that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, sexual orientation or gender preference, national origin, or ancestry.

2.6 Tolling. Notwithstanding anything to the contrary contained in this Agreement, the time periods set forth in Sections 1.19, 2.1 and 2.2 shall be tolled and extended on a day-for-day basis for the duration of any (i) third-party litigation against the Project Development Approvals or this Agreement, (ii) delay in commencement or performance of construction or operation of the Project occasioned by a moratorium on the issuance of any of the Project

Development Approvals, (iii) delay in commencement or performance of construction or operation of the Project occasioned by an event of Force Majeure (as defined in Section 13.10) (each a "**Tolling Event**"). If, and each time a Tolling Event occurs or ends, Developer shall deliver written notice to the City in accordance with Section 13.2 as soon as reasonably practical after Developer receives actual notice of the occurrence or cessation of the Tolling Event, specifying the date of the occurrence or cessation of the Tolling Event. Notices of occurrence of Tolling Events shall be subject to approval of the Development Services Director, not to be unreasonably withheld, conditioned or delayed, in order for the tolling associated with the Tolling Event to be effective (although such tolling may take effect retroactively upon such Development Services Director approval).

3. DEVELOPER'S OBLIGATIONS

3.1 Community Benefit. Developer shall tender to the City Treasurer the following payments to be utilized by the City, at the City's sole discretion, for future community public benefits to the City overall (each, a "**Community Benefit Payment**," and collectively, the "**Community Benefit Payments**"). Each Community Benefit Payment shall be non-refundable once paid and shall be paid upon the Project reaching the following respective milestones:

i. Three Million Dollars ($3,000,000) within thirty (30) days of building permit issuance for the Project.

ii. Three Million Dollars ($3,000,000) within thirty (30) days of final certificate of occupancy ("**COO**") issuance for the Project.

iii. Any Shortfall Amount owed to the City pursuant to Section 3.3 of this Agreement within the time period described in Section 3.3 of this Agreement.

3.2 Community Benefit – Employment Outreach for Local Residents. A goal of the City with respect to this Project and other major projects within the City is to foster employment opportunities for Chino residents. To that end, Developer covenants that with respect to the construction, operation and maintenance of the Project, Developer shall make reasonable efforts to cause all solicitations for full or part-time, new or replacement, employment relating to the construction, operation and maintenance of the Project to be advertised in such a manner as to target local City residents. Developer shall also notify the City of jobs available at the Project such that the City may inform City residents of job availability at the Project. Developer will inform any new owner of the Project (as set forth in Section 11) or new lessee of the Property of the provisions of these requirements. Nothing in this paragraph shall require Developer to offer employment to individuals who are not otherwise qualified for such employment. Without limiting the generality of the foregoing, the provisions of this Section 3.2 are not intended, and shall not be construed, to benefit or be enforceable by any person whatsoever other than City or to require Developer to violate any labor law.

3.3 Community Benefit – Guaranteed Project Sales & Use Tax Revenue. Developer acknowledges that one of the material inducements for the City's approval of this Agreement is the expectation that the Project will generate substantial Sales and Use Tax Revenue

for the City.[3] Developer therefore covenants and agrees that the City shall receive a total of at least Four Million Dollars ($4,000,000.00) in combined DIF and Project Sales and Use Tax Revenue ("**Guaranteed Sales Tax**").

3.3.1. Thirty (30) days following the last to occur of (i) the end of the first full City fiscal year following issuance of the COO for the Project or (ii) the date that CDTFA data reflecting Project-related allocations becomes available to the City, the City shall provide Developer with an accounting, (a) identifying the aggregate amount of all Project Sales and Use Tax Revenue and DIF received by the City to date in relation to the Project, and (b) to the extent not prohibited by law, a summary of the information relied upon by the City in making its determination. After the information becomes available to Developer, Developer shall supply the City with information to assist the City in reasonably determining the Project Sales and Use Tax Revenue. Such information may include, at City's request, (i) sales and use tax returns filed with the CDTFA by Developer or its contractors, (ii) invoices relating to Developer's or its contractors' purchase of taxable items in connection with the development, construction or operation of the Project, (iii) business records reflecting payment of sales or use tax to vendors or the CDTFA relating to purchase or use of taxable items in connection with the development, construction or operation of the Project, and/or (iv) names of contractors, vendors, or other parties who may remit sales or use tax to the CDFTA in connection with the development, construction or operation of the Project. For the avoidance of doubt, nothing in this Section 3.3.1 shall require Developer to provide each of the items enumerated in this subsection or prohibit Developer from providing additional information as contemplated by Section 3.3.2.

3.3.2. If the City determines that the amount of Project Sales and Use Tax Revenue and DIF received by the City is less than the Guaranteed Sales Tax, the City shall invoice Developer for the difference (i.e., $4,000,000.00 *less* the amount of Project Sales and Use Tax Revenue and DIF actually received) (the "**Shortfall Amount**"). Developer shall have thirty (30) days after receipt of such invoice to either (i) remit payment to the City Treasurer of the Shortfall Amount, or (ii) provide written comments or additional information to the City relevant to the City's calculation. The City shall consider any such information in good faith and no later than thirty (30) days following the receipt of any such information from Developer, the City shall notify Developer in writing whether its determination of the Project Sales and Use Tax Revenue has changed and, if so, issue a revised invoice to Developer. Developer will remit payment to the City Treasurer within thirty (30) days of receipt of such notice or revised invoice.

3.3.3. Project Sales and Use Tax Revenue shall be deemed to have been received by the City if and to the extent the CDTFA elects to offset the payment of any such Project Sales and Use Tax Revenue against any other obligations of the City.

3.3.4. Developer further acknowledges that, should it purchase taxable items in connection with any upgrade, replacement or expansion of taxable items in

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connection with the operation of the Project during the term of this Agreement, Developer shall continue to designate the City as the point of delivery for such taxable items for the purpose of City's receipt of Project Sales and Use Tax Revenue.[4]

3.4 Financial Assurance for Decommissioning. To ensure the safe decommissioning of the Project, upon the issuance of a temporary COO or final COO, Developer or operator of the battery energy storage facility shall continuously maintain a financial assurance or security, payable to the City, in the amount equivalent to the estimated net cost of decommissioning the Project (i.e. decommissioning cost minus salvage value) and in a form required by the City and acceptable to the surety. The security may be in the form of a parent or subsidiary company guarantee, performance bond, letter of credit, or if an alternative form of security is used, an alternative form of security approved by the City and acceptable to the surety. The financial assurance shall be maintained for the duration of the use of the Project. All costs shall be borne solely by the Developer or operator. The amount of financial assurances shall be adjusted every five (5) years to account for any increase or decrease in costs. Developer or operator shall submit an updated net cost estimate for the decommissioning of the Project to the Finance Director thirty (30) days prior to each five (5) year anniversary date of the initial financial assurances approved by the City. The Finance Director may require further revisions and/or explanation from the Developer or operator if the submission is found to be inadequate.

3.5 Community Benefit – Fire Safety Training. Developer shall pay for a third-party expert to provide a training for the Chino Valley Fire District and Chino Police Department first responders on the proper strategies for responding to a BESS safety incident.

3.6 Satisfaction of Developer Obligations. Developer's obligations identified in Section 3 of this Agreement shall be deemed satisfied if the City does not approve the Project Development Approvals.

4. DEVELOPMENT OF THE PROPERTY.

4.1 Scope of Developer's Vested Right. Subject to the Reservation of Authority set forth in Article 5, Developer shall have the vested right to develop the Project to the full extent permitted under the Applicable Laws as of the Vested Rights Date and compliance with this Agreement.

4.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to the Development of the Property, shall be as set forth in the Existing Land Use Regulations which were in full force and effect as of the effective date of the Adopting Ordinance, subject to the terms of this Agreement. If the City adopts a Subsequent Land Use Regulation against which the Developer holds a Vested Right, the Developer may, in its sole

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discretion, partially waive its Vested Right in writing and be subject to the Subsequent Land Use Regulation.

4.3 Rights under State and Federal Law. Notwithstanding anything to the contrary herein, Developer shall retain all rights it has under state and federal law, including, but not limited to, Developer's rights under Government Code Section 65865.2, which provides that subsequent discretionary actions shall not prevent development of the Property for the uses and to the density or intensity of development set forth in the Project Development Approvals.

4.4 Lesser Development. Without amending this Agreement, Developer shall have the right to elect to develop and construct upon all or any portion of the Property a Project of lesser height or building or structure size than that permitted by the Project Development Approvals provided that the Project otherwise complies with the Project Development Approvals and this Agreement. Notwithstanding anything to the contrary contained in this Agreement, Developer may, but is not required to, develop or construct the Project.

4.5 Project Development Approvals; Subsequent Development Approvals. The Project Development Approvals for the Project may require the processing of Subsequent Development Approvals. Subject to the provisions of Section 4.7 below and Section 4.3 above, the City shall accept for processing, review, and action all applications for Subsequent Development Approvals, and such applications shall be processed in the manner for processing such matters in accordance with the Existing Land Use Regulations. Notwithstanding the foregoing, the parties acknowledge that subject to the Existing Land Use Regulations, the City is not obligated to approve any Subsequent Development Approval, or to approve any Subsequent Development Approval with or without any particular condition. Except as limited by Developer's Vested Right, the City reserves its full police power and this Agreement shall not prevent City from denying or conditionally approving any application for a Subsequent Development Approval.

4.6 Role of Project Development Approvals. Except as provided within this Agreement, the Project Development Approvals shall exclusively control the uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings or structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the Project.

4.7 Moratorium. Notwithstanding any other provision of this Agreement, no future amendment of any existing City ordinance or resolution or any subsequent ordinance, resolution or moratorium, enacted either by the City Council or by voter approved initiative, that purports to impose or result in a limitation on the Project, imposed by City, shall apply to govern, or regulate the Project or development or use of the Property during the Term. In the event of any such subsequent action by City, Developer shall continue to be entitled to apply for and receive Subsequent Development Approvals in accordance with the Existing Land Use Regulations, subject only to the exercise of the City's Reservation of Authority set forth herein.

5. CITY'S RESERVATION OF AUTHORITY.

5.1 Reservation. To the full extent permitted by law, the City expressly reserves its police power over the Project, the Project Development Approvals, and any Subsequent Development Approvals. Nothing herein shall be deemed to be a prejudgment, commitment or

guarantee that any approvals or permits will be issued within any particular time, or with or without any particular conditions.

5.2 Uniform Codes. Developer agrees to comply with changes adopted by the International Conference of Building Officials, or other similar body, as part of the then most current versions of the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, or other such Uniform Codes incorporated into the City's formally adopted version of the County of San Bernardino Building Code in effect at the time the initial building permit application is deemed complete, as applicable City-wide, and any Subsequent Land Use Regulations.

5.3 Emergencies. Nothing herein shall limit the City's authority to promulgate emergency rules, regulations, laws, and ordinances within the City's police power that would limit the exercise of Developer's Vested Right ("**Conflicting Emergency Regulations**"), provided that the Conflicting Emergency Regulations:

(a) Result from a sudden, unexpected emergency declared by the President of the United States, Governor of California, County Board of Supervisors and applicable to incorporated areas, including the City, or the City Council;

(b) Address a clear and imminent danger, with no effective reasonable alternative available that would have a lesser adverse effect on Developer's Vested Right;

(c) Do not primarily or disproportionately impact the development of the Project; and

(d) Are based upon findings of necessity established by a preponderance of the evidence at a public hearing.

(e) Do not impose a moratorium on siting, ownership, construction, development, use, maintenance, repair, or operation of the Project.

5.4 Laws of Other Jurisdictions. Other public agencies not subject to control by City may possess authority to regulate aspects of the Project. This Agreement does not limit the authority of such other public agencies. Therefore:

(a) Federal, state, county, and multi-jurisdictional laws and regulations with jurisdiction over the Project (the "**Additional Regulations**"), including regional impact fees, which City is legally required to enforce against the Property or the Project, except if the Additional Regulations are for the purpose of mitigating a significant or potentially significant impact that has already been mitigated pursuant to the GP EIR.

(b) If an Additional Regulation is enacted after the Vested Rights Date and prevents or precludes compliance with one or more of the provisions of this Agreement, those provisions shall be modified or suspended as may be necessary to comply with the Additional Regulation. In that event, this Agreement shall remain in full force and effect to the extent it is not

inconsistent with the Additional Regulation and to the extent that the suspension or modification necessitated by the Additional Regulation does not deny one of the Parties its primary benefits under this Agreement.

(c) When developing the Project, Developer shall apply in a timely manner for such other permits and approvals that are lawfully required by other governmental or quasi-governmental agencies in order to allow the Project to be constructed. City shall provide Developer reasonable cooperation in Developer's efforts to obtain such permits and approvals. The Parties shall cooperate and use reasonable efforts in coordinating the implementation of the Development with other public agencies, if any, having jurisdiction over the Property or the Project.

5.5 Modification or Suspension by Federal or State Laws. In the event that Federal or State laws or regulations, enacted after the Vested Rights Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such Federal or State laws or regulations, and this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provision impractical to enforce. Any such modification of the Agreement pursuant to this section shall seek alternative means to implement the original purpose of the Agreement to the maximum extent feasible.

5.6 Energy Efficient and Sustainable Building Design. All Project buildings shall promote sustainable and energy efficient practices through compliance with California Code of Regulations, Title 24 as in effect at the time of the initial building permit application is deemed complete.

5.7 Prevailing Wages. Developer's cost of developing the Project and constructing all of the on-site and off-site improvements, if any, at or about the Property required to be constructed for the Project shall be borne by Developer. Developer is aware of the laws of the State governing the payment of prevailing wages on public projects and will comply with same and will defend, hold harmless, and indemnify City in the event Developer fails to do so. As the City is not providing any direct or indirect financial assistance to Developer, the Project should not be considered to be a "public work" "paid for in whole or in part out of public funds," as described in California Labor Code § 1720. Accordingly, it is believed by the parties that Developer is not required to pay prevailing wages in connection with any aspect of the Development or the construction of the Project as a result of the City's approval of the Project. However, to the extent that (contrary to the parties' intent) it is determined that Developer was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, Developer shall defend, indemnify, and hold the City, its related agencies, officers, employees, agents and assigns, harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Developer failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with Developer regarding any action by Developer hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without Developer's consent as to the City's liabilities or

rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter. Nothing herein shall be construed to limit any obligation of the Developer or the Project to pay prevailing wages pursuant to a private agreement between the Developer or its contractors and any third parties.

5.8 Fees, Taxes, and Assessments.

5.8.1. Development Impact Fees and Processing Fees.[5] Developer shall pay all development impact fees pursuant to Chino Municipal Code Chapter 3.40 ("**DIF**") in the applicable amount pursuant to Chapter 3.40 and City-wide published processing fees and charges of every kind and nature lawfully imposed by City to cover the estimated actual costs to City of processing applications for or monitoring compliance with Project Development Approvals.

5.8.2. Taxes, Licenses & Permits, User Fees, and All Other Fees & Service Charges. Except as expressly provided in this Agreement, Developer shall pay all fees and charges which are standard and uniformly-applied to similar projects in the City under Existing Land Use Regulations, which may be increased from time-to-time in accordance with cost of living or cost of construction indices or other current schedules or by other incremental means in accordance with applicable law. If any other fee or charge does not exist as of the Vested Rights Date, then the Parties agree it is a Subsequent Land Use Regulation.

5.8.3. General Charges. Nothing herein shall prohibit the application of the following, if lawfully imposed upon the Property and is a type of non-BESS-specific fee, rate, tax, assessment or charge not already addressed by Section 5.8.1 or 5.8.2 of this Agreement:

1. Developer, or Developer's Project occupants, shall be obligated to pay any fees or taxes, and lawful increases thereof, imposed on a City-wide basis such as business license fees or taxes, sales or use taxes, transient occupancy taxes, utility taxes, and public safety taxes;

2. Developer, or Developer's Project occupants, shall be obligated to pay any types of fees or assessments imposed on an area-wide basis and lawful increases thereof;

3. Developer, or Developer's Project occupants, shall be obligated to pay any fees imposed pursuant to any Uniform Code, as adopted by the City; and

4. Developer, or Developer's Project occupants, shall be obligated to pay any utility service fees and charges, including amended rates thereof, for City services such as electrical utility charges, water rates, and sewer rates.

5.9 Inconsistencies. It is expressly agreed that in the event of any clear and explicit conflict between the provisions or conditions of the GP EIR, CEQA Guideline Section 15183, the Existing Land Use Regulations, this Agreement, and the Project Development Approvals (other

[5] TBD

than the GP EIR and CEQA Guideline Section 15183), then the provisions or conditions of the following shall prevail in this order:

(a) GP EIR and CEQA Guideline Section 15183;

(b) this Agreement;

(c) Project Development Approvals (other than the GP EIR, CEQA Guideline Section 15183, and this Agreement); and

(d) Existing Land Use Regulations

For the avoidance of doubt, the Parties agree that, when determining whether a clear and explicit conflict exists between the provisions or conditions of the documents listed above in this Section 5.9, the fact that one provision or condition may be more detailed than another provision or condition relating to the same subject matter, or that a provision or condition related to a given subject matter may be contained in one document whereas another document is silent on the subject matter, does not, on its own, create a clear and explicit conflict. In such circumstances, the provision or condition in each document shall be read to be consistent with one another.

5.10 Exercise of Project Development Approval. Notwithstanding anything herein or in the CMC to the contrary, pursuant to Section 65865.2 of the Development Agreement Law, Project Development Approvals shall not expire during the term of this Agreement on the grounds that Developer failed to exercise the Project Development Approvals within a specified period of time after their approval.

6. ANNUAL REVIEW.

6.1 Timing of Annual Review. Pursuant to Government Code Section 65865.1, at least once during every twelve (12) month period of the Term, City shall review the good faith compliance of Developer with the terms of this Agreement ("**Annual Review**"). No failure on the part of City to conduct or complete an Annual Review as provided herein shall have any impact on the validity of this Agreement, nor shall it be deemed a breach on the part of City or Developer. The cost of the Annual Review shall be borne by Developer and Developer shall pay the actual and reasonable costs incurred by the City for such review.

6.2 Special Review. The City may, in its sole and absolute discretion, order a special review of compliance with this Agreement at any time at City's sole cost ("**Special Review**"). Developer shall cooperate with the City in the conduct of such Special Reviews.

6.3 Standards for Annual Review. During the Annual Review, Developer shall demonstrate good faith compliance with the terms of this Agreement. "**Good faith compliance**" shall be established if Developer is in substantial compliance with the material terms and conditions of this Agreement.

6.4 Procedure. Each Party shall have a reasonable opportunity to assert matters which it believes have not been undertaken in accordance with the Agreement, to explain the basis for such assertion, and to receive from the other Party a justification of its position on such matters. The procedure for an Annual Review or Special Review shall be as follows:

(a) As part of either an Annual Review or Special Review, within ten (10) business days of a request for information by the City, the Developer shall respond and/or deliver to the City all information and supporting documents reasonably requested by City (i) regarding the Developer's performance under this Agreement demonstrating that the Developer has complied in good faith with the terms of this Agreement, and (ii) as required by the Applicable Laws.

(b) The Development Services Director, or his/her designee, shall prepare and submit to Developer a written report on the performance of this Agreement and identify any perceived deficiencies in Developer's performance of this Agreement. The Developer may submit written responses to the report and Developer's written response shall be included in the Development Services Director's report. The Development Services Director may then meet and confer with the Developer regarding the Developer's written response. If the Development Services Director determines, in light of Developer's response and/or the meet and confer, that the Developer has substantially complied with the terms and conditions of this Agreement, the Annual or Special Review shall be concluded.

(c) If the Development Services Director, following review of Developer's written responses and a meet and confer between Development Services Director and Developer, continues to perceive any deficiencies in Developer's performance of this Agreement and reasonably determines that Developer will not rectify the perceived deficiencies, then a public hearing shall be held before the City Council at which the Council will review the Development Services Director's report. The report to Council shall be made at a regularly-scheduled City Council meeting occurring as soon as possible, subject to the requirements of the Brown Act, after the commencement of the Annual or Special Review process outlined in this Section 6.4. If the City Council finds and determines, based on substantial evidence, that the Developer has not substantially complied with the terms and conditions of this Agreement for the period under review, the City may declare a default by the Developer in accordance with Article 7.

(d) Neither party hereto shall be deemed in breach if the reason for non-compliance is due to a "force majeure" as defined in, and subject to the provisions of, Section 13.10.

6.5 Certificate of Agreement Compliance. If, at the conclusion of an Annual Review or a Special Review, Developer is found to be in compliance with this Agreement, City shall, upon written request by Developer, issue a Certificate of Agreement Compliance ("**Certificate**") to Developer stating that after the most recent Annual Review or Special Review and based upon the information known or made known to the Development Services Director, Planning Commission, and City Council that (i) this Agreement remains in effect and (ii) Developer is in compliance. The Certificate, whether issued after an Annual Review or Special Review, shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance. Developer shall at its cost record the Certificate with the County Recorder.

Additionally, Developer may at any time request from the City a Certificate stating, in addition to the foregoing, which obligations under this Agreement have been fully satisfied with respect to the Property, or any lot or parcel within the Property.

6.6 Review Process Not a Prerequisite to Declaring a Default. Neither the Annual Review nor Special Review procedure is a prerequisite to either party declaring a default and initiating the default and cure procedure in Article 7. In other words, either Party may declare a default at any time without first undertaking the Annual Review or Special Review process.

6.7 Public Hearings. The public hearing prescribed by Section 6.4 is independent of, and in addition to, any further hearing procedures relating to defaults and remedies prescribed in Article 7 below. Thus, if the City Council finds that the Developer has not substantially complied with the terms and conditions of this Agreement as part of a review process pursuant to Section 6.4 and determines to declare a default, the City Council is still required to follow the notice/cure process (Section 7.2) and the termination hearing process (Section 7.4) before terminating this Agreement.

7. DEFAULTS AND REMEDIES.

7.1 Remedies Available. The parties acknowledge and agree that other than the termination of this Agreement pursuant to this Article 7, specific performance, injunctive and declaratory relief are the only remedies available for the enforcement of this Agreement and knowingly, intelligently, and willingly waive any and all other remedies otherwise available in law or equity. Accordingly, and not by way of limitation, and except as otherwise provided in this Agreement, each Party shall not be entitled to any money damages from the other Party by reason of any default under this Agreement (other than specific performance, injunctive and declaratory relief to perform any monetary obligation hereunder). Further, Developer shall not bring an action against City nor obtain any judgment for damages for a regulatory taking, inverse condemnation, unreasonable or unconstitutional exactions, reduction in value of property, delay in undertaking any action, or asserting any other liability for any matter or for any cause which existed or which Developer knew of or should have known of prior to the time of entering into this Agreement, Developer's sole remedies being as specifically provided above. Likewise, City shall not bring an action against Developer nor obtain any judgment for damages for any action or for asserting any other liability for any matter or cause related to the Project and within the scope of this Agreement which existed or which the City knew of or should have known of prior to the time of entering into this Agreement, City's sole remedies being as specifically provided above. City and Developer each acknowledge that such remedies are adequate to protect their respective interests hereunder and the waiver made herein is made in consideration of the obligations assumed by the respective Parties hereunder.

7.2 Declaration of Default & Opportunity to Cure.

7.2.1 Rights of Non-Defaulting Party after Default. The Parties acknowledge that both Parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default or to enforce any covenant or agreement herein except as provided in Section 7.1. Before this Agreement may be terminated or action may be taken to obtain judicial relief, the Party seeking relief ("**Non-Defaulting Party**") shall comply with the notice and cure provisions of this Section 7.2.

7.2.2 Notice and Opportunity to Cure. A Non-Defaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other party ("**Defaulting Party**") to perform any material duty or obligation of the Defaulting Party under the terms of this Agreement. However, the Non-Defaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by the Defaulting Party to cure such breach or failure in order to return to compliance with this Agreement (the "**Default Notice**"). The Defaulting Party shall be deemed in Default under this Agreement, if the breach or failure can be cured, but the Defaulting Party has failed to take such actions and cure such default within thirty (30) days after the date of such Default Notice or ten (10) days for monetary defaults (or such lesser time as may be specifically provided in this Agreement). If such non-monetary Default cannot be cured within such thirty (30) day period, then the Defaulting Party shall not be deemed in breach of this Agreement if the Defaulting Party does each of the following:

(a) Notifies the Non-Defaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

(b) Notifies the Non-Defaulting Party of the Defaulting Party's proposed course of action to cure the default;

(c) Promptly commences to cure the default within the thirty (30) day period;

(d) Makes periodic reports to the Non-Defaulting Party as to the progress of the program of cure; and

(e) Diligently prosecutes such cure to completion.

7.3 Termination Notice. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Non-Defaulting Party may seek termination of this Agreement, in which case the Non-defaulting Party shall provide the Defaulting Party with a written notice of intent to terminate this Agreement ("**Termination Notice**"). The Termination Notice shall state that the Non-Defaulting Party will elect to terminate this Agreement within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default or a copy of the Default Notice) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, if the Developer is the Defaulting Party, then the termination will not go into effect unless the City Council also elects to terminate this Agreement pursuant to Section 7.4. The Parties may elect to rescind a Termination Notice at any time.

7.4 Hearing Opportunity Prior to Termination. If Developer is the Defaulting Party pursuant to Section 7.2, then the City's Termination Notice to Developer shall additionally specify that Developer has the right to a hearing prior to the City's termination of any Agreements ("**Termination Hearing**"). The Termination Hearing shall be scheduled as an open public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code §§ 54950–54963. At said Termination Hearing, Developer shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented in

favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

(a) Decide to terminate this Agreement; or

(b) Determine that Developer is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

(c) Impose conditions on a finding of default and a time for cure, such that Developer's fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has caused or will cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, or such other interests that City and public may have in the Project. Notwithstanding anything to the contrary contained in this Agreement, in order to promote an orderly planning process and encourage Developer to participate in the planning process in advance of committing significant private resources to obtaining long-term ground leases at the Project Site, the Parties agree that if the Developer fails to effectuate such ground leases prior to 300 days after the second reading of the Adopting Ordinance and the City Planning Director does not grant an extension of time, then the Agreement shall self-terminate.[6]

7.5 Rights and Duties Following Termination. Upon the termination of this Agreement, no Party shall have any further right or obligation hereunder except with respect to (i) any obligations to have been performed prior to said termination, (ii) any default in the performance of the provisions of this Agreement which has occurred prior to said termination, or (iii) the indemnification provisions of Article 8. Termination of this Agreement shall not affect either Party's rights or obligations with respect to any Project Development Approval granted prior to such termination.

7.6 Waiver of Breach. By not challenging any Project Development Approval within ninety (90) days of the action of City enacting the same, Developer shall be deemed to have waived any claim that any condition of approval is improper or that the action, as approved, constitutes a breach of the provisions of this Agreement.

7.7 Interest on Monetary Default. In the event Developer fails to perform any monetary obligation under this Agreement, Developer shall pay interest thereon at the rate of six and one-half percent (6.5%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

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8. THIRD PARTY LITIGATION.

8.1 Indemnity Obligations on Third-Party Claims.

(a) Developer hereby agrees to indemnify, defend, and hold City, its officers, agents, employees, members of its City Council and any commission[7], (collectively, "**City Indemnitees**") harmless from any and all claims, actions, suits, damages, liabilities, and any other actions or proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature) (collectively, "**Claims**"), asserted against City or City Indemnitees arising out of or in connection with this Agreement, including, without limitation, (i) City's approval of this Agreement and all documents related to any of the Project Development Approvals, Conditions of Approval, permits, or other entitlements for the Project and issues related thereto (including, City's determinations regarding CEQA compliance and/or any other development incentives granted to the Project), (ii) the development of the Project, and (iii) liability for damage or claims for damage for personal injury including death and claims for property damage which may arise from, or are attributable to, Developer's (or Developer's contractors, subcontractors, agents, employees or other persons acting on Developer's behalf ("**Developer's Representatives**")) performance of its obligations under this Agreement and/or the negligence or misconduct of Developer or of Developer's Representatives which relate to the Project or the Property. Nothing herein shall be construed to mean that Developer shall indemnify the City for any Claims to the extent arising from, or alleged to arise from, the sole negligence or gross or willful misconduct of the City, the City Indemnitees, or the City's officers, employees, agents, contractors or subcontractors.[8]

(b) The City shall provide Developer with notice of the pendency of such Claims within ten (10) days of being served or otherwise notified of such Claims and shall request that Developer defend such action. Developer 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. In all cases, City shall have the right to utilize the City Attorney's office in any legal action. Upon City's notification to Developer of the pendency of the claim or suit, Developer shall make a minimum deposit sufficient to pay all of Developer's indemnification obligations for the following ninety (90) days, which includes legal costs and fees anticipated to be incurred as determined by City in its sole discretion (not to exceed Fifty Thousand Dollars ($50,000)). Developer shall make deposits required under this Section 8.1 within fifteen (15) days of receipt of City's written request. City shall endeavor to provide Developer written notice when City determines the minimum balance is approaching Twenty Thousand Dollars ($20,000)

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and shall provide written notice to Developer when the City determines the deposit balance is below Twenty Thousand Dollars ($20,000). Developer shall make the balance of the minimum deposit (not to exceed Fifty Thousand Dollars ($50,000)) within fifteen (15) days of receipt of such written notice.

(c) If Developer fails to provide the deposit, and after compliance with the provisions of this Section 8.1, the City may abandon the action and Developer shall pay all costs resulting therefrom (including but not limited to any attorneys' fees and other costs for which City may be liable as result of such abandonment), and City shall have no liability to Developer. It is expressly agreed that City shall have the right to utilize the City Attorney's Office or use other legal counsel of its choosing. Developer's obligation to pay the defense costs of City shall extend until final judgment, including any appeals. City agrees that it shall fully cooperate with Developer in the defense of any matter in which Developer is defending and/or holding the City harmless. City shall discuss litigation strategy with Developer in good faith but shall retain absolute discretion to make strategy decisions for the City, but not the Developer. City may make all reasonable decisions with respect to its representation in any legal proceeding, including its inherent right to abandon or to settle any litigation brought against it in its sole and absolute discretion. If the City abandons or settles the litigation without Developer's consent to the Settlement, then Developer shall not be responsible for City Attorney fees related to the Settlement or costs imposed by the Settlement.

8.2 Hold Harmless: Developer's Construction, and Other Activities. Developer shall defend, save and hold the City and the City Indemnitees harmless from any and all claims, costs (including attorneys' fees) and liability for any damages, personal injury or death, which may arise, directly or indirectly, from Developer's or Developer's agents, contractors, subcontractors, or employees' Project construction activities and operations under this Agreement, whether such Project construction activities and operations be by Developer or by any of Developer's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for Developer or any of Developer's agents, contractors or subcontractors. Nothing herein shall be construed to mean that Developer shall hold the City harmless and/or defend it from any claims to the extent arising from, or alleged to arise from, the sole negligence or gross or willful misconduct of the City, the City Indemnitees, or the City's officers, employees, agents, contractors or subcontractors.

8.3 Loss and Damage. City shall not be liable for any damage to property of Developer or of others located on the Property, nor for the loss of or damage to any property of Developer or of others by theft or otherwise. City shall not be liable for any injury or damage to persons or property resulting from fire, explosion, steam, gas, electricity, water, rain, dampness or leaks from any part of the Property or from the pipes or plumbing, or from the street, or[9] from any other latent or patent defect in the soil, subsurface or physical condition of the Property, or by any other cause of whatsoever nature. Nothing herein shall be construed to mean that Developer shall

[9] TBD

bear liability for the sole negligence or gross or willful misconduct of the City's officers, employees, agents, contractors of subcontractors.

8.4 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of the City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to Developer or to its successor, or for breach of any obligation of the terms of this Agreement.

8.5 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which affects the financial interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested, in violation of any state statute or regulation.

8.6 Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than a default by City.

9. INSURANCE.

9.1 Types of Insurance.

9.1.1 General Liability Insurance. At commencement and until completion of construction of improvements by Developer on the Property, Developer shall, at its sole cost and expense, keep or cause to be kept in force, for the mutual benefit of City and Developer, commercial general liability insurance against claims and liability for bodily injury or death arising from the use, occupancy, disuse or condition of the Property, improvements or adjoining areas or ways, affected by such use of the Property or for property damage. Such policy shall provide protection of at least $5,000,000 per occurrence, and $10,000,000[10] in the general aggregate. Limits can be met by a combination of primary and excess policies.

9.1.2 Workers' Compensation / Employer's Liability. To the extent Developer and its contractors utilize employees for any portion of the Project, Developer and such contractors shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that Developer and any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries workers' compensation insurance as required by law. Employer's Liability policy shall provide limits of $1,000,000 bodily injury by accident-each accident, $1,000,000 bodily injury by disease-each employee, and $1,000,000 bodily injury by disease-policy limit.

9.1.3 Automobile Liability Insurance. Developer shall ensure that all contractors with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder maintains automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of Developer arising out of or in connection with work to be performed under this Agreement, including coverage for any owned (if any), hired, non-owned or rented vehicles, in an amount not less than $2,000,000 for each accident. Limits can be met by a combination of primary and excess policies.

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9.1.4 Pollution Liability Insurance. Environmental Impairment Liability Insurance shall be written on a Contractor's Pollution Liability form or other form reasonably acceptable to City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than $5,000,000 dollars per claim and $10,000,000 in the aggregate. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

9.1.5 Builder's Risk Insurance. Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions or provisional limit provisions. The policy must include: (1) coverage for any ensuing loss from faulty workmanship, nonconforming work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the project; (4) ordinance or law coverage for contingent rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with reasonable commercially available sub-limits to insure the replacement value of any key equipment item; and (6) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the project site or any staging area. The City shall be included as Loss Payee, to the extent of its direct insurable interest in the Project, and only with respect to covered property damage proceeds payable under the Builder's Risk policy.

9.1.6 Professional Liability Insurance. To the extent exposure exists, Professional liability insurance may be obtained by Developer or its Contractors/Subcontractors that is appropriate to the profession for any Project design work, with limits no less than $5,000,000 per claim and $5,000,000 general aggregate.[11] This coverage will be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least five (5) consecutive years following the completion of the services or the termination of this Agreement. During this additional 5-year period, Developer shall annually and upon request of the City submit written evidence of this continuous coverage.

9.1.7 Products/completed operations coverage. Products and completed operations liability coverage shall be maintained for a period of not less than three (3) years following Substantial Completion of the Project, or such longer period as is commercially available on reasonable terms. Such coverage shall apply to liability arising out of the work performed by or on behalf of the Developer, including work performed by subcontractors, and shall be maintained subject to the terms, conditions, and limitations of the applicable policy. The City shall be included as additional insureds, but only with respect to liability arising out of the Developer's operations. Such additional insured coverage shall be provided on a primary and non-contributory basis, to the extent available under the policy.

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9.1.8 Other Insurance. Developer may procure and maintain any Project-related insurance not required by this Agreement, but all such insurance shall be subject to all of the provisions hereof pertaining to insurance and shall be for the benefit of City and Developer.

9.1.9 Contractors/Subcontractors. Developer shall ensure that all contractors and sub-contractors maintain the required minimum insurance coverages and include the City and Developer as additional insured, as applicable, or shall include the contractors and subcontractors under its insurance.

9.2 Insurance Policy Form, Sufficiency, Content, and Insurer. All insurance required by express provisions hereof shall be carried only by responsible insurance companies licensed and admitted to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VIII or better, unless waived by City. All such policies shall be non-assessable and shall contain language, to the extent obtainable, to the effect that: (i) any loss shall be payable notwithstanding any act of negligence of City or Developer that might otherwise result in the forfeiture of the insurance; (ii) the insurer waives the right of subrogation against City and against City's agents and representatives; (iii) the General Liability and Automobile Liability policies are primary and noncontributing with any insurance that may be carried by City; Umbrella/Excess liability is noncontributing; and (iv) the policies cannot be canceled except after thirty (30) days' written notice by the insurer to City or City's designated representative except ten (10) days for nonpayment of premium. Developer shall furnish City certificates evidencing the insurance. City shall be provided with additional insured status on all policies of insurance required to be procured by the terms of this Agreement, except for all insurance required by Developer's contractors, both City and Developer shall be provided with additional insured status, excluding in all cases Workers' Compensation/Employer's Liability, professional liability, and builder's risk polices. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

9.3 Failure to Maintain Insurance and Proof of Compliance. Developer shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies within the following time limits:

(a) For insurance required above, within ninety (90) days after the Effective Date.

(b) For any renewal or replacement of a policy already in existence, within ten (10) days of the expiration or termination of the existing policy.

(c) If Developer fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that that insurance has been procured, such failure or refusal shall be a default hereunder.

9.4 Waiver of Subrogation. Except for Professional Liability, Developer agrees that it shall not make any claim against, or seek to recover from City or its agents, servants, or employees, for any loss or damage to Developer or to any person or property, except as specifically provided hereunder and Developer shall give notice to any insurance carrier of the foregoing

waiver of subrogation, and obtain from such carrier, a waiver of right to recovery against City, its agents and employees.

10. MORTGAGEE PROTECTION.

10.1 The Parties agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed, of trust, or any other security device or agreement securing financing with respect to the Property. City acknowledges that the third parties providing such financing may require certain Agreement interpretations, modifications, and estoppel certificates, and City agrees upon request, from time to time, to communicate and meet with Developer and representatives of such third parties to negotiate in good faith any such estoppel certificates and/or requests for interpretation or modification. Subject to compliance with applicable laws, City will not unreasonably withhold its consent to any such requested estoppel certificate, interpretation or modification, provided City determines such estoppel certificate, interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the rights and privileges set forth in this Article 10.

10.2 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

10.3 Any Mortgagee that has submitted a request in writing to City in the manner specified herein for giving notices shall be entitled to receive written notification from City of any default by Developer in the performance of Developer's obligations under this Agreement.

10.4 If City timely (i.e., within the stated cure period pursuant to Section 7.2(b)) receives a request from a Mortgagee for a copy of the Default Notice given to Developer (provided the default has not been cured by Developer by such time), then City shall, within ten (10) days of receipt of the Mortgagee's request, provide a copy of such Default Notice to the Mortgagee. The Mortgagee shall have the right, but not the obligation, to cure the default during the period that is the longer of (i) the remaining time allowed for Developer to cure under Section 7.2(b), or (ii) sixty (60) days after Mortgagee's receipt of any Default Notice; provided, however, if such default cannot be cured by Mortgagee without Mortgagee having possession of the Property, the cure period available to Mortgagee shall be extended for the time period (not to exceed an additional one hundred twenty (120) days after Mortgagee's receipt of such Default Notice) reasonably required for Mortgagee obtain possession of the Property, provided that Mortgagee diligently and continuously proceeds to use commercially reasonable efforts to so obtain possession of the Property and to complete such cure.

10.5 Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the Mortgage or deed of trust, or deed in lieu of such foreclosure, or otherwise, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding anything to the contrary, the transfer of the Property described in the preceding sentence shall not constitute a "change of ownership" contemplated under Section 11 of this Agreement, and the provisions of Section 11 shall not apply to any Mortgagee.

11. CHANGE OF OWNERSHIP.

11.1 Change of Ownership. If any owner of the Project is proposed to change, such that Aypa Power Holdings LP shall no longer be the ultimate parent that owns and controls, directly or indirectly, more than fifty percent (50%) of the Project, Developer shall notify the City Manager of such proposed change in ownership at least ninety (90) calendar days prior to the proposed ownership change. Approval by the City Manager shall be required, but shall not be unreasonably withheld. In providing that approval, the City Manager may, in his/her reasonable discretion, request information about the new owner to ensure that the new owner has the financial capability and expertise to assume all obligations established and applicable to the Project, as set forth in this Agreement, the site plan and design review approval, and the decommissioning plan, and all related financial responsibilities. Developer and/or new owner shall provide, within ten (10) calendar days, any and all information from the date of the City Manager's request. If the change in ownership is approved by the City Manager, Developer, new owner, and City Manager shall execute and record an Assignment and Assumption Agreement, or other form approved by the City Attorney, to formally approve and consent to the change in ownership. No change in ownership shall be effective until such Assignment and Assumption Agreement, or other form approved by the City Attorney, is executed by all parties (with the City Manager on behalf of the City) and recorded. The City Manager is hereby authorized to negotiate and execute such Assignment and Assumption Agreement.[12]

11.2 Consideration of Requested Assignment. The City Manager will not unreasonably withhold, condition, or delay approval of a request for approval of an Assignment required pursuant to this Article 11, provided that Developer delivers written notice to City requesting the Director's approval prior to the completion of the Assignment (the "**Consent Request**"). The Consent Request shall be accompanied by (i) a proposed draft of the Assignment Agreement, which shall be in a form acceptable to the City Attorney and City Manager in their reasonable discretion and (ii) evidence that the proposed Transferee meets the criteria set forth in Section 11.1 above. When submitting a Consent Request to the City, Developer shall clearly identify all information it reasonably determines is exempt from public disclosure by City pursuant to Government Code § 7927.605 or any other applicable law. Developer shall not identify any information as being exempt from public disclosure by City unless Developer reasonably determines such information is legally exempt from public disclosure by City pursuant to Government Code § 7927.605 or any other applicable law.

11.3 Effect of Change of Ownership. Unless otherwise stated within the Assignment Agreement, upon a change of ownership of the Project:

(a) The new owner shall be liable for the performance of all remaining obligations of Developer with respect to those portions of the Property which are transferred (the "**Transferred Property**"), but shall have no obligations with respect to any portions of the Property not conveyed (the "**Retained Property**").

[12] TBD

(b) The owner of the Retained Property shall be liable for the performance of all obligations of Developer with respect to the Retained Property, but shall have no further obligations with respect to the Transferred Property.

(c) The new owner's exercise, use, and enjoyment of the Transferred Property shall be subject to the terms of this Agreement to the same extent as if the new owner were Developer.

12. AMENDMENT AND MODIFICATION.

12.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement or the Project Development Approvals.

12.2 Procedure and Requirements for Amendments to Development Agreement. The procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance as set forth in Government Code §§ 65867 and 65868. City will process any amendment to this Agreement consistent with state law and will hold public hearings thereon if so required by state law, and the Parties expressly agree nothing herein is intended to deprive any party or person of due process of law. Except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

12.3 Consent. Except as expressly provided in this Agreement, no cancellation of or amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the parties hereto and recorded in the Official Records of San Bernardino County.

12.4 Administrative Minor Project Modifications. Notwithstanding any other provision and/or Condition of Approval contained in any Project Development Approvals, minor modifications to the Project Development Approvals, the Subsequent Development Approvals, and/or the Development Plans shall be made ministerially, with the approval of the Development Services Director. The determination of whether a requested or proposed modification constitutes a minor modification shall be made by the Director in his or her sole discretion, except that minor modifications shall not include any modifications that the Director determines extend beyond the intent of the original approval, and modifications meeting any of the following criteria shall not be deemed to constitute minor modifications and would require amendment to this Agreement under Section 12.2: (i) modifications that change the proposed uses analyzed in the GP EIR and considered in approving the CEQA exemption per CEQA Guideline Section 15183; (ii) modifications that increase the total amount of battery enclosure square footage within the Project, as shown in the Development Plans approved and dated [XX], by more than ten percent (10%); (iii) modifications that increase building/structure heights within the Property in comparison to what was identified on the Development Plans by more than 10%; (iv) modifications that substantially deviate from the design or dimensions of any Gen-Tie line transmission pole as set forth in the Development Plans or from the number, height, or location of the Gen-Tie line transmission poles set forth in **Exhibit "D"**; or (v) other modifications that involve any deviation of architectural design or details that is not in substantial conformance with the approved set of Development Plans. Notwithstanding the foregoing, changes to the site plan

required by the appliable utility company shall be considered minor modifications and City will ministerially approve changes to the site plan required by such utility company's design standards.

13. MISCELLANEOUS PROVISIONS.

13.1 Recordation. The City Clerk shall cause a copy of this Agreement to be recorded against the Property with the County Recorder within ten (10) calendar days after the Execution Date. The failure of the City to sign and/or record this Agreement shall not affect the validity of this Agreement.

13.2 Notices. Notices and correspondence required or permitted by this Agreement shall be in writing and either personally delivered or sent by registered, certified, or overnight mail or delivery service. Notices shall be deemed received upon personal delivery or on the second business day after registered, certified, or overnight mailing or delivery, or email if such email notice is acknowledged as received by the receiving Party. Notices shall be addressed as follows:

To City: City of Chino
13220 Central Avenue
Chino, CA 91710
Attn: City Manager

With copy to: Aleshire & Wynder, LLP
1 Park Plaza, Suite 1000
Irvine, CA 92614
Attn: Fred Galante, City Attorney

To Developer: Dirac BESS LLC
c/o Aypa Power Development LLC
11801 Domain Blvd, Suite 525
Austin, TX 78758
Attn: Development
Email: DiracBESS@aypa.com

With copy to: Dirac BESS LLC
c/o Aypa Power Development LLC
11801 Domain Blvd, Suite 525
Austin, TX 78758
Attn: General Counsel
Email: legal@aypa.com

A Party may change its address by giving written notice to the other Party. Thereafter, Notices shall be addressed and transmitted to the new address.

13.3 Estoppel Certificates. Either Party (or a Mortgagee) may at any time during the Term deliver written notice to the other Party requesting an Estoppel Certificate stating:

(a) The Agreement is in full force and effect and is a binding obligation of the Parties;

(b) The Agreement has not been amended or modified or, if so amended, identifying the amendments; and

(c) here are no existing defaults under the Agreement to the actual knowledge of the Party signing the Estoppel Certificate as of the date of the Estoppel Certificate, or if there are any defaults existing to the actual knowledge of such Party as of such date, identifying same.

A Party shall provide a signed Estoppel Certificate to a requesting Party (or Mortgagee) within thirty (30) days after receipt of a request made in accordance with the notice procedures of Section 13.2. If such Party fails to respond to such request within thirty (30) days, then the requesting Party may send a second request to such Party, except that, in the case of a request made by Developer to the City, the notice shall be sent via all of the following means unless the City has formally acknowledged receipt of the prior notice: (i) personally delivered as provided in Section 13.2; (ii) mailed as provided in Section 13.2; and (iii) as a courtesy but not a formal means of notice, sent to any known City email address of the City's Planning Manager and Community Development Director and any known professional email address of the City Attorney. Such notice shall not be deemed received until both the personal delivery and the mailing have been deemed received according to the provisions of Section 13.2. In the event either Party fails to respond to the requesting Party's second request within twenty (20) days after receipt of such second request, the Estoppel Certificate shall be deemed approved by such Party.

City Manager may sign Estoppel Certificates on behalf of the City. An Estoppel Certificate may be relied on by assignees and Mortgagees.

13.4 Project as a Private Undertaking. It is specifically understood and agreed by the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect, and that each Party is an independent contracting entity with respect to this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of property owned by a private party. City agrees that by its approval of, and entering into, this Agreement that it is not taking any action which would transform this private Development into a "public work" project, and that nothing herein shall be interpreted to convey upon Developer any benefit which would transform Developer's private project into a public work project, it being understood that this Agreement is entered into by City and Developer upon the exchange of consideration described in this Agreement, including the Recitals to this Agreement, and that City is receiving by and through this Agreement the full measure of benefit in exchange for the burdens placed on Developer by this Agreement, including but not limited to Developer's obligation to provide the public improvements set forth herein.

13.5 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by City of its power of eminent domain.

13.6 Entire Agreement. This Agreement represents the entire agreement of the Parties with respect to the subject matter of this Agreement. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

13.7 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement.

13.8 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

13.9 Covenant Not To Sue. The parties to this Agreement, and each of them, agree that this Agreement and each term hereof is legal, valid, binding, and enforceable. The parties to this Agreement, and each of them, hereby covenant and agree that each of them will not commence, maintain, or prosecute any claim, demand, cause of action, suit, or other proceeding against any other party to this Agreement, in law or in equity, or based on any allegation or assertion in any such action, that this Agreement or any term hereof is void, invalid, or unenforceable, except that nothing in this Section 13.9 shall affect the Parties' rights or remedies related to any Default or breach of the Agreement.

13.10 Force Majeure. Neither Party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other acts of God, fires, tornados, hurricanes, floods, wars, terrorism, riots or similar hostilities, strikes, and other labor difficulties beyond the Party's control, government regulations, supply chain interruptions, excessive tariffs, pandemics, government-ordered quarantine, court actions (such as restraining orders or injunctions), or other causes beyond the Party's reasonable control ("**Force Majeure**"). Notwithstanding the foregoing, no Force Majeure shall apply unless the party claiming the existence of such Force Majeure event notifies the other party in writing within ten (10) days of becoming aware of the commencement of such Force Majeure event, or as soon thereafter as reasonably may be provided in light of the circumstances of the Force Majeure event, describing the causes of the delay. If any such events shall occur, the term of this Agreement and the time for performance shall be extended for the duration of the impacts on the Project of each such event, as set forth in Section 2.6.

13.11 Waiver. All waivers of performance must be in a writing signed by the Party granting the waiver. Failure by a Party to insist upon the strict performance of any provision of this Agreement shall not be a waiver of future performance of the same or any other provision of this Agreement.

13.12 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

13.13 Governing Law and Venue. This Agreement shall be governed and interpreted in accordance with California law, with venue for any litigation concerning this Agreement in San Bernardino, California.

13.14 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party or in favor of City shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

13.15 Corporate Authority. The person(s) executing this Agreement on behalf of each of the parties hereto represent and warrant that (i) such party, if not an individual, is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which such party is bound.

13.16 Attorneys' Fees. If either Party to this Agreement is required to initiate or defend litigation against the other Party, the prevailing Party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal, and, in addition, a Party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to a final judgment.

13.17 Recitals. The Recitals in this Agreement constitute part of this Agreement, and each Party shall be entitled to rely on the truth and accuracy of each Recital as an inducement to enter into this Agreement.

13.18 No Brokers. City and Developer represent and warrant to the other that neither has employed any broker and/or finder to represent its interest in this transaction. Each Party agrees to indemnify and hold the other free and harmless from and against any and all liability, loss, cost, or expense (including court costs and reasonable attorney's fees) in any manner connected with a claim asserted by any individual or entity for any commission or finder's fee in connection with this Agreement arising out of agreements by the indemnifying Party to pay any commission or finder's fee.

13.19 Joint and Several Liability. In the event that Developer should enter into an Assignment of this Agreement, Developer shall bear ultimate responsibility for all obligations, conditions, and restrictions set forth under this Agreement, it being understood that both Developer and any Transferee shall be jointly and severally liable, until the Assignment has been legally consummated and Developer has provided notice of the Assignment to City and/or the Director and otherwise complied with all applicable provisions of Article 11 of this Agreement (including receiving any and all required City approvals (including any deemed approvals)), after which time only the Transferee shall be liable, and Developer shall thereafter automatically be released from all obligations under this Agreement assumed by such Transferee.

13.20 Compliance with Laws. Developer must comply with all applicable federal, state and local laws and regulations, including the CMC.

13.21 Warranty & Representation of Non-Collusion. No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to

Government Code §§ 1091 or 1091.5. Developer warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Developer further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Developer is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect. Nothing herein shall prevent Developer from providing lawful election donations, subject to compliance with Government Code § 84308 and other applicable law.

13.22 Counterparts. This Agreement may be executed by the Parties in counterparts, which together shall have the same effect as if each of the Parties had executed the same instrument.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first set forth above.

CITY:

CITY OF CHINO,
a California municipal corporation

_____
Eunice Ulloa, Mayor

ATTEST

_____
Natalie Gonzaga, City Clerk

APPROVED AS TO FORM
ALESHIRE & WYNDER, LLP

_____
Fred Galante, City Attorney

DEVELOPER:

Dirac BESS LLC, a Delaware limited liability company

_____
By:_____
Title:_____

DEVELOPER SHALL PROVIDE CITY WITH COPIES OF APPROPRIATE DOCUMENTS EVIDENCING AUTHORITY OF SIGNATORIES TO EXECUTE AND BIND DEVELOPER. DEVELOPER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

CONSENT OF OWNER[13]

Owner, Helmar Industrial Properties, LLC, a California limited liability company, ("Owner"), represents and warrants that is it the owner of the property at 13910 Oaks Avenue, Chino, Assessor's Parcel Number 1021-211-05. Given that the Agreement will be applicable to Developer for the term of the Agreement and is not effective until the Developer or its affiliate closes escrow with Owner, Owner consents to the recording of this Agreement with the San Bernardino County Recorder.

_____
By:_____
Title:_____

[13] TBD

CONSENT OF OWNER

Owner, Rexford Industrial-13925 Benson LLC, a Delaware limited liability company ("Owner"), represents and warrants that is it the owner of the property at 13925 Benson Avenue Chino, Assessor's Parcel Number 1021-211-02. Given that the Agreement will be applicable to Developer for the term of the Agreement and is not effective until the Developer effectuates a ground lease with Owner, Owner consents to the recording of this Agreement with the San Bernardino County Recorder.

_____
By:_____
Title:_____

CONSENT OF OWNER

Owner, Shea Center Chino, LLC, a California limited liability company ("Owner"), represents and warrants that is it the owner of the property at 13822 Oaks Avenue, Chino, Assessor's Parcel Number 1021-121-05. Given that the Agreement will be applicable to Developer for the term of the Agreement and is not effective until the Developer or its affiliate closes escrow with the Owner, Owner consents to the recording of this Agreement with the San Bernardino County Recorder.

_____
By:_____
Title:_____

[End of Signatures]

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name~~s~~(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name~~s~~(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name~~s~~(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name~~s~~(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

[to be added or attached]

EXHIBIT "B"

DEPICTION OF PROPERTY

(*See Attached*)

EXHIBIT "C"

PROJECT DESCRIPTION

Developer shall construct, operate, and eventually decommission the up to 400-megawatt (MW) Dirac Battery Energy Storage System (BESS) Project located on up to approximately 13.89 acres on the Property in the City of Chino. The Project is comprised of three Assessor Parcel Numbers (APNs 1021-121-05, 1021-211-02, and 1021-211-05) and currently supports industrial buildings and paved hardscape that would be demolished as part of construction. The Property is located immediately north of the existing Southern California Edison (SCE)-owned and operated Chino Substation (SCE Chino Substation) and is accessible from Benson Avenue and Oaks Avenue.

The primary components of the Project include a containerized BESS facility utilizing lithium-iron phosphate cells, or similar technology, an operations and maintenance (O&M) building, emergency facilities, an on-site Project substation, a 230-kilovolt (kV) generation interconnection (gen-tie) transmission line, and interconnection facilities within the existing SCE Chino Substation. Associated site improvements would include, but are not limited to, internal and perimeter access roads, parking areas, perimeter wall, stormwater detention facilities, utility connections, landscaping, exterior lighting, and telecommunications facilities.

The Project would provide electrical grid services by charging during periods of low demand and discharging during periods of peak demand, as well as providing ancillary services such as frequency response and regulation. These functions would support the integration of renewable energy resources, reduce reliance on fossil-fuel generation, and enhance local and regional grid reliability. The Project would be available to receive or deliver energy 24 hours per day, 365 days per year and has the capacity to provide 8 hours of electricity to approximately 300,000 single family homes. During operation, qualified locally based technicians would conduct regular inspections and maintenance to ensure safe and reliable performance.

EXHIBIT "D"

DEVELOPMENT PLANS

(*See Attached*)

RESOLUTION NO. PC2026-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL25-0085 (SPECIAL CONDITIONAL USE PERMIT) AND PL25-0086 (SITE APPROVAL) TO CONSTRUCT AND OPERATE A 400-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY ON A 13.89-ACRE PROPERTY IN THE GENERAL INDUSTRIAL (M2) ZONING DISTRICT LOCATED AT 13925 BENSON AVENUE, 13822 OAKS AVENUE AND 13910 OAKS AVENUE (APNS: 1021-121-05, 1021-211-02 AND 1021-211-05).

WHEREAS, Dirac Project LLC (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval) (the "Project") to construct and operate a 400-megawatt (MW) battery energy storage system (BESS) facility on a 13.89-acre property in the General Industrial (M2) zoning district located at 13925 Benson Avenue, 13822 Oaks Avenue and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02 and 1021-211-05); and

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

WHEREAS**,** on July 15, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project.

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

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

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval):

1. *PL25-0086 (Site Approval)*

    a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The Project site is zoned General Industrial (M2), where major utilities are conditionally permitted subject to approval of a Special Conditional Use Permit (SCUP). The Project is consistent with General Plan Goal and Policies INF-6, which calls for the City of Chino to provide reliable energy services to serve new and existing development. The Project would enhance grid reliability by storing energy during periods of low demand and delivering energy during

periods of peak demand, thereby supporting the City's objective of maintaining a stable and resilient energy supply;

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 site is zoned General Industrial (M2), where a 400-megawatt (MW) BESS facility is classified as a major utility use. Major utility uses are permitted in the M2 zoning district subject to approval of a SCUP. Additionally, the Project meets or exceeds all minimum development standards related to setbacks, 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 13.89-acre site is flat and will have adequate infrastructure and two points of vehicular access from Benson 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 Benson Avenue and Schaefer Avenue, which are both designated as a collector arterial and designed to carry the volume of traffic by the proposed Project. The Project would generate minimal traffic, as the facility is designed to operate with 4 to 7 full-time employees on-site Monday through Friday from 7:00 a.m. to 4 p.m., and on weekends and holidays if needed. In addition, qualified technicians will periodically inspect the facility and perform maintenance. As a result, the Project would generate very low volume of vehicle trips;

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 north, east and west, and the Southern California Edison (SCE) Chino Substation to the south. The Project includes a BESS facility and an on-site substation, which incorporates electrical infrastructure and equipment similar in type, scale and function to that located at the adjacent SCE Chino Substation. As such, the Project is consistent with the existing utility and industrial character of the surrounding area;

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. The Project consists of a 400-megawatt (MW) BESS facility, which is classified as a major utility use. Major utility uses are permitted within the M2 zoning district, subject to approval of a SCUP. The Project incorporates

multiple safety features, including compliance with applicable building and fire codes, battery management systems, fire detections and protection systems, and required emergency access provisions. The Planning Commission has further imposed Conditions of Approval, attached hereto as Exhibit "A", to ensure that the Project is constructed and operated in a manner that protects the public health, safety, and general welfare;

g. The proposed Project will not have a significant adverse impact on the environment, as the proposed Project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation and applicable policies established by the City's General Plan and underlying zoning, all of which were evaluated in the certified EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required; 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. *PL25-0085 (Special Conditional Use Permit)*

a. The proposed use is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s), The Project site is zoned General Industrial (M2), where major utilities are conditionally permitted subject to approval of a SCUP. The Project is consistent with General Plan Goal and Policies INF-6, which calls for the City of Chino to provide reliable energy services to serve new and existing development. The Project would enhance grid reliability by storing energy during periods of low demand and delivering energy during period of peak demand, thereby supporting the City's objective of maintaining a stable and resilient energy supply;

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. The Project site consists of 13.89 acres and is of sufficient size and configuration to accommodate the proposed 400-megawatt (MW) BESS facility, including all associate equipment, access roads, setbacks, and required safety features. The site has adequate access from Benson Avenue and Schaefer Avenue, which are designed to support industrial uses and provide sufficient capacity for the limited traffic generated from the Project. The Project will be served by existing and planned utility infrastructure necessary to support is operation, including electrical interconnection with the regional grid;

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, in that the Project site is located along Benson Avenue and Schaefer Avenue, which are both designated as a collector arterial and designed to carry the volume of traffic by the proposed Project. The Project would generate minimal traffic, as the facility is designed to operate with 4 to 7 full-time employees on-site Monday through Friday from 7:00 a.m. to 4 p.m., and on weekends and holidays if needed. In addition, qualified technicians will periodically inspect the facility and perform maintenance. As a result, the Project would generate very low volume of vehicle trips;

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 north, east and west, and the Southern California Edison (SCE) Chino Substation to the south. The Project includes a BESS facility and an on-site substation, which incorporates electrical infrastructure and equipment similar in type, scale and function to that located at the adjacent SCE Chino Substation. As such, the Project is consistent with the existing utility and industrial character of the surrounding area;

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. The Project consists of a 400-megawatt (MW) BESS facility, which is classified as a major utility use. Major utility uses are permitted within the M2 zoning district, subject to approval of a SCUP. The Project incorporates multiple safety features, including compliance with applicable building and fire codes, battery management systems, fire detections and protection systems, and required emergency access provisions. The Planning Commission has further imposed Conditions of Approval, attached hereto as Exhibit “A”, to ensure that the Project is constructed and operated in a manner that protects the public health, safety, and general welfare;

f. The proposed Project will not have a significant adverse impact on the environment as the proposed Project has been determined to be within the

scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation and applicable policies established by the City's General Plan and underlying zoning, all of which were evaluated in the certified EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required; 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. *CEQA Findings.* In compliance with the California Environmental Quality Act (CEQA), Pursuant to Guideline § 15183, *Projects Consistent with a Community Plan, General Plan, or Zoning.* The proposed Project has been determined to be within the scope of the previously certified 2045 General Plan Update Environmental Impact Report (EIR) (State Clearinghouse No. 202409083), adopted on September 2, 2025. The EIR adequately describes the environmental effects of the proposed Project for the purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The proposed Project is consistent with the land use designation and applicable policies established by the City's General Plan and underlying zoning, all of which were evaluated in the certified EIR. Pursuant to Section 15183(b), a focused evaluation of the development was conducted and the analysis concluded that the proposed Project would not result in any new or more severe significant environmental impacts beyond those identified in the certified General Plan EIR. The Project is also subject to uniformly applicable development policies and mitigation measures identified in the 2045 General Plan Update EIR, which would reduce potential impacts to less than significant levels. Accordingly, pursuant to CEQA Guidelines Section 15183, no additional environmental review is required.

4. *Approval of PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval).* The Planning Commission hereby approves PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval) 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".

5. *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 15TH DAY OF JULY 2026.

_____
PLANNING COMMISSION CHAIRPERSON

ATTEST:

_____
SECRETARY, PLANNING COMMISSION

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

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 15th day of July 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
SECRETARY, PLANNING COMMISSION

Attachment: Exhibit "A" – Conditions of Approval

EXHIBIT A

DEPARTMENTAL
CONDITIONS OF APPROVAL

DATE: July 15, 2026

PROJECT FILE NO.: PL25-0086 (Special Conditional Use Permit) and PL25-0086 (Site Approval)

LOCATION: 13925 Benson Avenue, 13822 Oaks Avenue and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02, and 1021-211-05)

APPLICANT: Dirac Project 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

[X] Police Department

[ ] Finance Department

[ ] Community Services, Parks & Recreation Department

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION CONDITIONS OF APPROVAL

DATE: July 15, 2026

PROJECT FILE NO.: PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval)

LOCATION: 13925 Benson Avenue, 13822 Oaks Avenue and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02 and 1021-211-05)

APPLICANT: Dirac Project LLC

1.0 TIME LIMITS:

1.1. The above referenced Special Conditional Use Permit and Site Approval shall expire on July 15, 2027, if building permits are not obtained and/or the approved use has not commenced. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.

1.2. Should the use for which this approval is granted cease to exist for 180 or more consecutive days, this permit shall be deemed null and void.

2.0 GENERAL REQUIREMENTS:

2.1. The project shall proceed only in substantial conformance 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. In the event that any condition contained herein is determined to be invalid or legally unenforceable, all remaining conditions shall remain in force.

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. The applicant shall indemnify, defend, and hold the City and its elected boards, commissions, officers, agents and employees harmless from any and all actions, claims, or proceedings brought by any party other than the applicant against the City to attack, set aside, void, or annul this discretionary approval, which action is brought within the applicable statute of limitations. This indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly 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. Upon City's notification to the applicant of the pendency of the claim or suit, applicant shall make a minimum deposit sufficient to pay all of the applicant's indemnification obligations for the following ninety (90) days, which includes legal costs and fees anticipated to be incurred as determined by the City in its sole discretion (not to exceed Fifty Thousand Dollars ($50,000). If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting from that and City shall have no liability to the applicant.

2.7. 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. Waste Management can be reached at 1-800 423-9986.

2.8. 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.

2.9. Any substantial change in the project shall be reviewed by the Development Services Department for compliance with CEQA. Minor changes may be reviewed and approved administratively by the Director of Development Services.

2.10. 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 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. Final 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 one set 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.

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 ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that 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. This condition shall not apply to any facilities associated with the Project substation or to any utility-owned infrastructure.

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. BESS units and electrical project components shall be located behind the perimeter CMU wall.

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 in substantial conformance with the plans approved by the Planning Commission on July 15, 2026, as prepared by Dirac Project LLC. 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.

4.0 PRIOR TO START OF CONSTRUCTION:

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

4.2. 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.

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 Mitigation Monitoring Program contained within the technical study conducted for the Dirac Battery Energy Storage System 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. Prior to grading permit issuance, all existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed. 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 prior to construction.

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 of the wall facing the street. 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. Parking and Lighting:

7.5.1. 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.

7.5.2. All parking spaces shall be double-striped per City standards.

7.6. Refuse and Recycling:

7.6.1. Separate receptacles (bins) for the collection of refuse and recyclable shall be provided. An adequate number of bins to allow for the collection of both refuse and recyclable materials generated by the development shall be provided, to the satisfaction of the Director of Development Services.

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

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

7.7. 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 USE 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 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.

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 Program

Dirac BESS Project

Mitigation Monitoring Program

The following table provides the applicable mitigation measures for the Dirac BESS Project (Project) from the City's General Plan Environmental Impact Report (GP EIR) and project-specific Conditions of Approval (COA) incorporated into the Project pursuant to CEQA Guidelines Section 15183.

Mitigation Measure/Condition of Approval	Timing/Phase	Implementing Party	Monitoring/Verification
GP EIR Mitigation Measure AQ-1 *Construction Air Quality.* Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with construction, shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City for review and approval. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. The City shall require that applicants for new development projects with the potential to exceed the SCAQMD's adopted thresholds of significance to incorporate the measures listed below to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City. Mitigation measures to reduce construction related emissions could include, but are not limited to: • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust. • During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on- and offsite streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 mph or less to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Director of the Development Services Department, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 mph to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by SCAQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing onsite electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer.	During construction activities	Applicant/Construction Contractor	City of Chino

• During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads. • During architectural coating activities, use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website.			
COA-AQ-1. *Construction Air Quality.* During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. Prior to the commencement of construction activities for the Project, the applicant or its designee shall provide evidence to the City of Chino (City) that all diesel generators used during commissioning of the Project are powered with California Air Resources Board–certified Tier 4 Final engines. An exemption from this requirement may be granted if (1) the applicant documents that the required generators with Tier 4 Final engines are not reasonably available, and (2) the required corresponding reductions in criteria air pollutant emissions can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the applicant's construction contractor shall: (1) demonstrate that at least 3 construction fleet owners/operators in San Bernardino County or adjacent counties were contacted and that those owners/operators confirmed Tier 4 Final equipment could not be located within San Bernardino County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using California Emissions Estimator Model (CalEEMod) or other industry standard emission estimation method and documentation provided to the City to confirm that necessary Project-generated emissions reductions are achieved.	During construction activities	Applicant/Construction Contractor	City of Chino
GP EIR Mitigation Measure AQ-2 *Operational Air Quality.* Applications for future development and redevelopment, wherein the City's Director of the Development Services Department or their designee has determined a potential for air quality impacts associated with operation, shall prepare and submit a technical assessment evaluating potential project operational-related air quality impacts to the City for review and approval. For individual projects that may exceed the daily operational emissions thresholds established by the SCAQMD, the owner/permitee shall conduct an analysis of the project's operational air quality impacts using the latest available CalEEMod mode, or other analytical method determined in conjunction with the City. The City's Director of the Development Services Department or their designee shall make this determination based on the size of the project, whether the project would require a transportation impact analysis, or other criteria. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If such analyses identify potentially significant regional or local air quality impacts, project-level mitigation and/or project design features would be required to reduce operational impacts to less than significant. Mitigation to reduce operational impacts depends on the specific project, but may include measures such as, but not limited to: • Demonstrate net zero energy expenditure. • Implementation of transportation demand management measures. • Prohibit the installation of woodstoves, hearths, and fireplaces in new construction facilitated by the General Plan Update. • Expand and facilitate completion of planned networks of active transportation infrastructure. • Implement electric vehicle charging infrastructure beyond requirements set forth in the 2022 CALGreen mandatory measures, such as Tier 2 voluntary measures set forth in 2022 CALGreen (or future more stringent) standards. • Implement traffic demand measures, such as unbundling parking fees from rent/lease options, encouraging/developing a ride-share program for the community, and provide car/bike sharing services, that will reduce daily individual car usage and reduce project VMT.	Completed during Section 15183 review	N/A	N/A
GP EIR Mitigation Measure AQ-3 *Health Risk Assessment.* For site-specific projects that may site new sensitive land uses within 500 feet of SR-71 or SR-60, the applicant shall prepare a HRA evaluating the potential for sensitive receptors to be exposed to TACs, which shall be required for such individual projects. The HRA shall be prepared in accordance with the policies and procedures of the state OEHHA and the SCAQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the SQAQMD at the time a project is considered (i.e., 10 in one million cancer risk and 1 hazard index), the project applicant will be required to identify and demonstrate that best available control technologies to reduce substantial exposure of sensitive receptors to TACs. Examples may include, but are not limited to, air intakes located away from high-volume roadways and/or truck loading zones unless it can be demonstrated that	Completed during Section 15183 review	N/A	N/A

these are operational limitations and/or heating, ventilation, and air conditioning systems provided with appropriately sized MERV filters. Mitigation measures identified in the HRA shall be incorporated into the site development plan as a component of the proposed project.			
GP EIR Mitigation Measure BIO-1 *Biological Assessment and Mitigation.* Applications for future development of vacant properties (and portions thereof), wherein the City's Director of Development Services or their designee has determined a potential for impacts to sensitive biological resources, shall be required to prepare a site-specific general biological resources survey to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. The report shall identify the need for focused presence/absence surveys and identify the presence of state or federal regulated wetlands or waters. If potentially significant impacts to sensitive biological resources, including sensitive species and/or wetlands are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance.	Completed during Section 15183 review	N/A	N/A
GP EIR Mitigation Measure BIO-2 *Nesting Birds.* Applications for future development, wherein the City's Director of Development Services or their designee has determined a potential for impacts to mature trees and/or native vegetation suitable for nesting birds, shall be required to restrict removal of sensitive habitat and vegetation to outside the breeding seasons of any sensitive species identified within adjacent properties (typical bird breeding season is January 15 to September 15, as early as January 1 for some raptors). If vegetation clearing must begin during the breeding season, a qualified biologist shall provide recommendations to avoid impacts to nesting birds which typically includes a pre-construction survey within three days of the start of construction to determine the presence of active nests. If active nests are found, avoidance measures shall be implemented to ensure protection of the nesting birds. Avoidance measures may include a no-activity buffer zone, typically 300 feet from the area of disturbance or 500 feet for raptors, established at the discretion of the qualified biologist in consultation with the City, If activity buffer zones are not feasible, temporary noise barriers may be installed to attenuate construction noise. Noise wall height and adequacy shall be supported by a noise analysis to determine the anticipated construction noise levels with attenuation measures as recommended by the biologist and approved by the City. Periodic noise monitoring shall be conducted during construction to ensure noise attenuation standards are met. Accepted noise levels are species dependent and existing ambient noise levels can play a factor in establishing baseline acceptable noise.	Implemented through **COA-BIO-2**.	N/A	N/A
COA-BIO-2 *Nesting Birds.* Initiation of construction activities (i.e., initial minor vegetation clearing) should avoid the migratory bird nesting season (January 15 to September 15), to reduce any potential significant impact to birds that may be nesting on the Project site. If construction activities must be initiated during the migratory bird-nesting season, a pre-construction avian nesting survey must be conducted for protected migratory birds, raptors, and active nests. A qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone in areas that are accessible visually. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act and California Fish and Game Code. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate no disturbance buffer, which will be determined by the biologist based on the species' sensitivity to disturbance (typically 50 feet for common, urban-adapted species, 300 feet for other passerine species, and 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. A qualified biologist (with the ability to stop work) shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur.	During construction activities	Qualified biologist	City of Chino
GP EIR Mitigation Measure CUL-1 *Historic Evaluation.* Prior to approval of a future site-specific project that would directly or indirectly affect a building/structure in excess of 50 years of age, the City or a qualified architectural historian shall determine whether the affected building/structure is historically significant. The evaluation shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the CEQA guidelines. If the evaluation determines that building/structure is not historic, no further evaluation or mitigation would be required. If the building/structure is determined to be historically significant, the preferred mitigation would be to avoid the resource through project redesign. If the resource cannot be avoided, all prudent and feasible measures to minimize or mitigate harm to the resource shall be taken per recommendations of the qualified architectural historian.	Completed during Section 15183 review	N/A	N/A
GP EIR Mitigation Measure CUL-2 *Cultural Resources Assessment.* Prior to project approval or the issuance of grading permits (whichever is applicable and comes first), the City shall require applicants for future proposed ground disturbing projects to determine the presence or absence of archaeological resources and appropriate mitigation measures. The following steps to achieve these goals:	Implemented through **COA-CUL-2**.	N/A	N/A

1. A qualified archaeologist meeting the Secretary of the Interior Standards shall conduct a cultural resources assessment consisting of a record search from the SCCIC, a sacred lands search from the NAHC, a pedestrian survey, background context and project specific recommendations 2. If the cultural resources assessment identifies archaeological resources that have not been evaluated for significance per CEQA thresholds, then an evaluation program shall be completed. An evaluation program generally will include excavation to determine depth, extent, integrity, and content of the subsurface cultural material, 3. If an archaeological resource is determined significant and avoidance through project redesign is not feasible, a data recovery and construction monitoring program shall be implemented to reduce impacts to an archaeological resource to below a significant level, and 4. After construction, a final data recovery and monitoring report shall be completed documenting the result of the data recovery, research design, and monitoring efforts. Confidential attachments must be submitted under separate covers. Artifacts collected during the evaluation, data recovery, and monitoring efforts must be curated at an appropriate facility consistent with the state and federal curation standards (36 CFR 79 of the Federal Register) and that allows access to the artifact collections.			
COA-CUL-2 *Unanticipated Discovery of Archeological Resources.* Prior to the initiation of construction activities, all construction crews should be alerted to the potential to encounter archaeological resources. In the event that archaeological resources (sites, features, and artifacts) are exposed during construction activities involving ground disturbance for the proposed Project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, can evaluate the significance of the find and determine whether additional study is warranted. This avoidance buffer may be adjusted following inspection of this area by that qualified archaeologist. A Phase II evaluation shall be conducted by a qualified archaeologist, in coordination with consulting Native American tribe(s), as applicable (refer to **COA-TCR-1** through **COA-TCR-6)**. The Phase II evaluation shall determine whether the resource qualifies as a historical resource under CEQA Guidelines Section 15064.5, a unique archaeological resource under Public Resources Code Section 21083.2, or a tribal cultural resource under Public Resources Code Section 21074. The evaluation may include mapping, surface collection, subsurface testing, artifact analysis, archival research, and preparation of a technical evaluation report. Prehistoric archaeological deposits may be indicated by the presence of discolored or dark soil, fire-affected material, concentrations of fragmented or whole shell, burned or complete bone, non-local lithic materials, or characteristics observed to be atypical of the surrounding area. Common prehistoric artifacts may include modified or battered lithic materials; lithic or bone tools that appeared to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; and other items. Historic-age deposits are often indicated by the presence of glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. If a resource is determined to be significant and project impacts cannot be avoided through preservation in place, project redesign, or other avoidance measures, a Phase III Data Recovery Plan or Cultural Resources Treatment Plan shall be prepared and implemented prior to impacts. The plan shall be prepared by a qualified archaeologist, in consultation with the lead agency and consulting Native American tribe(s), as applicable. The plan shall identify appropriate treatment methods, research questions, excavation and sampling procedures, monitoring requirements, laboratory analysis, curation or reburial procedures, reporting requirements, and protocols for inadvertent discoveries and human remains. Phase III work shall be completed before construction activities may proceed in the affected resource area, unless otherwise approved by the lead agency.	During construction activities	Qualified archaeologist	City of Chino
GP EIR Mitigation Measure GEO-1 *Paleontological Resources Evaluation.* Applications for future development, wherein the Community Development Director or his or her designee has determined a potential for impacts to paleontological resources, shall review the underlying geology and paleontological sensitivity of the site. If it is determined that the potential exists that sensitive paleontological resources are present, the applicant shall provide a paleontological resources technical report consisting of a record search, survey, background context and project specific recommendations performed by a qualified paleontologist. If it is determined there is potential for paleontological resources to be present, a qualified paleontological monitor shall be present during grading in locations where the paleontological resources technical report determined that such monitoring is necessary due to the potential for paleontological resources to reside within the underlying geologic formations. The paleontological resources technical report shall also provide specific duties of the monitor, and detailed measures to address fossil remains, if found.	Implemented through **COA-GEO-1**.	N/A	N/A
COA-GEO-1 *Paleontological Resources Mitigation and Monitoring Program and Paleontological Monitoring.* Prior to commencement of any grading activity on site, the Project applicant shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) 2010 guidelines to prepare and implement a Paleontological Resources Mitigation and Monitoring Program (PRMMP) for the Project. The PRMMP shall be consistent with the SVP (2010) guidelines and outline requirements for preconstruction meeting attendance and worker environmental awareness training; indicate where paleontological monitoring is required, starting at 5 feet below	During construction activities	Qualified paleontologist	City of Chino

ground surface (bgs), within the Project site based on construction plans and/or geotechnical reports; and outline procedures for adequate paleontological monitoring and discoveries treatment, including paleontological methods (including sediment sampling for microinvertebrate and microvertebrate fossils), reporting, and collections management. In addition, a qualified paleontological monitor shall be on site during significant ground-disturbing activities (including augering) below a depth of 5 feet or a depth determined by the qualified paleontologist. No paleontological monitoring is necessary during ground disturbance within artificial fill or above 5 feet bgs. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer or less as determined appropriate by the qualified paleontological monitor. Once documentation and collection of the find is completed, the monitor will allow grading to recommence in the area of the discovery. Any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the Project applicant.			
GP EIR Mitigation Measure GHG-1 *Greenhouse Gas.* All future site-specific projects shall be required to demonstrate consistency with the City's CAP. As stated in Appendix A of the CAP, analysis of site-specific projects can either be done through emissions calculations or by using the Screening Tables. Site-specific projects that obtain at least 100 points would be consistent with the reduction quantities anticipated in the CAP. Those site-specific projects that do not obtain 100 points using the Screening Tables would need to provide additional analysis to determine the significance of GHG emissions. Per Section 15.45.070 of the City's Municipal Code, GHG Performance Standards for New Development, all new development not utilizing the Screening Tables shall contribute to the reduction of GHG emissions by demonstrating consistency with the CAP by implementing one or a combination of the following three options: 1. Exceed the mandatory California Energy Code Title 24, Part 6 standards, in effect at the time of application submittal by five percent; or 2. 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 development application submittal for discretionary review; or 3. Provide other equivalent 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 0.074 MT CO2E per residential dwelling unit per year and/or per thousand square feet of commercial/industrial use per year. Applicants that choose Option 1 described above would be required to verify that their site-specific project meets the five percent 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 2 or 3 described above would 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.	During construction activities	Applicant/Construction Contractor	City of Chino
GP EIR Mitigation Measure NOI-1 *Exterior Noise Analysis.* Prior to the issuance of building permits, site-specific exterior noise analyses that demonstrate that the site-specific project would not place residential receptors in locations where the exterior existing or future noise levels would exceed the City's noise compatibility standards (Table HSN-1) shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, speed reductions on surrounding roadways, alternative pavement surfaces, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Completed during Section 15183 review	N/A	N/A
GP EIR Mitigation Measure NOI-2 *Interior Noise Analysis.* Prior to the issuance of building permits, site specific interior noise analyses demonstrating compliance with the City's interior noise compatibility standards and other applicable regulations shall be prepared for noise sensitive land uses located in areas where the exterior noise levels exceed the City's noise compatibility standards. Noise control measures, including but not limited to increasing roof, wall, window, and door sound attenuation ratings, placing heating, ventilation, and air conditioning equipment in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.	Completed during Section 15183 review	N/A	N/A
GP EIR Mitigation Measure NOI-3 *Stationary Noise.* Prior to the issuance of a building permit, a site-specific acoustical/noise analysis of any on-site generated noise sources, including generators, mechanical equipment, and trucks, shall be prepared which identifies all noise-generating equipment, predicts noise levels at property lines from all identified equipment, and recommends mitigation to be implemented (e.g., enclosures, barriers, site orientation), to ensure compliance with the City's noise standards. Noise	Completed during Section 15183 review	N/A	N/A

reduction measures shall include building noise-attenuating walls, limiting the hours of operation, or other attenuation measures. Additionally, future site-specific projects shall be required to buffer sensitive receptors from noise sources through the use of open space and other separation techniques as recommended after thorough analysis by a qualified acoustical engineer. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific noise analyses.			
GP EIR Mitigation Measure NOI-4 *Construction Noise.* Construction contractors shall implement the following measures for construction activities conducted in the Planning Area. These measures shall be identified on demolition, grading, and construction plans submitted to the City: • The City's Development Services Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. • Construction activity is limited to the hours: Between 7:00 a.m. and 8:00 p.m. Monday through Saturday as prescribed in Municipal Code Section 15.44.030. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. • During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise sensitive land uses. • Stockpiling shall be located as far as feasible from nearby noise sensitive land uses. • Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Development Services Department. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level or switch off backup alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the noise level limits established in the Municipal Code.	During construction activities	Applicant/Construction Contractor	City of Chino
GP EIR Mitigation Measure NOI-5 *Construction Vibration.* Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	During construction activities	Applicant/Construction Contractor	City of Chino
COA-TCR-2 *Retention of Qualified Archaeologist and Cultural Resources Sensitivity Training*. Prior to issuance of grading permits, the Project Applicant shall provide evidence to the City that a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology has been retained to conduct	Prior to issuance of grading permits	Applicant/Construction Contractor	City of Chino

required cultural resources training, monitoring coordination, evaluation, and treatment of archaeological resources and/or Tribal Cultural Resources that may be encountered during Project implementation. Prior to the start of any ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. The training shall address, at minimum, the types of archaeological resources, Tribal Cultural Resources, prehistoric resources, historic-period resources, cultural materials, cultural features, and human remains that may be encountered; the legal and regulatory protections for such resources; the procedures to be followed in the event of an inadvertent discovery; and the authority of the qualified archaeologist, Native American monitor(s), and City to halt or redirect work in the event of a discovery. Native American monitor(s) representing consulting Tribe(s) (Yuhaaviatam of San Manuel Nation, Gabrieleño Band of Mission Indians – Kizh Nation, Juaneño Band of Mission Indians -Acjachemen Nation, and Morongo Band of Mission Indians) shall be invited to participate in the cultural resources sensitivity training. The Project Applicant shall ensure that construction personnel attend the training and shall retain documentation demonstrating attendance. Training documentation shall be made available to the City upon request.			
COA-TCR-2 *Native American Monitoring Agreements.* At least 30 days prior to issuance of grading permits, and prior to the commencement of any ground-disturbing activity, the Project Applicant shall coordinate with the consulting Tribes (Yuhaaviatam of San Manuel Nation, Gabrieleño Band of Mission Indians – Kizh Nation, Juaneño Band of Mission Indians -Acjachemen Nation, and Morongo Band of Mission Indians) requesting monitoring to execute Native American Monitoring Agreement(s). The agreement(s) shall identify the monitor(s), monitoring requirements, communication protocols, roles and responsibilities, authority to temporarily halt or redirect work in the event of a discovery, discovery notification procedures, treatment protocols, confidentiality requirements, procedures for final disposition of Tribal Cultural Resources, and procedures for addressing human remains in accordance with applicable law. The Native American Monitoring Agreement shall address the monitoring requirements for each consulting Tribe, including procedures for coordinating monitor participation where more than one Tribe requests monitoring, with the intent of establishing an agreed-upon monitoring schedule or sharing protocol that limits on-site monitoring to one Native American monitor at a time, unless otherwise determined necessary through consultation with the City, Project Applicant, qualified archaeologist, and consulting Tribe(s). The Project Applicant shall submit a copy of the executed monitoring agreement(s) to the City prior to the earlier of: (1) commencement of any ground-disturbing activity; or (2) issuance of any permit necessary to authorize ground-disturbing activity. Prior to the start of ground-disturbing work, the Project Applicant shall conduct a construction coordination meeting with the qualified archaeologist, construction contractor, City, and Native American monitor(s)/Tribal representative(s) from consulting Tribe(s). The purpose of the meeting shall be to review the monitoring requirements, construction schedule, areas of ground disturbance, discovery protocols, communication procedures, and safety requirements. For purposes of these conditions of approval, “ground disturbing activities” shall include, but are not limited to, foundation demolition, pavement removal, potholing, augering, grubbing, boring, grading, excavation, drilling, trenching, utility installation, and any other activity that has the potential to disturb native soils, whether on-site or within off-site improvement areas required for the Project. Ground-disturbing activities shall not include any above-grade activities which do not disturb native soils, such as demolition of roofs or walls of existing structures which do not impact building foundations.	At least 30 days prior to issuance of grading permits	Applicant, City of Chino, and consulting Tribes (Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, the Juaneño Band of Mission Indians, Acjachemen Nation, and Morongo Band of Mission Indians)	City of Chino
COA-TCR-3 *Native American Monitoring During Ground-Disturbing Activities.* Native American monitor(s) representing the consulting Tribes (Yuhaaviatam of San Manuel Nation, Gabrieleño Band of Mission Indians – Kizh Nation, Juaneño Band of Mission Indians - Acjachemen Nation, and Morongo Band of Mission Indians) requesting monitoring shall be present during initial ground-disturbing activities within the Project site and any off-site improvement areas included as part of the Project, as provided in the Monitoring Agreement(s). Monitoring shall continue until the qualified archaeologist and Native American monitor(s), in consultation with the City and applicable Tribe(s), determine that monitoring is no longer necessary based on soil conditions, depth of disturbance, prior disturbance, or absence of cultural materials. If cultural materials, archaeological resources, Tribal Cultural Resources, cultural features, or other potentially significant resources are identified during construction, monitoring may be increased, modified, or resumed as determined necessary by the qualified archaeologist and Native American monitor(s), in consultation with the City and applicable Tribe(s). If pre-contact cultural resources are identified, the consulting Tribes (Yuhaaviatam of San Manuel Nation, Gabrieleño Band of Mission Indians – Kizh Nation, Juaneño Band of Mission Indians - Acjachemen Nation, and Morongo Band of Mission Indians) shall be notified and provided information regarding the nature of the find after the qualified archaeologist’s initial assessment, so that Tribal input may be provided regarding the significance and treatment of the resource. If a significant pre-contact resource is identified and YSMN elects to place a monitor on-site, a monitor representing YSMN shall be allowed to monitor for the remainder of the ground-disturbing activities or as otherwise determined through consultation.	During ground-disturbing activities	Consulting Tribes (Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, the Juaneño Band of Mission Indians, Acjachemen Nation and Morongo Band of Mission Indians)	City of Chino
COA-TCR-4 *Unanticipated Discovery of Archaeological Resources or Tribal Cultural Resources.* In the event that archaeological resources, Tribal Cultural Resources, cultural materials, cultural features, or other potential cultural resources are discovered during Project activities, all work within a 100-foot buffer of the discovery shall	During ground-disturbing activities	Applicant, City of Chino, and consulting Tribes (Yuhaaviatam of	City of Chino

immediately halt or be redirected. The buffer may be increased or decreased by the qualified archaeologist, in consultation with the Native American monitor(s), City, and applicable Tribe(s), based on the nature of the discovery, site conditions, and the need to protect the resource. A formal environmental sensitive area (ESA) and physical demarcations (i.e. staking, flagging, snow fencing) should be constructed denoting the 100-foot buffer zone around potentially significant finds (if the potential resource is located in a high-traffic area or are visible by individuals not associated with the project, a more discreet form of avoidance, such as a GIS shapefile or manual redirection is preferred in lieu of physical demarcations). Work shall not resume within the buffer area until the qualified archaeologist has evaluated the discovery and conferred with the City and, where the discovery involves prehistoric, Native American, or Tribal Cultural Resources, the Native American monitor(s) and consulting Tribe(s). The qualified archaeologist shall assess the nature and significance of the discovery and recommend appropriate treatment in consultation with the City and applicable Tribe(s). Where avoidance of resources through project redesign is not possible, preservation in place shall be the preferred treatment with data recovery excavations and curation in facility that meets Federal Curation Standards (36 CFR 79) only if all other options are proven to be infeasible. Preservation in place may include, but is not limited to, avoidance, project redesign, incorporation into open space, capping, protective covering, or other measures that would avoid disturbance of the resource. If preservation in place is demonstrated to be infeasible, the qualified archaeologist shall prepare and implement a Treatment Plan in consultation with the City and applicable Tribe(s) and in accordance with the approved Monitoring Agreement(s). The Treatment Plan shall provide for the adequate recovery, documentation, analysis, and treatment of the resource, while also considering Tribal cultural values and not solely scientific values. Construction shall not resume in the discovery area until the treatment measures have been completed, the qualified archaeologist and Native American monitor(s), in consultation with the City and applicable Tribe(s), confirm that work may proceed, and the City authorizes work to resume. If artifacts, cultural materials, or Tribal Cultural Resources are recovered during Project implementation, the qualified archaeologist and Native American monitor(s), in consultation with the City and consulting Tribe(s), shall document the materials and determine appropriate treatment and disposition. Treatment may include, but is not limited to, avoidance, reburial, return to the appropriate Tribe, curation, or other culturally appropriate treatment determined through consultation. Documentation shall include, as applicable, records of recovered materials, treatment measures, correspondence confirming Tribal disposition decisions, and confirmation that any required treatment has been completed. Confidential information regarding the location, nature, or character of Tribal Cultural Resources shall be protected from public disclosure to the extent allowed by law.		San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, the Juaneño Band of Mission Indians, Acjachemen Nation, and Morongo Band of Mission Indians)	
COA-TCR-5 *Human Remains.* If human remains or funerary objects are encountered during any Project-related activity, work shall immediately cease within 100 feet of the discovery, or within another distance determined appropriate by the qualified archaeologist and City based on the nature of the discovery. The San Bernardino County Coroner shall be immediately notified in accordance with California Health and Safety Code Section 7050.5. No further excavation or disturbance of the discovery area, or any nearby area reasonably suspected to overlie adjacent remains, shall occur until the requirements of State law have been satisfied. **No photographs are to be taken, except by the Coroner,** with written approval by the Consulting Tribe[s]. Project personnel/observers should be restricted from entry into the area. If the County Coroner determines that the remains are Native American, or are believed to be Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours. The NAHC shall identify the Most Likely Descendant in accordance with Public Resources Code Section 5097.98. The Most Likely Descendant shall be granted access to the discovery area and shall provide recommendations for treatment and disposition of the remains and any associated funerary objects. The Project Applicant, City, qualified archaeologist, and Native American monitor(s), as applicable, shall implement the procedures required by Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98.	During ground-disturbing activities	County Coroner and consulting Tribes (Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, the Juaneño Band of Mission Indians, Acjachemen Nation, and Morongo Band of Mission Indians)	City of Chino
COA-TCR-6 *Documentation, Reporting, and Compliance Verification*. The qualified archaeologist, Native American monitor(s), Project Applicant, construction contractor, and/or City, as applicable, shall maintain documentation demonstrating implementation of these mitigation measures. Documentation may include, but is not limited to, worker training logs, monitoring logs, records of coordination, discovery reports, treatment documentation, correspondence with consulting Tribe(s), disposition documentation, confidentiality records, and confirmation that work did not resume in discovery areas until required treatment was completed. Upon completion of ground-disturbing activities, the qualified archaeologist shall prepare a Final Monitoring and Mitigation Summary Report documenting implementation of the mitigation measures, monitoring activities, any discoveries, treatment measures, Tribal coordination, and final disposition of any recovered materials. The report shall be submitted to the City and provided to consulting Tribe(s) for review, subject to confidentiality protections for sensitive Tribal Cultural Resource information. Any archaeological, cultural, or monitoring documents prepared for the Project, including isolate records, site records, survey reports, testing reports, monitoring reports, treatment plans, and final reports, shall be provided to the City and Project Applicant and, as appropriate, transmitted to consulting Tribe(s) in good faith for review and comment, subject to confidentiality requirements.	During ground-disturbing activities	Applicant, City of Chino, and consulting Tribes (Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, the Juaneño Band of Mission Indians, Acjachemen Nation, and Morongo Band of Mission Indians)	City of Chino

PUBLIC WORKS CONDITIONS OF APPROVAL

PROJECT NO. PL25-0085 (SCUP) & PL25-0086 (SA)

DATE: June 25, 2026 PC MEETING DATE: July 15, 2026

PROJECT DESCRIPTION: New 400-megawatt Dirac Battery Energy Storage System on 13.89 AC

PROJECT LOCATION: 13925 Benson Ave, 13822 Oaks Ave & 13910 Oaks Ave (APN 1021-125-05, 1021-211-02 & 1021-211-05)

APPLICANT: Dirac Project, LLC PROJECT ENGINEER: Isidro Abreo

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 Avenue	33’	West

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

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: (Please coordinate and verify all requirements with the project engineer.)

	Street Names	
	Benson Avenue(1)	Oaks Avenue(1)
Curb & Gutter (Offset from Centerline)	X(21')	X(22')
Sidewalk (Width)(2)	X(5')	X(5')(3)
Curb Ramps(2)(4)	X	
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)		
Asphalt Concrete Overlay(5)	X	X
Street Lights	X	
Median Island and Landscaping		
Parkway Landscaping(6)	X	X
Striping and Traffic Controls(7)	X	X
Traffic Signal Interconnect		
Conduit System for CATV		
Sewer(8)	X	
Storm Drain(9)	X	X
Domestic Water(10)	X	X
Recycled Water(10)	X	
Fire Hydrants as required by CVIFD		
Driveway Approaches(11)	X	X

(1) Repair all damage to existing public improvements caused by the proposed construction activities and as requested by the Public Works Inspector. All required street improvements should follow the new City Standard for street trenching backfill and repair.

(2) These public improvements shall be made accessible to pedestrians and meet all accessibility (ADA) requirements, prior to project acceptance.

(3) The new sidewalk on Oaks Ave shall extend from the northerly property line down (south) to the existing sidewalk, located near the Freedom Ct and Oaks Ae intersection, on the west side of the road.

(4) As described in Condition 1.14.

(5) Minimum 2" grind and overlay to centerline of road.

(6) Parkway landscape and irrigation shall remain along the project frontage on Benson Ave & Oaks Ave. The property owner is responsible for the maintenance of these improvements.

(7) Extent of the signing & striping plan shall be dictated by the City Traffic Engineer and shall include crosswalk restriping at the intersection of Benson Ave and Daniels St. This may also include any required centerline striping on Oaks Ave.

(8) Provide a new sewer service lateral and abandon any unused/existing lines to the property where applicable, per City standards. The proposed sewer lateral shall not be located within any of the proposed project driveways.

(9) Proposed parkway storm drain and WQMP BMPs shall be constructed near the southwest corner and the southeast corner of the project site and shall safely discharge treated stormwater flows into the existing curb & gutter.

(10) Provide new water meters (domestic and recycled) and appurtenances and abandon unused services where applicable, per City standards.

(11) Proposed driveway approaches shall be constructed per City Std. No. 250 with 6-ft sidewalks. Minimum width shall be 30-ft. Minimum radii shall be 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 that is tributary to the City's sewer main line.

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. Comply with all applicable requirements of the City Code.

1.13. The project must ensure that all pedestrian facilities (private or publicly owned) that are open to the public shall comply with accessibility standards in the City's Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards. This includes the following structures and facilities:

a. Sidewalks and walks (public right of way sidewalk, walks within the development);
b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City' Policy on Accessible Pedestrian Facilities);
c. Pedestrian crossings at driveways;
d. Crosswalks (marked, unmarked, signalized); and
e. Path of travel from right-of-way to each feature pad area, may be applicable.

1.14. Existing and proposed 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 and proposed improvements shall be made compliant with accessibility regulations as a part of this project:
   i. A 5-ft minimum width sidewalk fronting the project on Benson Ave, connecting to the existing sidewalk to the south, and connecting to the north with a new;
   ii. directional curb ramp at the southeast corner (SEC) of the Benson Ave and Daniels St intersection.
   iii. Two directional curb ramps at the southwest corner (SWC) of the Benson Ave and Daniels St intersection.
   iv. A directional curb ramp at the northwest corner (NWC) of the Benson Ave and Daniels St intersection.
   v. Crosswalks at the intersection of Benson Ave and Daniels St.
   vi. Driveway approach crossings at both Benson Ave and Oaks Ave.
   vii. A 5-ft minimum sidewalk fronting the project on Oaks Ave that extends from the north property line down (south) to the existing sidewalk, located near the Oaks Ave and Freedom Ct intersection.

b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.

c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.

1.15. Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.

Developer is solely responsible for remaining informed about changes in the fee amounts. City shall have no obligation to inform Developer of changes in the fee amounts unless Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Section 3.40.080(B) or 3.45.080(B).

1.16. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water

Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

1.17. Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g., infiltration, harvesting, and bio-treatment) and non-structural measures (e.g., preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document and include the Trash Order Implementation Plan requirements.

1.18. Any future maintenance and repair of sewer laterals, except for the portion of lateral located within the public right-of-way or public easement, and domestic water or fire service laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.

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

1.20. Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.

1.21. 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.

1.22. (I) Annex into the current services special tax community facilities district of the City (the "City Services CFD") through the submission of an application to the City's Finance Department along with the payment of $11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process, or (II) form a new City community facilities district with a services special tax component commensurate with the City Services CFD, or (III) provide a lump sum payment to the City which, based on current interest rate conditions, is projected to finance in perpetuity the same services projected to be provided through annexation into the City Services CFD. Upon completion of the annexation, an annual special tax will be assessed on the property tax bill to each Assessor Parcel at an established rate set by the City Services CFD document entitled "Rate and Method of Apportionment" available for review in the CFD Annual Report located at:

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

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

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. 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.

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

2.4. Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.

2.5. 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.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

3.1 Complete all Conditions of Approval listed under Sections 1-3 above.

3.2 Coordinate with the City and Southern California Edison (SCE) to transfer all applicable streetlight electrical service accounts to the City.

3.3 Submit to the City, electronic files of "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

Attachment

CITY OF CHINO
PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

PROJECT NO. PL25-0085 (SCUP) & PL25-0086 (SA)

PROJECT ENGINEER: Isidro Abreo
DATE: 6/25/2026

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

- ☒ Copy of Development Engineering Division Conditions of Approval
- ☒ Plan Check Fee Calculation Form
- ☐ Maps (Subdivision Only)
- ☒ Preliminary Title Report (no older than six months)
- ☒ Closure Calculations
- ☐ Referenced Maps (Subdivision Only)
- ☒ Soils Report (no older than sixty days)
- ☒ Lot line adjustment (Lot merger)- *Exhibit A (Legal Description) & Exhibit B (Plat)*
- ☒ Right-of-way dedication (Deed-of-ROW)- *Exhibit A (Legal Description) & Exhibit B (Plat)*
- ☒ Rough Grading Plan
- ☒ Precise Grading & Erosion Control Plan- *with private storm drain improvements*
- ☐ 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- *(1) Benson Ave & (2) Oaks Ave*
- ☒ Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☒ Sewer Plans- *revisions to the City of Chino record drawing (**BA-0047**)*
- ☒ Domestic Water Plans- *revisions to the City of Chino record drawing (**CB-0104**)*
- ☒ Recycled Water Plans- *revisions to the City of Chino record drawing (**CB 1365-1370 RC**)*
- ☒ Street Light Plans
- ☐ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☒ Signing and Striping Plans- *Benson Ave and Daniels St*
- ☐ Traffic Signal Interconnect Plans
- ☐ Traffic Signal Plans
- ☒ Water Quality Management Plan
- ☒ Construction Management Plan

Chino Valley Fire District

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

Board of Directors

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

Fire Chief
Dave Williams

June 17, 2026

2025-00000138

DIRAC PROJECT LLC 11801 DOMAIN BLVD STE 450 AUSTIN, TX - Texas 78758	Project Name: BESS Project – DRC25-0005 PL 25-0007, PL25-0085, PL25-0086 Project Address: 13822, 13910 Oaks Ave. & 13925 Benson 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. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length.

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.

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.

3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:

3.1 An automatic fire alarm system is required. An electronic/PDF set of detailed plans shall be submitted showing the design, systembcomponents, 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 Standards. The contractor is required to submit a report to The Compliance Engine (TCE).

3.2 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.

3.3 "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.

3.4 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.

3.5 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.

3.6 A hazard mitigation analysis and report shall be submitted for Fire District approval for any proposed BESS system. The report shall include requirement as specified in the current adopted edition of the California Fire Code, well as requirements specified in the current edition of the California Building Code.

3.7 Fire Mitigation Personnel shall be on-site to respond to possible ignition or re-ignition of a damaged ESS, the system owner, agent or lessee shall dispatch within 15 minutes one or more fire mitigation personnel to the premise, as required and approved, at their expense. These personnel shall remain on duty continuously after the fire department leaves the premise until the damaged energy storage equipment is removed from the premises, or earlier if the fire code official indicates the public safety hazard has been abated. (Material based on NFPA 855 2023 Ed.)

3.8 **SPECIAL CONDITIONS:**

The proposed Battery Energy Storage System (BESS) project Dirac shall be designed, installed, operated, and maintained in accordance with all applicable state, and local regulations.

The project shall incorporate comprehensive safety, fire protection, electrical, and operational measures intended to ensure compliance with the requirements set forth and adopted by the state of California and in turn by Chino Valley Fire District. The system will conform to the following standards and codes:

- National Fire Protection Association (NFPA) 855, Standard for the Installation of Stationary Energy Storage Systems
- NFPA 70, National Electrical Code (NEC)
- NFPA 68 and NFPA 69, where applicable
- California Fire Code (CFC)
- UL 9540, Energy Storage Systems and Equipment
- UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems
- UL 1973, Batteries for Use in Stationary Applications

The proposed system shall include safety features designed to mitigate operational risks and enhance public safety, including:

- Battery management systems (BMS) for continuous monitoring and control
- Thermal management systems
- Fire detection and alarm systems
- Emergency shutdown capabilities
- Ventilation and gas detection systems
- Appropriate setbacks and separation distances,
- Coordination with local fire and emergency response agencies
- Site access controls and security measures

3.9 A California Fire Code operational permit shall be maintained.

3.10 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) BESS Construction, includes any tenant improvement work
b) Private (onsite) Underground Fire Protection Water Systems, if applicable contractor or registered engineer.
e) Knox box and/or security gate locations.

Applicable Standards:

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

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

POLICE DEPARTMENT
CONDITIONS OF APPROVAL

DATE: July 15, 2026

PROJECT FILE NO.: PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval)

LOCATION: 13925 Benson Avenue, 13822 Oaks Avenue and 13910 Oaks Avenue (APNs: 1021-121-05, 1021-211-02 and 1021-211-05)

APPLICANT: Dirac Project LLC

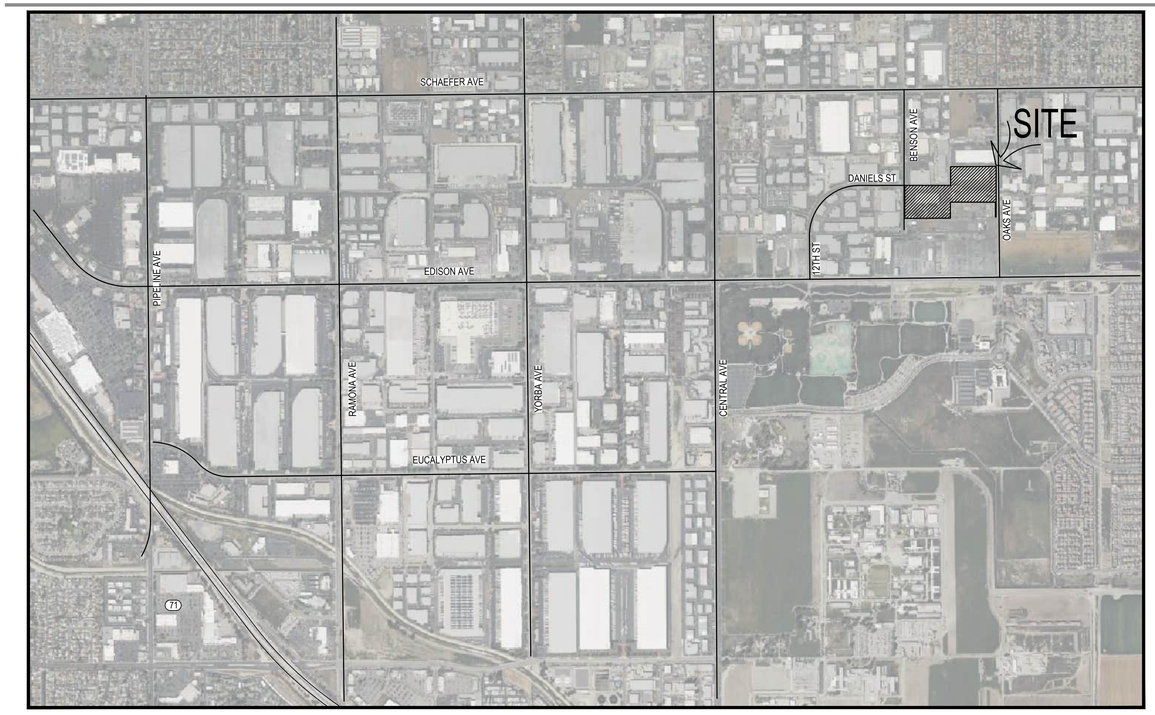
1.0 THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH TO THE SATISFACTION OF THE CHINO POLICE DEPARTMENT:

1.1. Install and adequately position license plate reader quality security cameras capable of capturing nighttime video to cover door entrances (directed towards faces), driveways, all entry/exit points, rear of the property, parking lots, and safe storage locations with 24/7 monitoring. Allow access to camera system to our Real Time Crime Center Analysis for in progress calls for service/crimes in progress. Contact: Leah Green Chino PD.

1.2. Surveillance footage needs to be stored for 30 days. In the event of a criminal investigation, the surveillance footage must be turned over to law enforcement officials.

AYPA DIRAC BESS

13925 BENSON AVENUE
CHINO, CA 91710



VICINITY MAP
1" = 1000'

1000 500 0 1000 2000
SCALE: 1 INCH = 1000 FEET

PROJECT DESCRIPTION:

THE PROJECT WILL BE A REDEVELOPMENT OF AN EXISTING INDUSTRIAL SITE. IT FEATURES CONSTRUCTION OF OUTDOOR BATTERY ENERGY STORAGE SYSTEMS (BESS), COMPRISED OF 564 BESS ENCLOSURES FED BY 98 POWER CONVERSION SYSTEMS (PCS), ALL CONNECTED TO A NEW SUBSTATION YARD THROUGH UNDERGROUND DUCTBANKS.

THE SCOPE OF WORK ALSO CAPTURES CIVIL ENGINEERED SITE GRADING/DRAINAGE, LANDSCAPE DESIGN, AND FIRE ACCESS ROADS TO COMPLY WITH CITY OF CHINO CODES AND ORDINANCES.

LEGAL DESCRIPTION:

APN: 1021-121-05-0000, 1021-211-02-6000, 1021-211-05-0000

PARCELS 2 AND 3 OF PARCEL MAP NO. 2272 ALONG WITH LOT 24, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

PROJECT TEAM:

APPLICANT:
AYPA POWER
11801 DOMAIN BLVD, SUITE 450
AUSTIN, TX 78758
CONTACT: GEOFF FORNER
gforner@aypa.com

CIVIL:
COFFMAN ENGINEERS, INC.
1455 FRAZEE RD, SUITE 600
SAN DIEGO, CA 92108
(619) 232-4673
CONTACT: JON ARENZ
jon.arenz@coffman.com

FIRE PROTECTION:
COFFMAN ENGINEERS, INC.
751 OSTERMAN DR, SUITE 104
BOZEMAN, MT 59715
(406) 582-1936
CONTACT: JAKE REIDELBACH
jake.reidelbach@coffman.com

ELECTRICAL:
COFFMAN ENGINEERS, INC.
1101 2ND AVE, SUITE 400
SEATTLE, WA 98101
(206) 623-0717
CONTACT: CHRIS BARKER
chris.barker@coffman.com

SHEET INDEX

DWG. #	TITLE	NOTE
G1.0	COVER SHEET	
C1.0	EXISTING CONDITIONS	
C3.0	PRELIMINARY SITE PLAN KEY MAP	
C3.1	PRELIMINARY CIVIL SITE PLAN	
C3.2	PRELIMINARY CIVIL SITE PLAN	
C3.3	PRELIMINARY CIVIL SITE PLAN	
C4.0	PRELIMINARY GRADING PLAN KEY MAP	
C4.1	PRELIMINARY GRADING PLAN	
C4.2	PRELIMINARY GRADING PLAN	
C5.0	PRELIMINARY DRAINAGE PLAN KEY MAP	
C5.1	PRELIMINARY DRAINAGE PLAN	
C5.2	PRELIMINARY DRAINAGE PLAN	
C6.0	PRELIMINARY UTILITY PLAN KEY MAP	
C6.1	PRELIMINARY UTILITY PLAN	
C6.2	PRELIMINARY UTILITY PLAN	
C7.0	PRELIMINARY FENCING KEY MAP	
C7.1	PRELIMINARY FENCING PLAN	
C7.2	PRELIMINARY FENCING PLAN	
C7.3	PRELIMINARY FENCING DETAILS	
C8.0	PUBLIC IMPROVEMENT KEY MAP	
C8.1	PUBLIC IMPROVEMENT PLAN	
C8.2	PUBLIC IMPROVEMENT PLAN	
C8.3	PUBLIC IMPROVEMENT PLAN	
C9.0	TRUCK TURN ANALYSIS	
E0.1	LUMINAIRE SCHEDULE	
E0.2	CUT SHEETS	
E1.1	ELECTRICAL SITE PLAN	
E1.2	PHOTOMETRIC PLAN	
E5.1	ONE-LINE DIAGRAM	
E5.2	ONE-LINE DIAGRAM	
FMP	FIRE MASTER PLAN	

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

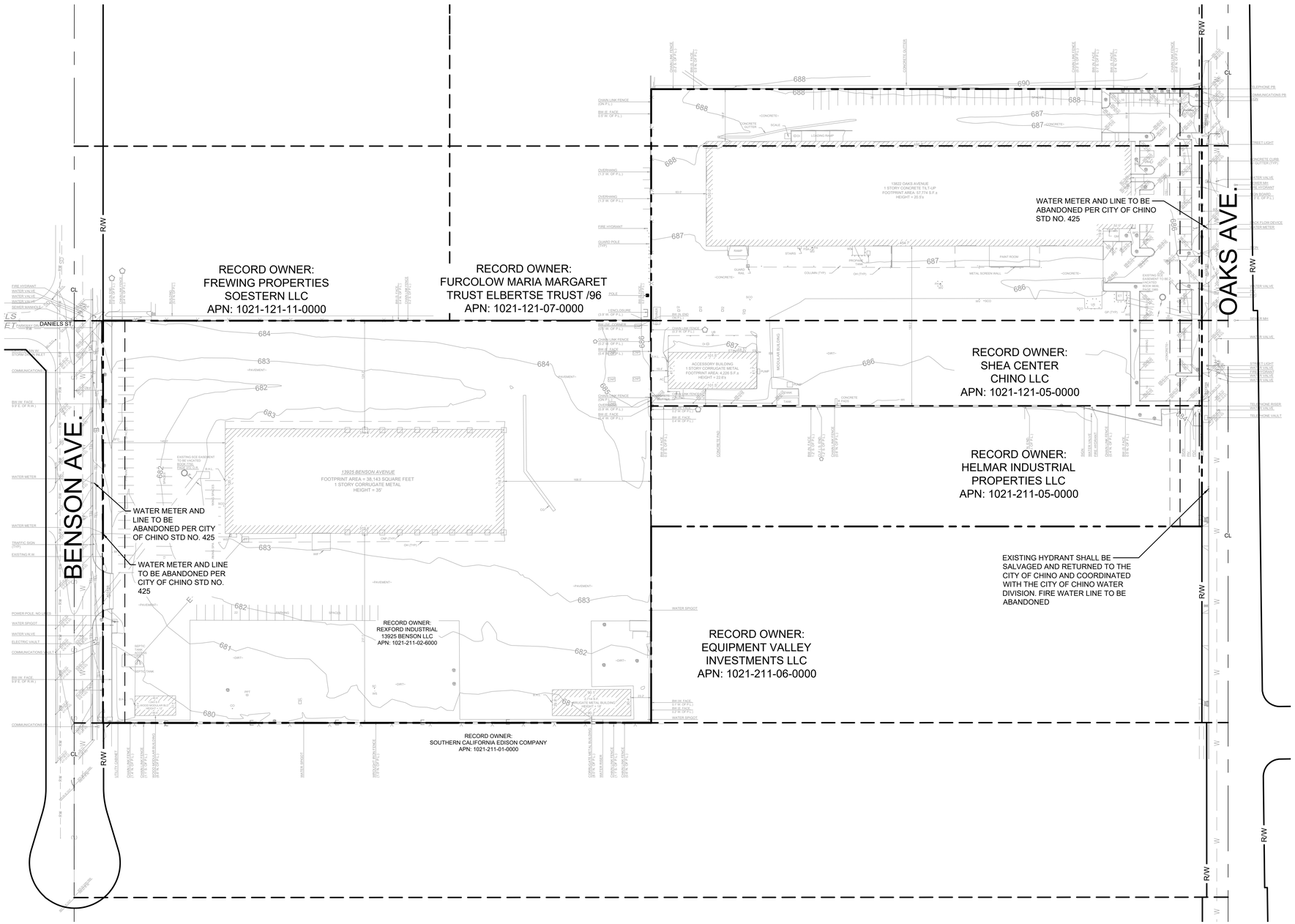
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6320 Canoga Avenue, Suite 1300
Woodland Hills, CA 91367
ph 818.698.8448
www.coffman.com

DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
COVER SHEET

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 1000'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: AM		DRAWING NO. G1.0
DRAWN BY: MWT	REVIEWED BY:		

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ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CO	CLEANOUT
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN/PROCESS WASTE
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TYP	TYPICAL
WTR	WATER

LEGEND

- EX. ELECTRICAL LINE
- EX. FENCE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- STREET CENTERLINE
- PROPERTY LINE/PROJECT BOUNDARY
- OFFSITE LOT LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- SETBACK LINE

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DIRAC BESS

CITY OF CHINO

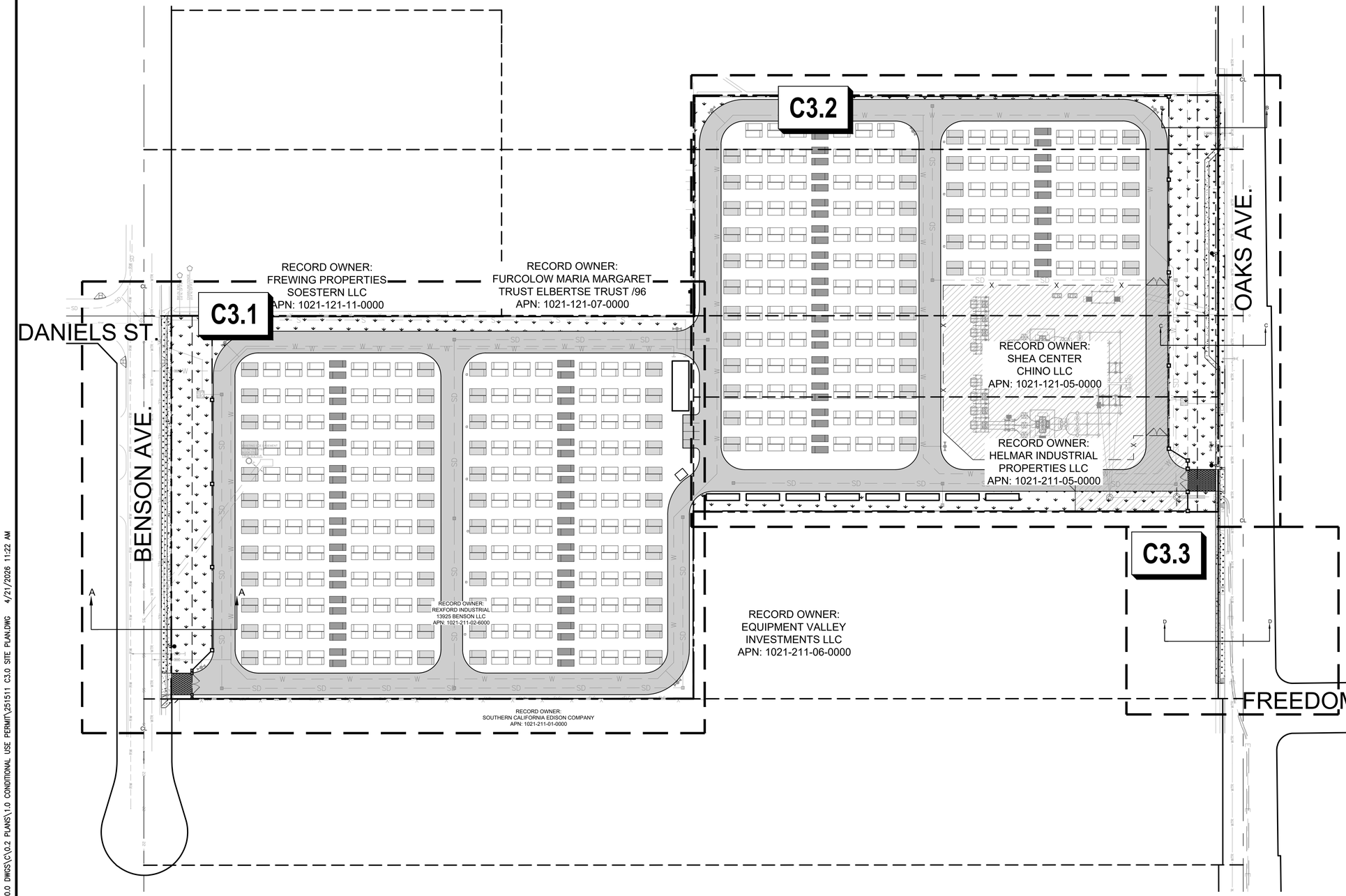
13925 BENSON AVE, CHINO, CA 91710

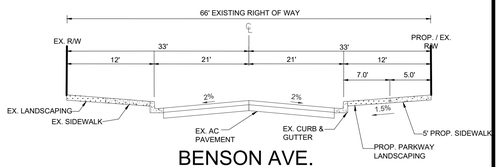
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EXISTING CONDITIONS

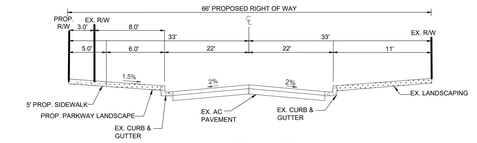
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DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C1.0
DRAWN BY: JK		REVIEWED BY: JRA	

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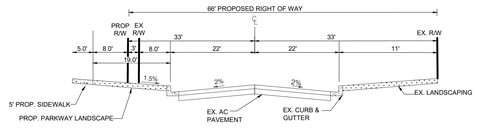




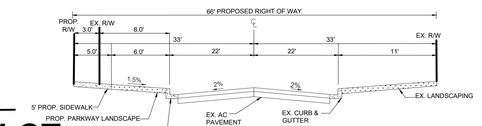
BENSON AVE.
SECTION A-A



OAKS AVE.
SECTION B-B



OAKS AVE.
SECTION C-C



OAKS AVE.
SECTION D-D

PRELIMINARY
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NO.	DATE	DESCRIPTION	BY
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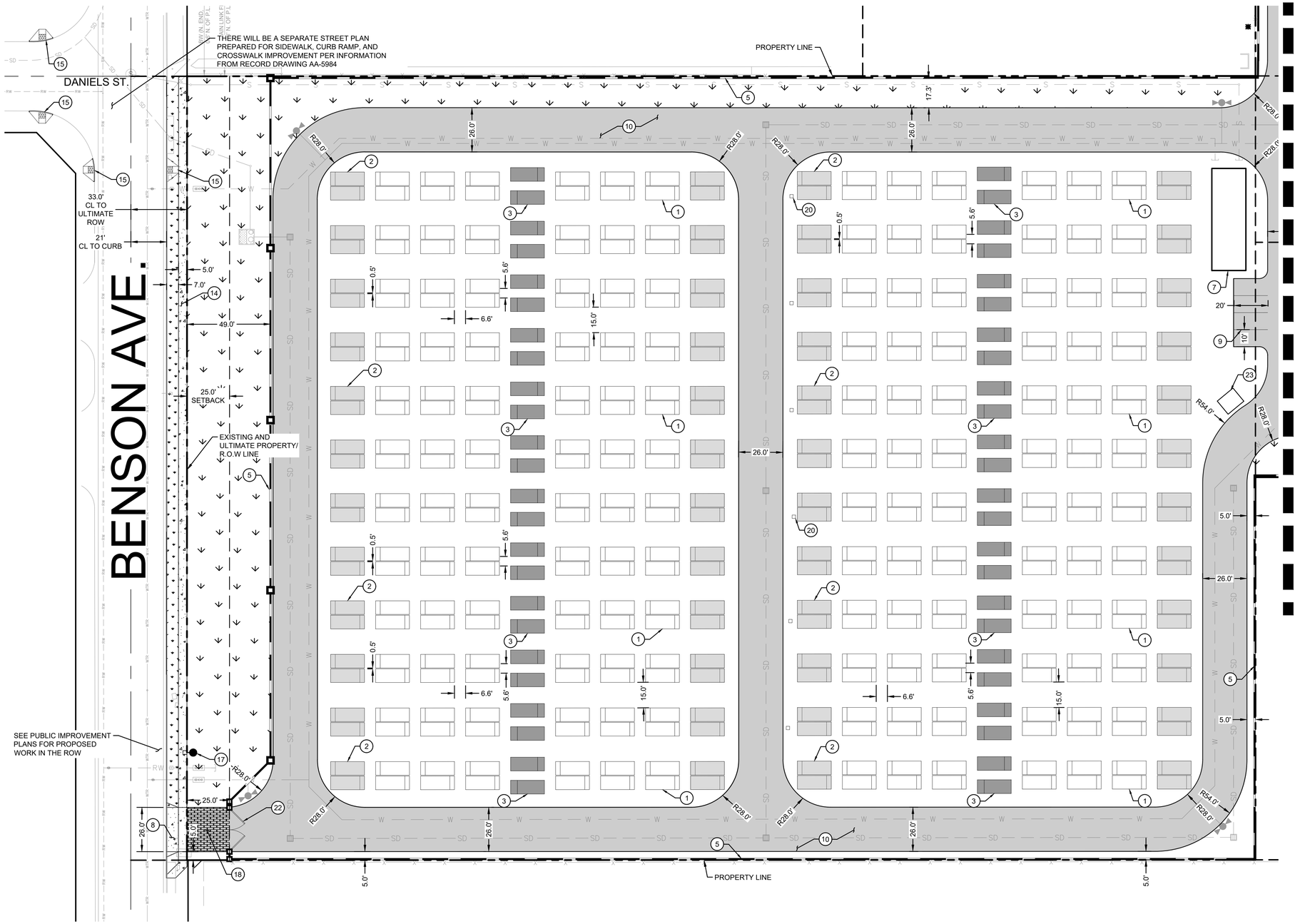
DIRAC BESS

CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY
SITE PLAN KEY MAP

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 60'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C3.0
DRAWN BY: JK	REVIEWED BY: JRA		

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LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PARCEL BOUNDARY
- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. CMU WALL
- PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL. II A.B.
- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED 8-HOUR BOL BATTERY (19.9' × 8.0')
- PROPOSED 8-HOUR AUGMENTATION BATTERY (19.9' × 8.0')
- PROPOSED MEDIUM VOLTAGE TRANSFORMER (19.9' × 8.0')

SITE KEYNOTES

1. PROPOSED 8-HOUR BOL BATTERY (516 TOTAL)
2. PROPOSED 8-HOUR AUGMENTATION BATTERY (168 TOTAL)
3. PROPOSED MEDIUM VOLTAGE TRANSFORMER (86 TOTAL)
5. PROPOSED 10' BLAST CMU WALL BESS WITH DECORATIVE PILASTERS EVERY 100'. SEE C7.2-C7.3
7. PROPOSED PRE-FABRICATED O&M BUILDING (H = 12.0')
8. PROPOSED 26.0' WIDE DRIVEWAY
9. PROPOSED PARKING SPACE (TYP. OF 4)
10. PROPOSED HEAVY-DUTY VEHICULAR ASPHALT PAVEMENT
14. PROPOSED 5.0'-WIDE PUBLIC SIDEWALK
15. PROPOSED PUBLIC CURB RAMP
17. PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED UPON FURTHER COORDINATION WITH CITY.
18. PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT.
20. LOW VOLTAGE FIRE ALARM DISTRIBUTION PANEL (TYP.)
22. PROPOSED AUTOMATIC GATE WITH PERFORATED METAL SCREEN AND KNOX BOX
23. PROPOSED 12' X 10' TRASH ENCLOSURE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
PROP	PROPOSED
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

30 15 0 30 60
SCALE: 1 INCH = 30 FEET

PRELIMINARY
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		REVISIONS	
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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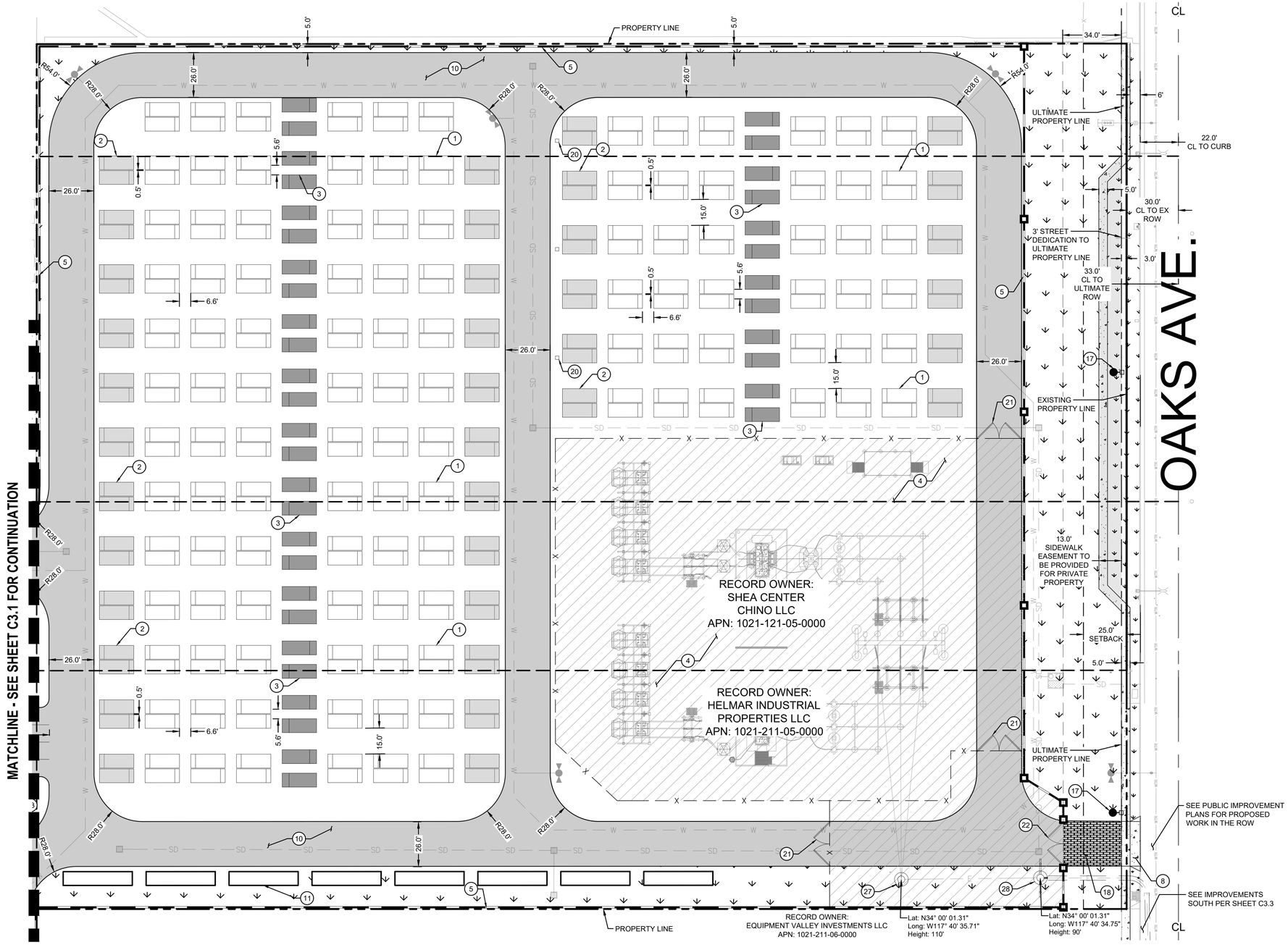
DIRAC BESS

CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY SITE PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C3.1
DRAWN BY: JK		REVIEWED BY: JRA	

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LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- PARCEL BOUNDARY
- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. CMU WALL
- PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL. II A.B.
- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT
- SIDEWALK EASEMENT (EASEMENT DEED) TO BE PROVIDED TO THE CITY FOR PRIVATE PROPERTY, PER A SEPARATE INSTRUMENT
- PROPOSED 8-HOUR BOL BATTERY (19.9' × 8.0')
- PROPOSED 8-HOUR AUGMENTATION BATTERY (19.9' × 8.0')
- PROPOSED MEDIUM VOLTAGE TRANSFORMER (19.9' × 8.0')

SITE KEYNOTES

1. PROPOSED 8-HOUR BOL BATTERY (516 TOTAL)
2. PROPOSED 8-HOUR AUGMENTATION BATTERY (168 TOTAL)
3. PROPOSED MEDIUM VOLTAGE TRANSFORMER (86 TOTAL)
4. PROPOSED ELECTRICAL SUBSTATION
5. PROPOSED 10' BLAST CMU WALL BESS WITH DECORATIVE PILASTERS EVERY 100'. SEE C7.2-C7.3
8. PROPOSED 26.0' WIDE DRIVEWAY
10. PROPOSED HEAVY-DUTY VEHICULAR ASPHALT PAVEMENT
11. PROPOSED 8'X40' CONEX BOX (TYP. OF 8)
17. PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED UPON FURTHER COORDINATION WITH CITY.
18. PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT.
20. LOW VOLTAGE FIRE ALARM DISTRIBUTION PANEL (TYP.)
21. PROPOSED INTERNAL SUBSTATION ACCESS (2)
22. PROPOSED AUTOMATIC GATE WITH PERFORATED METAL SCREEN AND KNOX BOX
27. PROPOSED POCO TURNING STRUCTURE
28. PROPOSED SCE RISER TO UNDERGROUND GEN-TIE

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		

SCALE: 1 INCH = 30 FEET

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NO.	DATE	REVISIONS DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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DIRAC BESS

CITY OF CHINO

13925 BENSON AVE, CHINO, CA 91710

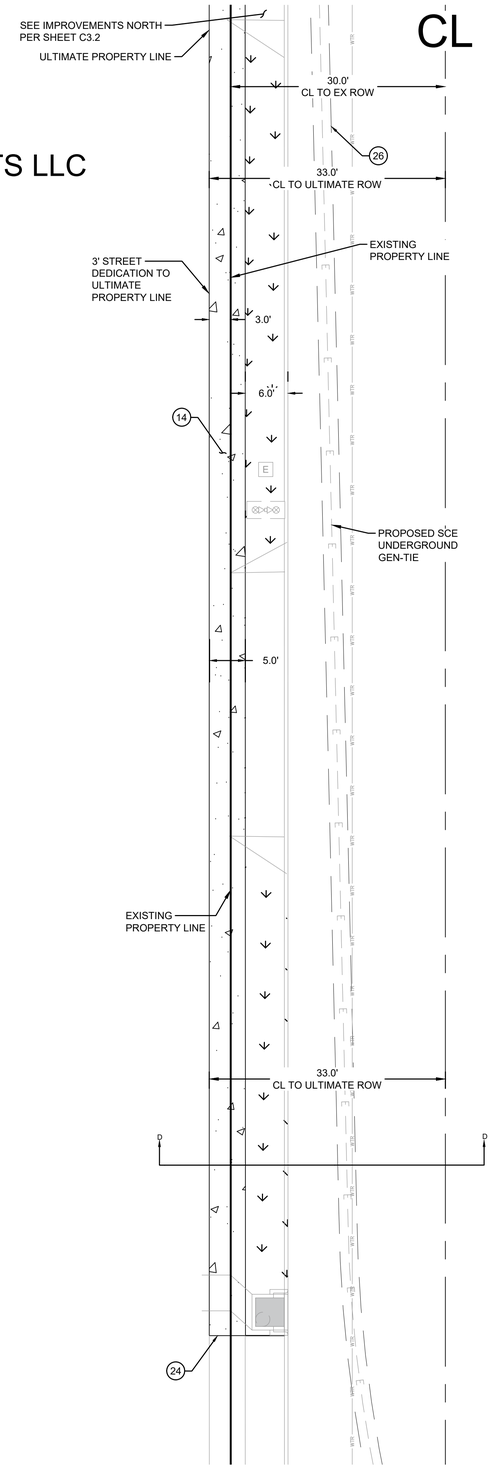
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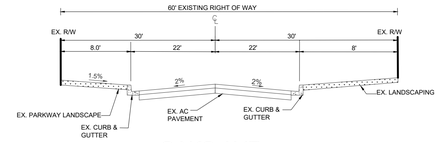
PRELIMINARY SITE PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
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DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C3.2
DRAWN BY: JK	REVIEWED BY: JRA		

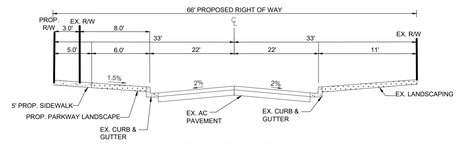
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RECORD OWNER:
EQUIPMENT VALLEY INVESTMENTS LLC
APN: 1021-211-06-0000



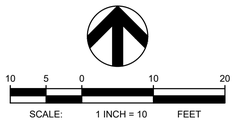


OAKS AVE.
SECTION D-D EXISTING



OAKS AVE.
SECTION D-D PROPOSED

FREEDOM CT.



ABBREVIATIONS

AB	AGGREGATE BASE	(N)	NEW
AC	ASPHALT CONCRETE	PCS	POWER CONVERSION SYSTEM
AUX	AUXILIARY	PP	POWER POLE
BESS	BATTERY ENERGY STORAGE SYSTEM	PROP	PROPOSED
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER
INV	INVERT		

LEGEND

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- STREET CENTERLINE
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- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. CMU WALL
- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

GENERAL NOTES

- TRENCHING WITHIN OAKS AVE IS SUBJECT TO THE CITY'S STREET MORATORIUM AND ANY ASSOCIATED REPAIR REQUIREMENTS. PLEASE REFERENCE THE CITY OF CHINO DEPARTMENT OF PUBLIC WORKS' MEMORANDUM DATED JANUARY 26, 2023 FOR THE STREET/ALLEY RESURFACING POLICY FOR THE STREETS UNDER MORATORIUM.
- ANY CONSTRUCTION REQUIRED IN THE PUBLIC R.O.W SHALL REQUIRE AN ENCROACHMENT PERMIT, THROUGH THE PUBLIC WORKS DEPARTMENT.

SITE KEYNOTES

(14) PROPOSED 5.0'-WIDE PUBLIC SIDEWALK
(24) CONNECT TO EXISTING SIDEWALK
(26) TRENCH BACKFILL & ROADWAY REPAIR PER CITY OF CHINO STD.109 A

PRELIMINARY
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		REVISIONS	
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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DIRAC BESS

CITY OF CHINO

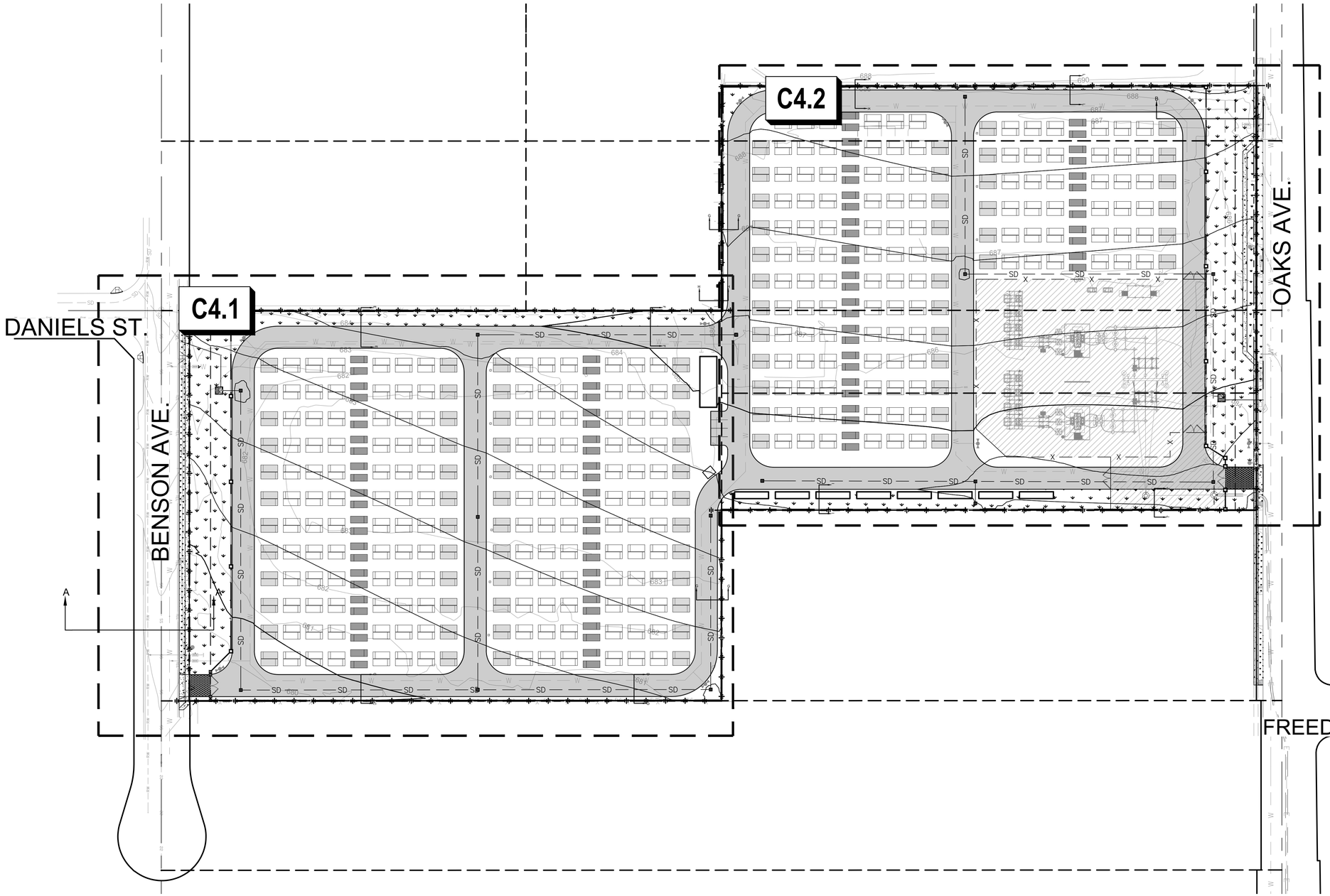
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PRELIMINARY SITE PLAN

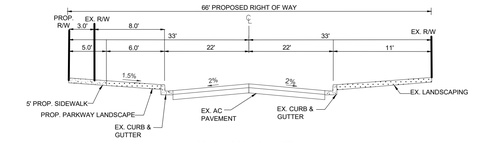
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251511	1" = 10'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C3.3
DRAWN BY: JK	REVIEWED BY: JRA		

P:\LA\25JOBS\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C3.0 SITE PLAN.DWG 4/21/2026 11:22 AM





BENSON AVE.
SECTION A-A



OAKS AVE.
SECTION B-B

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- STREET CENTERLINE
- SHEET LIMIT
- 685 MINOR CONTOUR LINE
- 684 MAJOR CONTOUR LINE
- E — E — EX. ELECTRICAL LINE
- X — X — EX. FENCE
- SD — SD — EX. STORM DRAIN MAIN
- TEL — TEL — EX. TELEPHONE LINE
- W — W — EX. WATER MAIN
- S — S — EX. SEWER MAIN

GRADING NOTES

1. SPOT ELEVATIONS ARE FOR FINISHED GRADE/SURFACE UNLESS OTHERWISE NOTED.

2. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS.

3. GRADING SHALL NOT EXCEED A 3:1 MAXIMUM SLOPE.

60 30 0 60 120

SCALE: 1 INCH = 60 FEET

PRELIMINARY
NOT FOR CONSTRUCTION

		REVISIONS	
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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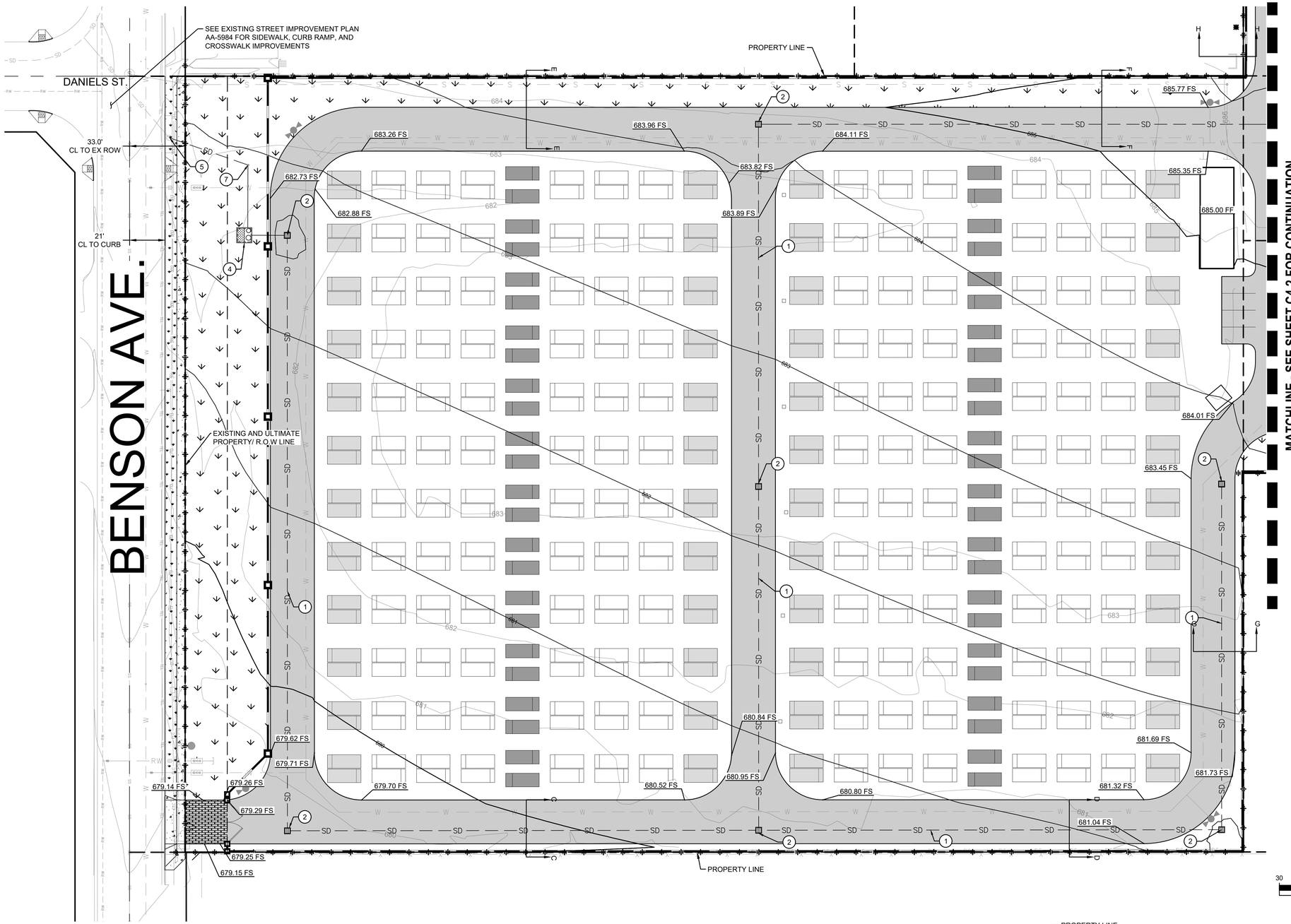
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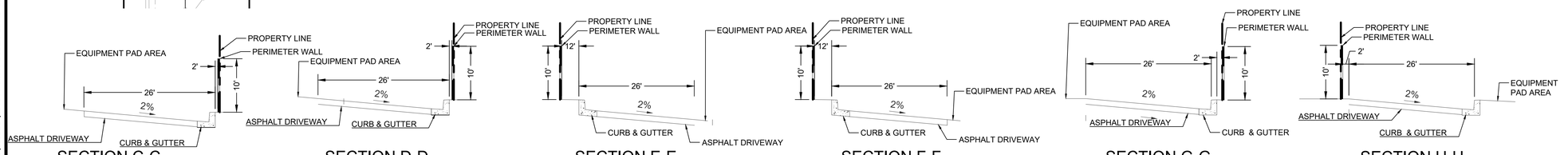
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY
GRADING PLAN KEY MAP

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C4.0
DRAWN BY: JK	REVIEWED BY: JRA		

P:\LA\25\08S\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C4.0 GRADING PLAN.DWG 4/21/2026 11:22 AM





SECTION C-C | SECTION D-D | SECTION E-E | SECTION F-F | SECTION G-G | SECTION H-H

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	(N)	NEW
AUX	AUXILIARY	PCS	POWER CONVERSION SYSTEM
BESS	BATTERY ENERGY STORAGE SYSTEM	PP	POWER POLE
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- STREET CENTERLINE
- SHEET LIMIT
- MINOR CONTOUR LINE (685)
- MAJOR CONTOUR LINE (684)
- EX. STORM DRAIN MAIN (SD)
- PROPOSED STORM DRAIN LINE (SD)
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROP. WATER TREATMENT FACILITY
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

GRADING NOTES

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3. GRADING SHALL NOT EXCEED A 3:1 MAXIMUM SLOPE.

EARTHWORK NOTES

TOTAL AREA: 605,280 SF

CUT VOLUME = 6,100 CYD
FILL VOLUME = 5,200 CYD
NET EXPORT VOLUME = 900 CYD

MAXIMUM CUT = 2.0 FT
MAXIMUM FILL = 4.5 FT

GRADING KEYNOTES

1. PROPOSED PVC STORM DRAIN LINE
2. PROPOSED STORM WATER CATCH BASIN
4. PROPOSED STORM WATER TREATMENT FACILITY
5. CONNECT TO EXISTING STORM DRAIN SYSTEM
6. IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
7. PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

30 15 0 30 60
SCALE: 1 INCH = 30 FEET

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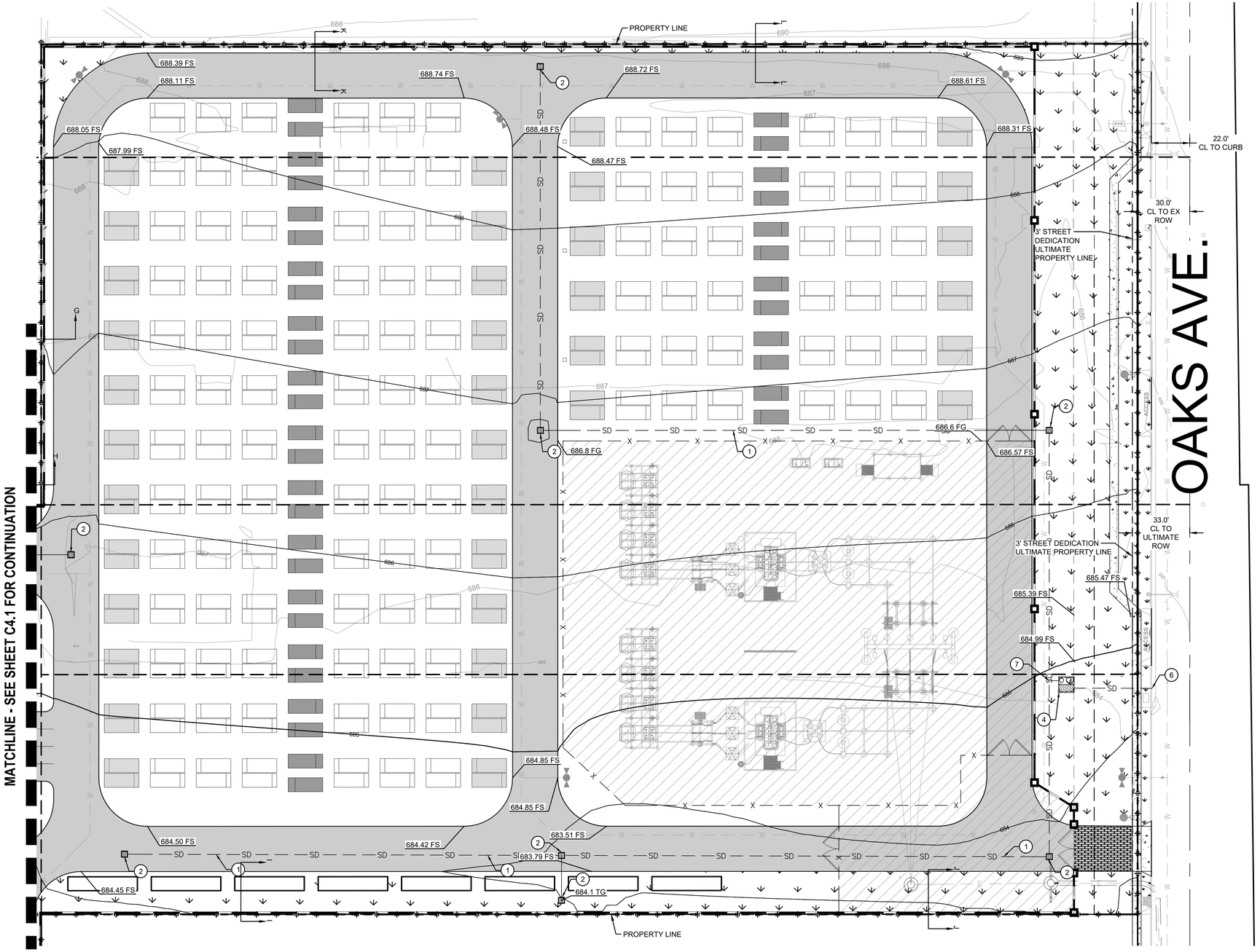
DIRAC BESS

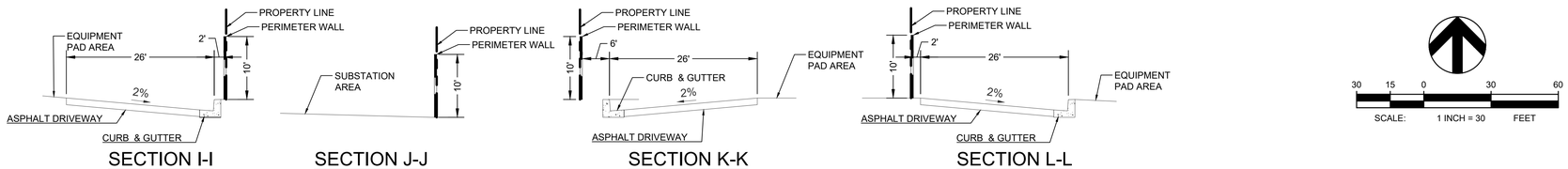
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY GRADING PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C4.1
DRAWN BY: JK		REVIEWED BY: JRA	

P:\LA\25\08\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C4.0 GRADING PLAN.DWG 4/21/2026 11:23 AM





ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	(N)	NEW
AUX	AUXILIARY	PCS	POWER CONVERSION SYSTEM
BESS	BATTERY ENERGY STORAGE SYSTEM	PP	POWER POLE
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- STREET CENTERLINE
- SHEET LIMIT
- MINOR CONTOUR LINE (685)
- MAJOR CONTOUR LINE (684)
- EX. STORM DRAIN MAIN (SD)
- PROPOSED STORM DRAIN LINE (SD)
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROP. WATER TREATMENT FACILITY
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

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EARTHWORK NOTES

TOTAL AREA: 605,280 SF

CUT VOLUME = 6,100 CYD
FILL VOLUME = 5,200 CYD
NET EXPORT VOLUME = 900 CYD

MAXIMUM CUT = 2.0 FT
MAXIMUM FILL = 4.5 FT

GRADING KEYNOTES

1. PROPOSED PVC STORM DRAIN LINE
2. PROPOSED STORM WATER CATCH BASIN
4. PROPOSED STORM WATER TREATMENT FACILITY
5. CONNECT TO EXISTING STORM DRAIN SYSTEM
6. IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
7. PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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DIRAC BESS

CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

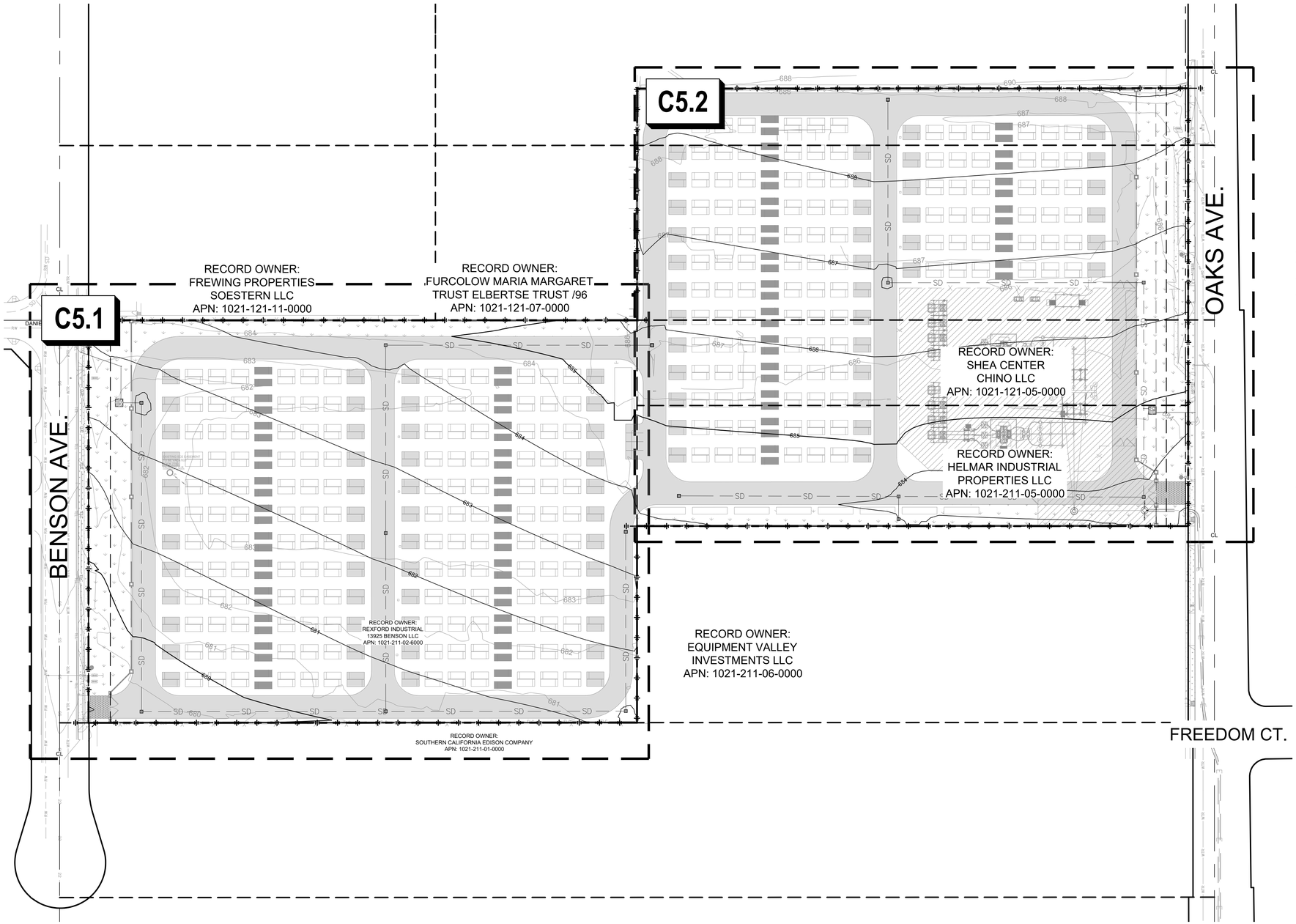
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PRELIMINARY GRADING PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C4.2
DRAWN BY: JK	REVIEWED BY: JRA		

30 15 0 30 60
SCALE: 1 INCH = 30 FEET

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LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- PARCEL BOUNDARY
- EX. STORM DRAIN MAIN
- PROP. STORM DRAIN LINE
- PROP. CATCH BASIN
- PROPOSED CLEANOUT
- PROP. WATER TREATMENT FACILITY

DRAINAGE NOTES

BASED ON DIRECTION FROM CITY STAFF, HYDROMODIFICATION MEASURES ARE NOT REQUIRED.

60 30 0 60 120

SCALE: 1 INCH = 60 FEET

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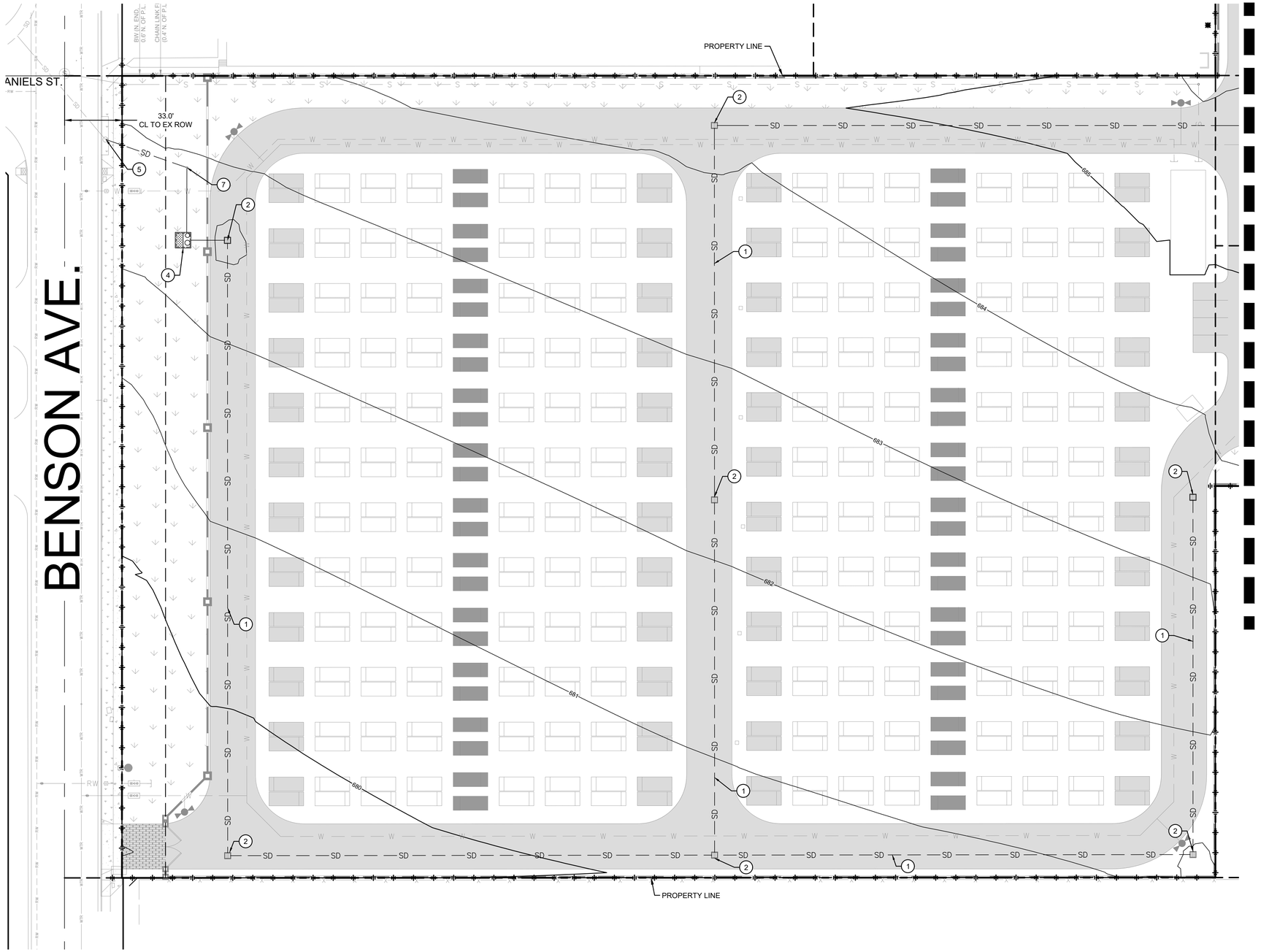
CITY OF CHINO

13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE PRELIMINARY
DRAINAGE PLAN KEY MAP

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 60'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C5.0
DRAWN BY: JK		REVIEWED BY: JRA	

P:\LA\25\08S\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C5.0 DRAINAGE PLAN.DWG 4/21/2026 11:22 AM



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

LEGEND

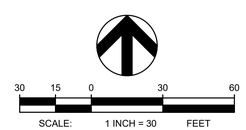
- PROPERTY LINE
- PROJECT LIMITS
- PARCEL BOUNDARY
- EX. STORM DRAIN MAIN
- PROP. STORM DRAIN LINE
- PROP. CATCH BASIN
- PROPOSED CLEANOUT
- PROP. WATER TREATMENT FACILITY

DRAINAGE KEYNOTES

1. PROPOSED PVC STORM DRAIN LINE
2. PROPOSED STORM WATER CATCH BASIN
4. PROPOSED STORM WATER TREATMENT FACILITY
5. CONNECT TO EXISTING STORM DRAIN SYSTEM
6. IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
7. PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

DRAINAGE NOTES

1. BASED ON DIRECTION FROM CITY STAFF, HYDROMODIFICATION MEASURES ARE NOT REQUIRED.
2. GROUNDWATER INFILTRATION HAS BEEN DEEMED INFEASIBLE BASED UPON EXISTING SOIL CONDITIONS, INCLUDING AN UNDERSTANDING THAT THE EXISTING SOILS ARE CONTAMINATED DUE TO PRIOR USES ON THE SITE. AS SUCH, AND IN COMPLIANCE WITH SECTION 3.2.4 GROUNDWATER CONSIDERATIONS OF THE TECHNICAL GUIDANCE DOCUMENT FOR WQMPS, THE DRAINAGE AND STORMWATER DESIGN DOES NOT RELY UPON GROUNDWATER INFILTRATION FOR WATER QUALITY TREATMENT. RUNOFF IS INTENDED TO SHEET FLOW TO THE PROPOSED STORM DRAIN SYSTEM AND THEN BE ROUTED TO THE PROPOSED TREATMENT STRUCTURES BEFORE BEING DISCHARGED OFFSITE.
3. ACCOMPANYING THE FINAL DESIGN AND WQMP, A SOIL MANAGEMENT STUDY WILL BE PROVIDED TO THE CITY FOR REVIEW. THIS STUDY WILL DEMONSTRATE THAT ANY IDENTIFIED POLLUTANTS ON THE SITE WILL NOT RESULT IN ADVERSE IMPACTS TO GROUNDWATER QUALITY.



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NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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DIRAC BESS

CITY OF CHINO

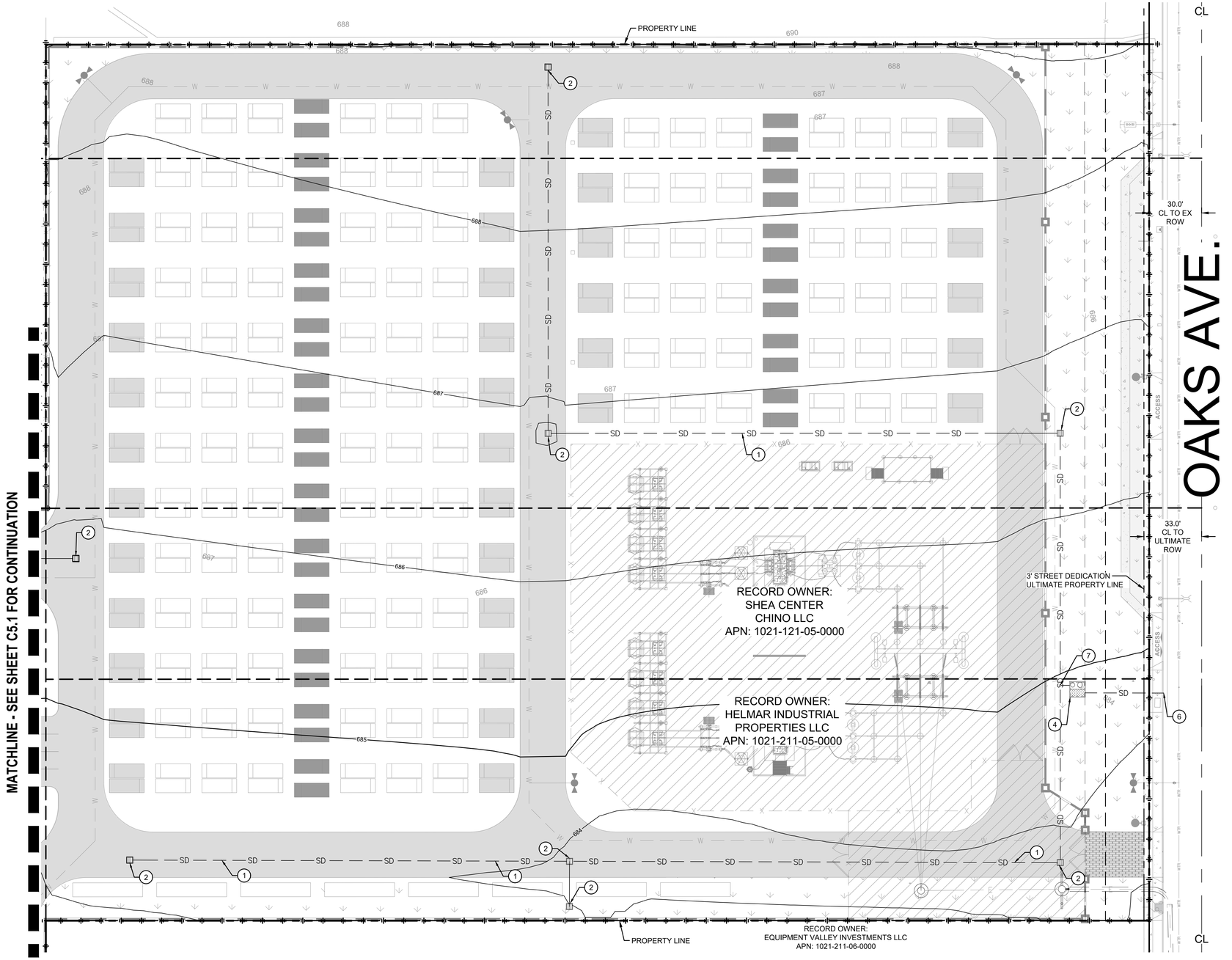
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PRELIMINARY DRAINAGE PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C5.1
DRAWN BY: JK	REVIEWED BY: JRA		

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ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
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FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- PARCEL BOUNDARY
- EX. STORM DRAIN MAIN
- PROP. STORM DRAIN LINE
- PROP. CATCH BASIN
- PROPOSED CLEANOUT
- PROP. WATER TREATMENT FACILITY

DRAINAGE KEYNOTES

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7. PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

DRAINAGE NOTES

BASED ON DIRECTION FROM CITY STAFF, HYDROMODIFICATION MEASURES ARE NOT REQUIRED.

30 15 0 30 60

SCALE: 1 INCH = 30 FEET

PRELIMINARY
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		REVISIONS	
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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DIRAC BESS

CITY OF CHINO

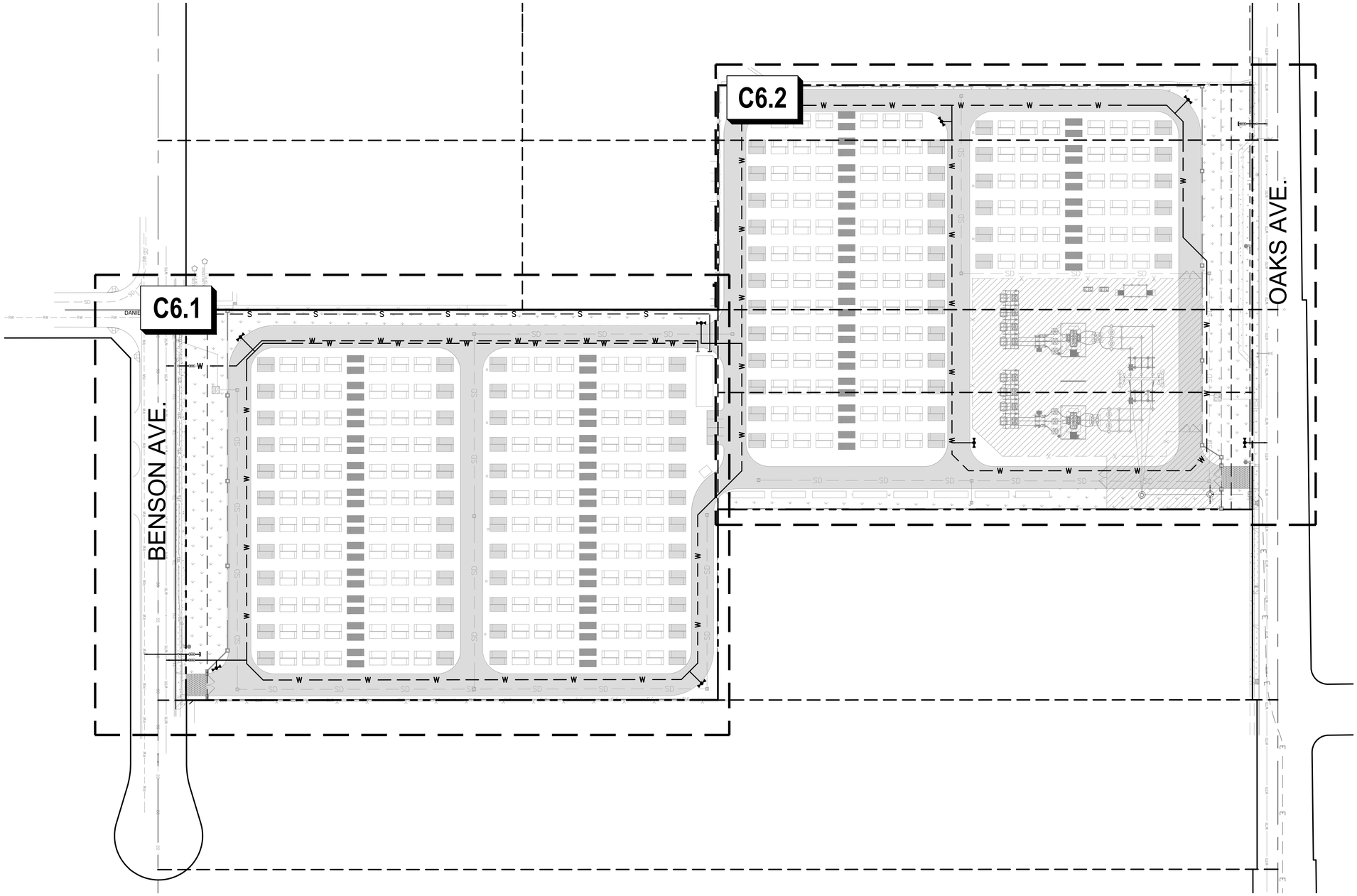
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PRELIMINARY DRAINAGE PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C5.2
DRAWN BY: JK	REVIEWED BY: JRA		

P:\LA\25\DBS\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C5.0 DRAINAGE PLAN.DWG 4/21/2026 11:22 AM



LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- EX. RECYCLED WATER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. RECYCLED WATER LINE
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED STREETLIGHT
- PROPOSED PROPOSED FIRE HYDRANT

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
PROP	PROPOSED
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

60 30 0 60 120

SCALE: 1 INCH = 60 FEET

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DIRAC BESS

CITY OF CHINO

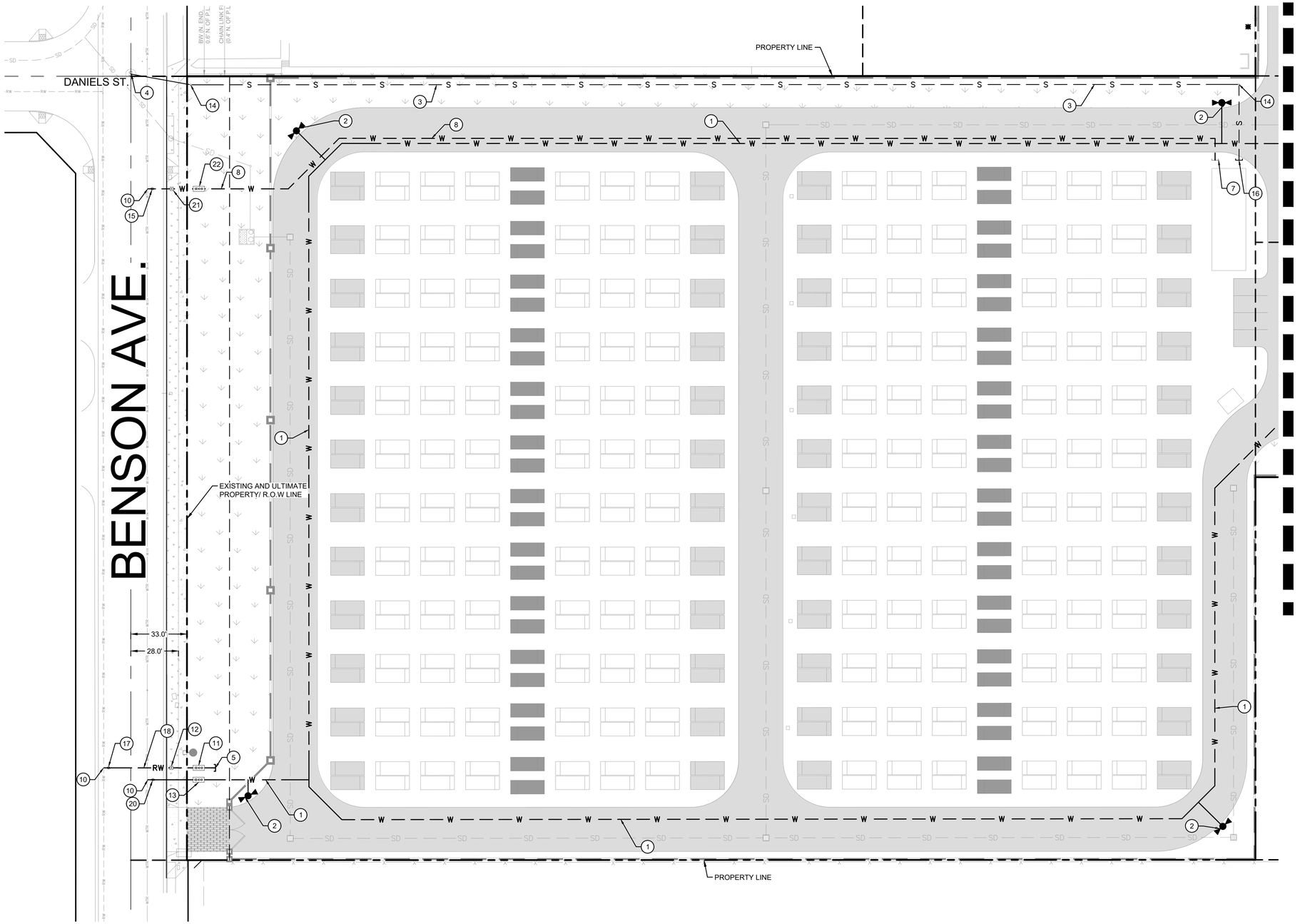
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PRELIMINARY UTILITY PLAN KEY MAP

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C6.0
DRAWN BY: JK	REVIEWED BY: JRA		

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LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- EX. RECYCLED WATER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. RECYCLED WATER LINE
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED STREETLIGHT
- PROPOSED PROPOSED FIRE HYDRANT

UTILITY KEYNOTES

1. PROPOSED 6" PVC FIRE WATER LINE
2. PROPOSED 6" FIRE HYDRANT PER CITY OF CHINO STD. 445A
3. PROPOSED 6" PVC SEWER LINE PER CITY OF CHINO STD. 500A
4. CONNECT TO EXISTING SEWER MANHOLE PER CITY OF CHINO STD. 515
5. PARKWAY LANDSCAPE IRRIGATION POC
7. DOMESTIC WATER POC FOR PROPOSED O&M BUILDING
8. PROPOSED 3/4" PVC DOMESTIC WATER LINE
10. CONNECT TO EXISTING WATER SYSTEM
11. PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR RECYCLED WATER 2" AND SMALLER PER CITY OF CHINO STD. 471
12. PROPOSED 3/4" WATER METER FOR RECYCLED WATER CONSTRUCTED PER CITY OF CHINO STD. 405A
13. PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR DOMESTIC WATER 3" AND LARGER PER CITY OF CHINO STD. 472
14. PROPOSED SEWER CLEANOUT PER CITY OF CHINO STD. 527
15. PROPOSED GATE VALVE FOR DOMESTIC WATER PER CITY OF CHINO STD. 450
16. SEWER POC FOR PROPOSED O&M BUILDING
17. PROPOSED GATE VALVE FOR RECYCLED WATER PER CITY OF CHINO STD. 450
18. PROPOSED 3/4" PVC RECYCLED WATER LINE
20. PROPOSED GATE VALVE FOR FIRE WATER PER CITY OF CHINO STD. 450
21. PROPOSED 3/4" WATER METER FOR DOMESTIC WATER CONSTRUCTED PER CITY OF CHINO STD. 405A
22. PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR DOMESTIC WATER 2" AND SMALLER PER CITY OF CHINO STD. 471

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		

30 15 0 30 60

SCALE: 1 INCH = 30 FEET

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DIRAC BESS

CITY OF CHINO

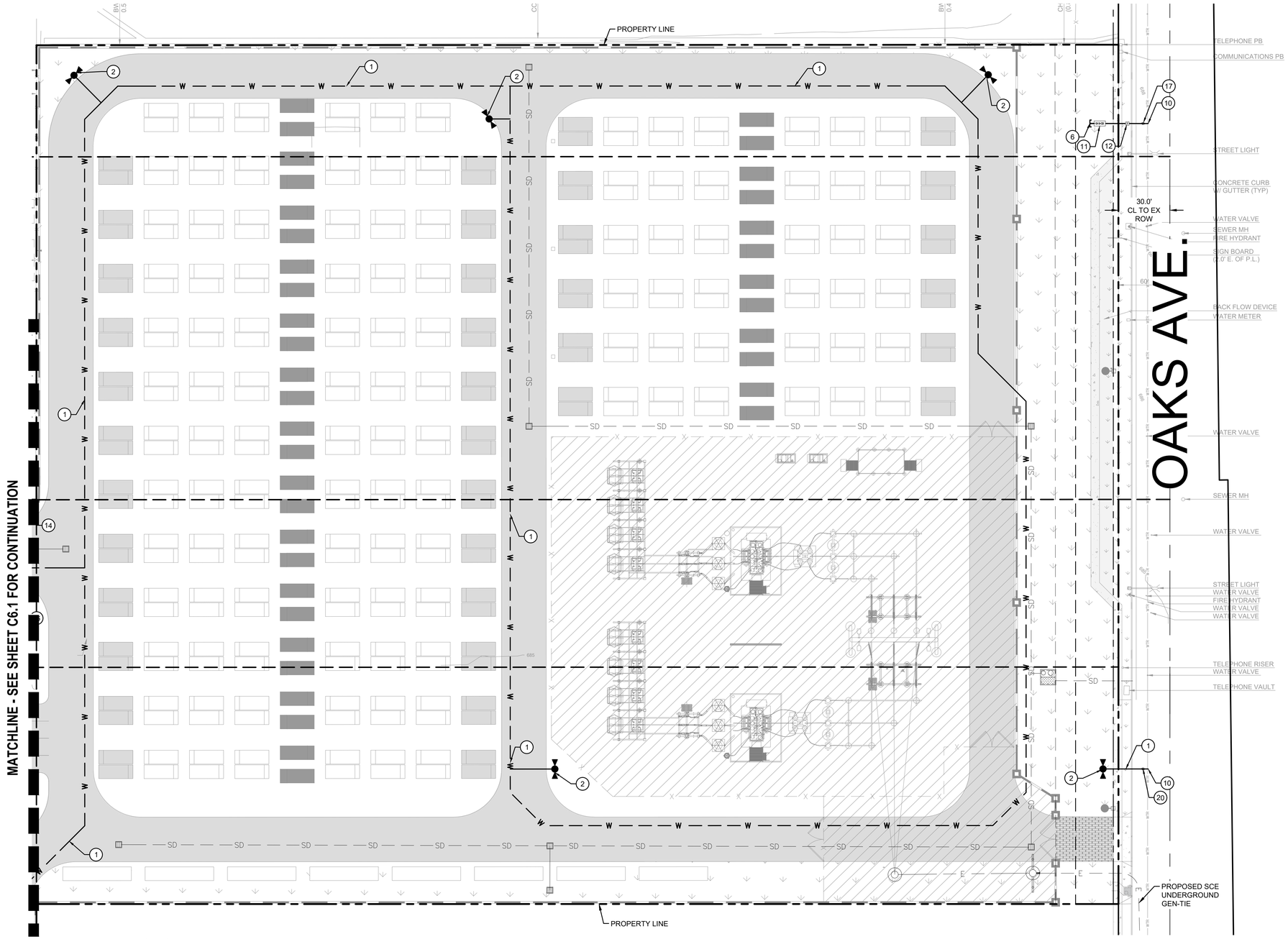
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PRELIMINARY UTILITY PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C6.1
DRAWN BY: JK		REVIEWED BY: JRA	

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LEGEND

- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. SCE UNDERGROUND GEN-TIE

PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

PROPOSED STREETLIGHT

PROPOSED PROPOSED FIRE HYDRANT

UTILITY KEYNOTES

1. PROPOSED 6" PVC FIRE WATER LINE
2. PROPOSED 6" FIRE HYDRANT PER CITY OF CHINO STD. 445A
6. PROPOSED DOMESTIC WATER LINE FOR PARKWAY LANDSCAPE IRRIGATION
10. CONNECT TO EXISTING WATER SYSTEM
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20. PROPOSED GATE VALVE FOR FIRE WATER PER CITY OF CHINO STD. 450

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
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30 15 0 30 60

SCALE: 1 INCH = 30 FEET

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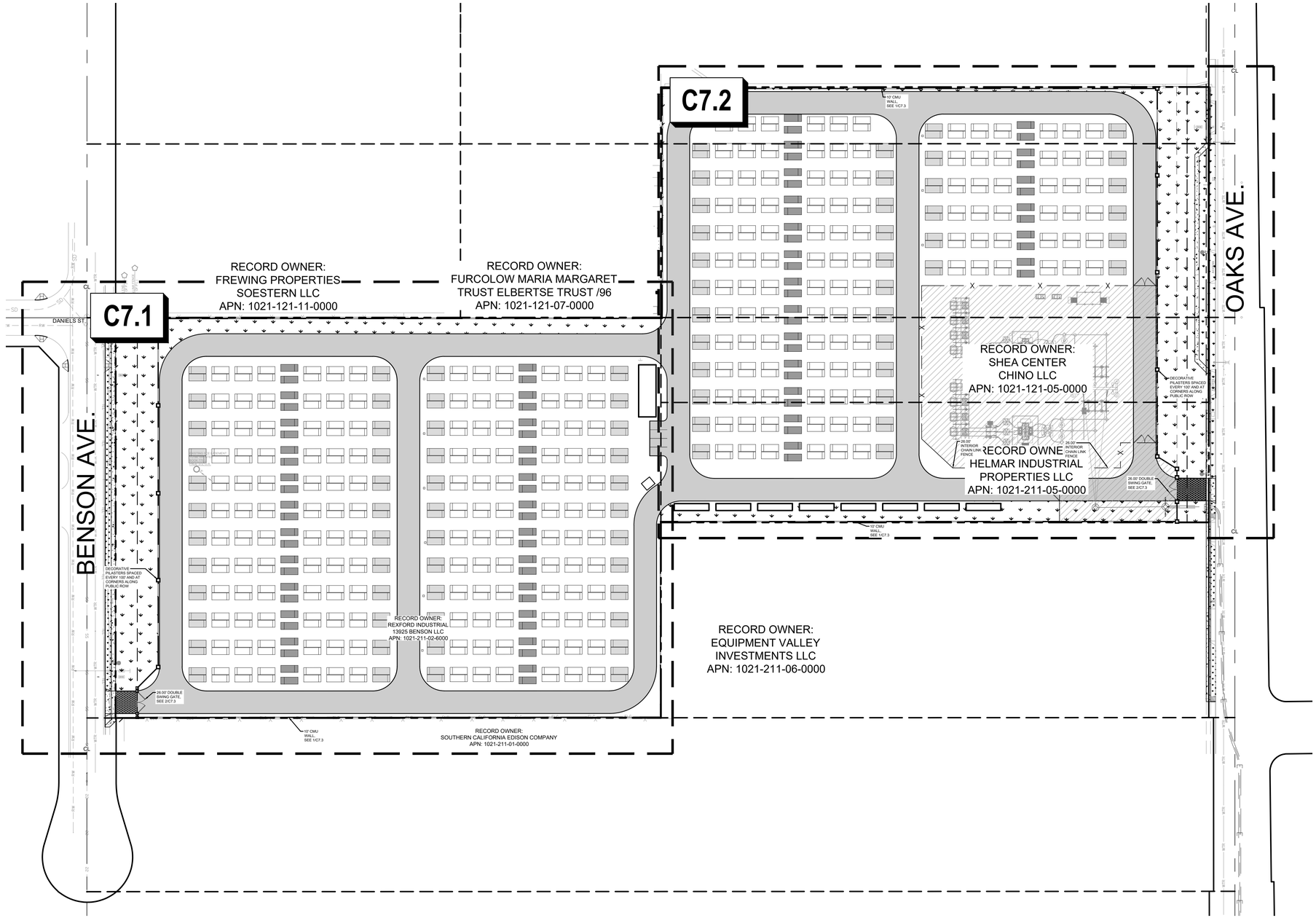
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13925 BENSON AVE, CHINO, CA 91710

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PRELIMINARY UTILITY PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
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DRAWN BY: JK	REVIEWED BY: JRA		

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60 30 0 60 120

SCALE: 1 INCH = 60 FEET

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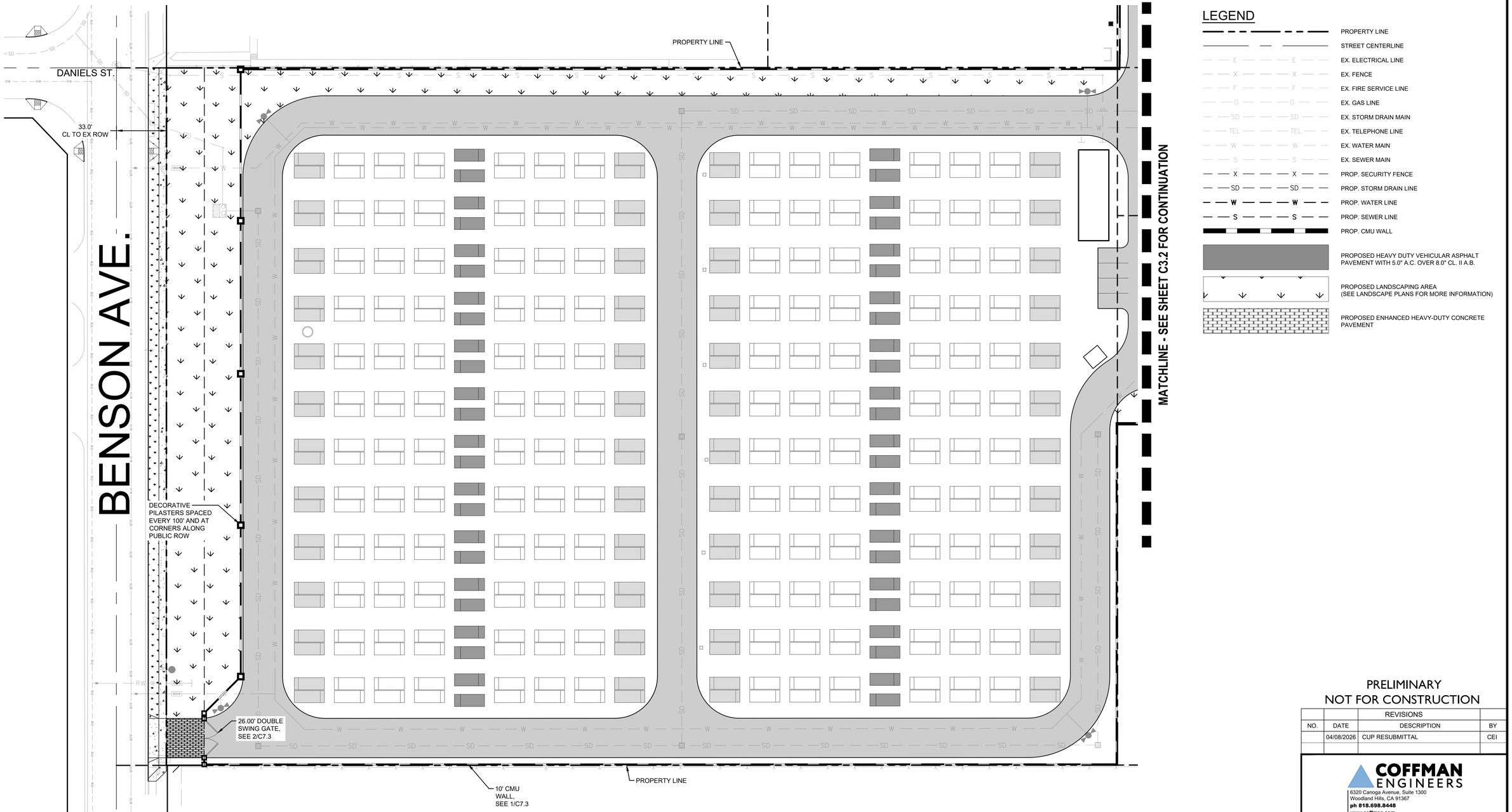
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PRELIMINARY FENCING KEY MAP

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 60'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C7.0
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LEGEND

- PROPERTY LINE
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- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
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- PROP. WATER LINE
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- PROP. CMU WALL
- PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL. II A.B.
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
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30 15 0 30 60

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CITY OF CHINO

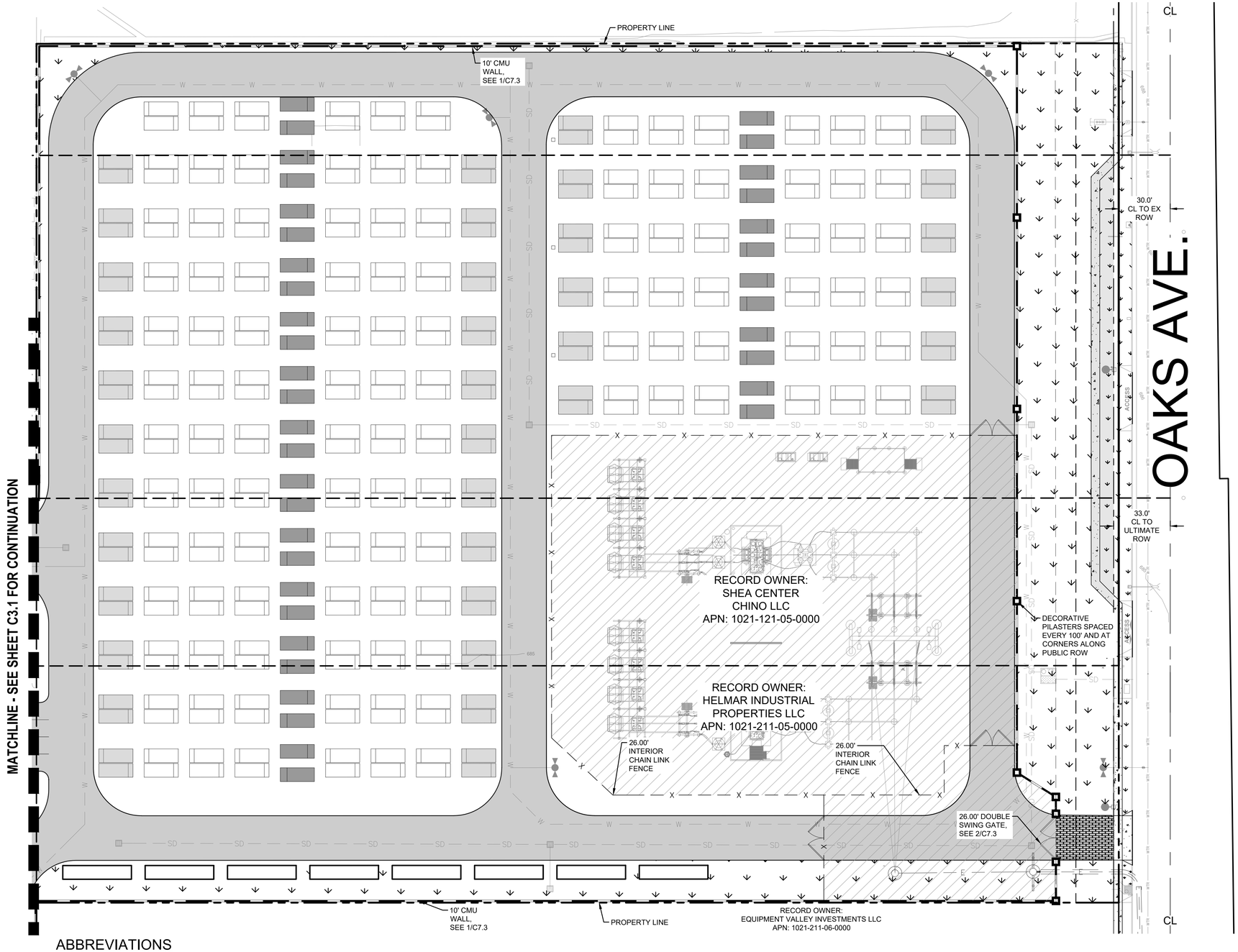
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PRELIMINARY FENCING PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C7.1
DRAWN BY: JK		REVIEWED BY: JRA	

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30 15 0 30 60

SCALE: 1 INCH = 30 FEET

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DIRAC BESS

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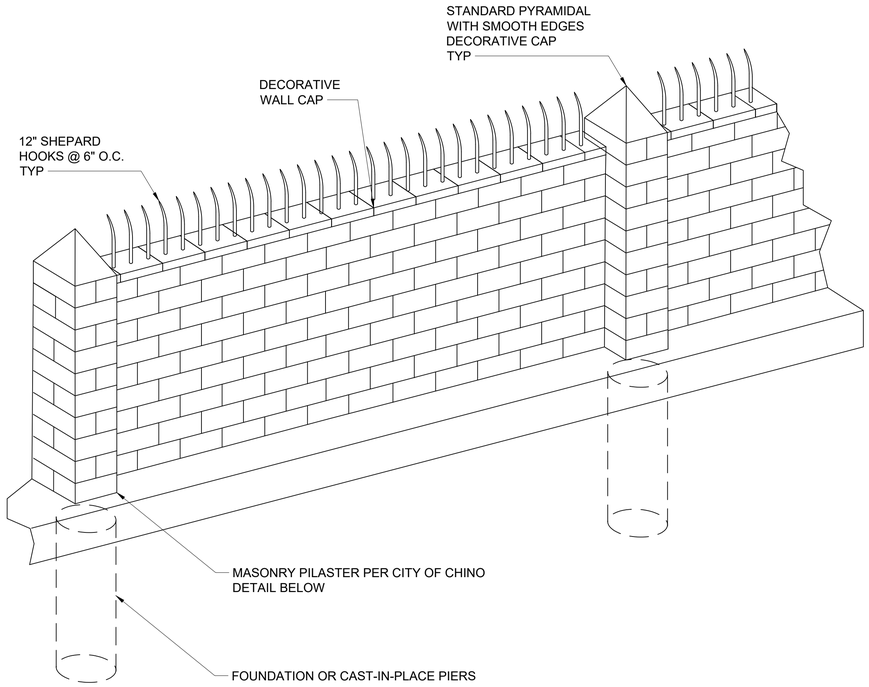
13925 BENSON AVE, CHINO, CA 91710

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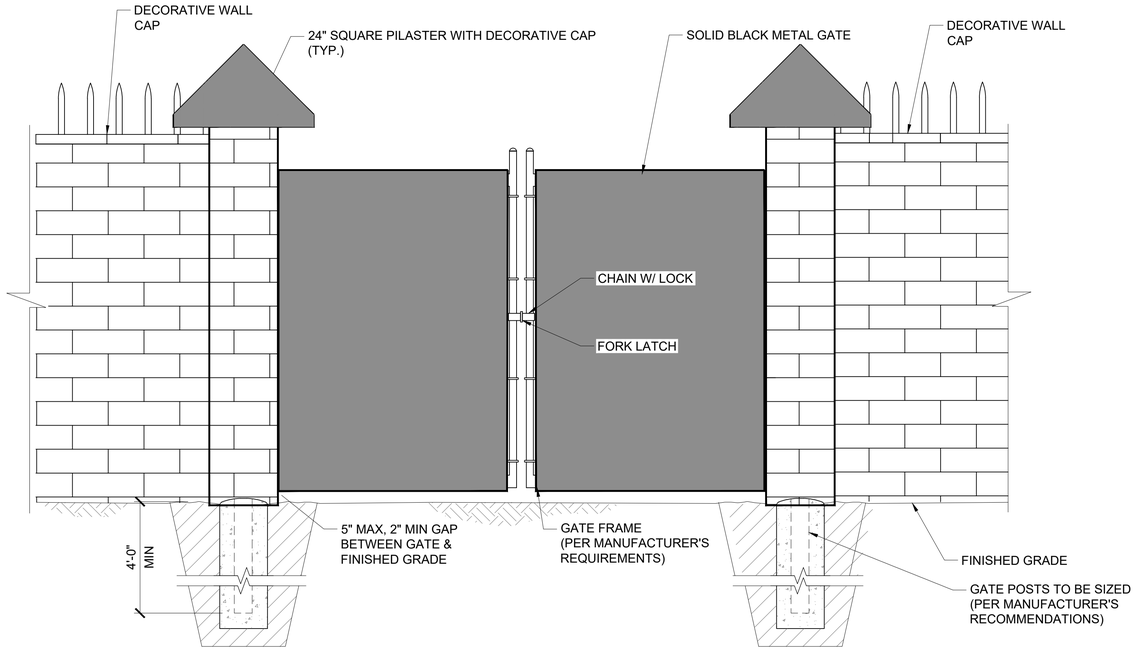
PRELIMINARY FENCING PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
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DRAWN BY: JK	REVIEWED BY: JRA		

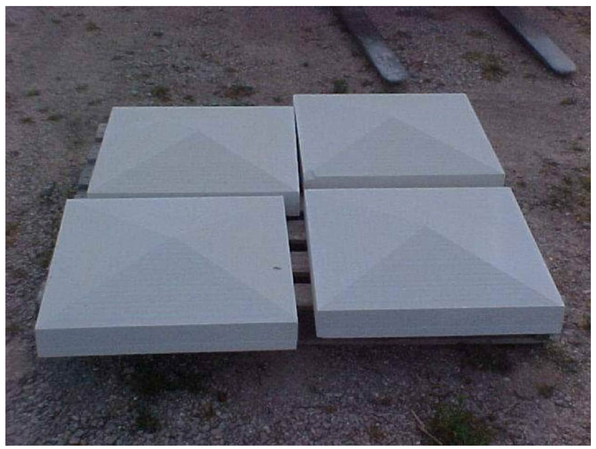
P:\LA\25\08BS\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C7.0 FENCING PLAN.DWG 4/21/2026 11:22 AM



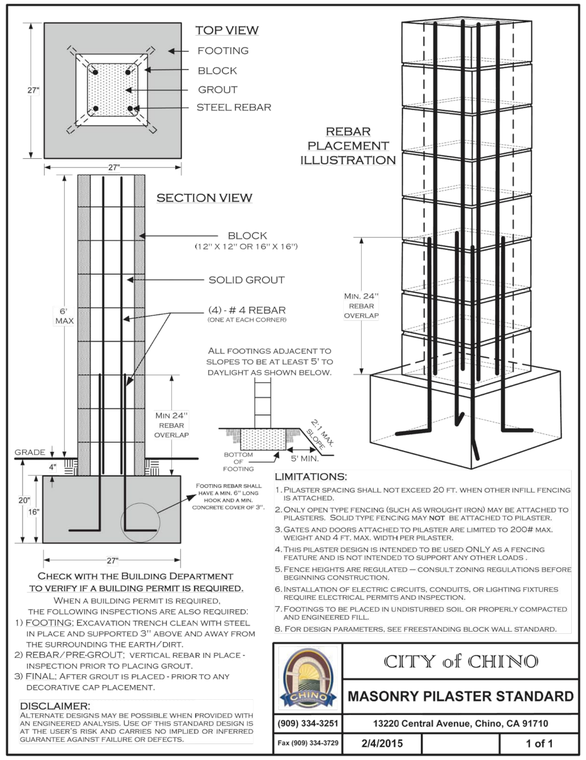
1 CMU WALL DETAIL
C7.3 SCALE: NTS



2 FENCE GATE DETAIL
C7.3 SCALE: NTS



3 DECORATIVE CAP
C7.3 SCALE: NTS

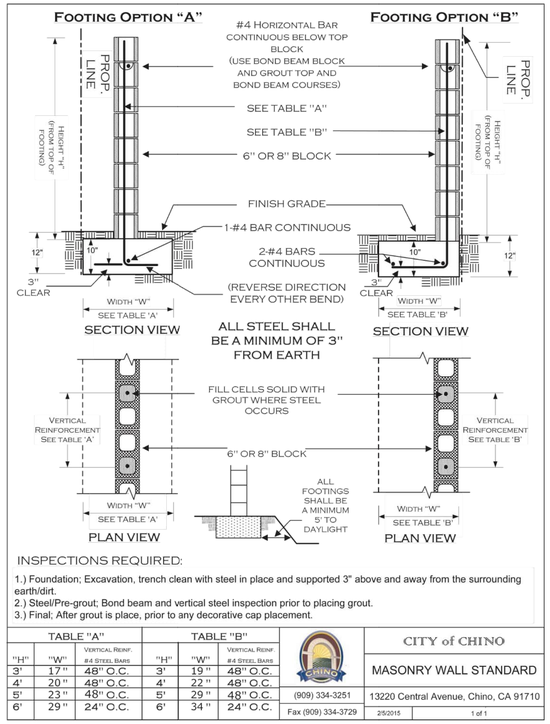


CHECK WITH THE BUILDING DEPARTMENT TO VERIFY IF A BUILDING PERMIT IS REQUIRED.
WHEN A BUILDING PERMIT IS REQUIRED, THE FOLLOWING INSPECTIONS ARE ALSO REQUIRED:
1) FOOTING: EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING THE EARTH/DIRT.
2) REBAR/PRE-GROUT: VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT.
3) FINAL: AFTER GROUT IS PLACED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

DISCLAIMER:
ALTERNATE DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS STANDARD DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

LIMITATIONS:
1. PILASTER SPACING SHALL NOT EXCEED 20 FT. WHEN OTHER INFILL FENCING IS ATTACHED.
2. ONLY OPEN TYPE FENCING (SUCH AS WROUGHT IRON) MAY BE ATTACHED TO PILASTERS. SOLID TYPE FENCING MAY **NOT** BE ATTACHED TO PILASTER.
3. GATES AND DOORS ATTACHED TO PILASTER ARE LIMITED TO 200# MAX. WEIGHT AND 4 FT. MAX. WIDTH PER PILASTER.
4. THIS PILASTER DESIGN IS INTENDED TO BE USED ONLY AS A FENCING FEATURE AND IS NOT INTENDED TO SUPPORT ANY OTHER LOADS .
5. FENCE HEIGHTS ARE REGULATED — CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
6. INSTALLATION OF ELECTRIC CIRCUITS, CONDUITS, OR LIGHTING FIXTURES REQUIRE ELECTRICAL PERMITS AND INSPECTION.
7. FOOTINGS TO BE PLACED IN UNDISTURBED SOIL OR PROPERLY COMPACTED AND ENGINEERED FILL.
8. FOR DESIGN PARAMETERS, SEE FREESTANDING BLOCK WALL STANDARD.

CITY of CHINO	
(909) 334-3251	MASONRY PILASTER STANDARD
Fax (909) 334-3729	13220 Central Avenue, Chino, CA 91710
	2/4/2015 — 1 of 1



INSPECTIONS REQUIRED:
1.) Foundation; Excavation, trench clean with steel in place and supported 3" above and away from the surrounding earth/dirt.
2.) Steel/Pre-grout; Bond beam and vertical steel inspection prior to placing grout.
3.) Final; After grout is place, prior to any decorative cap placement.

TABLE "A"			TABLE "B"		
"H"	"W"	VERTICAL REINF. #4 STEEL BARS	"H"	"W"	VERTICAL REINF. #4 STEEL BARS
3'	17"	48" O.C.	3'	19"	48" O.C.
4'	20"	48" O.C.	4'	22"	48" O.C.
5'	23"	48" O.C.	5'	29"	48" O.C.
6'	29"	24" O.C.	6'	34"	24" O.C.

CITY of CHINO	
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Fax (909) 334-3729	13220 Central Avenue, Chino, CA 91710
	2/5/2015 — 1 of 1

FENCING/WALL NOTES:

1. PILASTERS SHALL BE PROVIDED WITH A DECORATIVE CAP AND AN 8" GAP SHALL BE PROVIDED BETWEEN THE TOP OF THE WALL AND PILASTER CAP. THE PILASTER SHALL SITE HIGHER THAN THE TOP OF THE WALL.
2. DECORATIVE CAP SHALL BE ADDED TO THE WALL.
3. COLORS OF WALLS SHALL BE COMPLEMENTARY TO ADJACENT BUILDING, SUCH AS GRAY OR TAN.
4. 24" SQUARE PILASTERS WITH A DECORATIVE CAP SHALL BE PROVIDED TO END WALL TRANSITIONS TO FENCING AND GATES.
5. PILASTERS LOCATED WITH SPACING OF 100' ON WALLS ALONG THE PUBLIC ROW.
6. WALL WILL BE COMPRISED OF CONCRETE MASONRY UNITS (CMUs).

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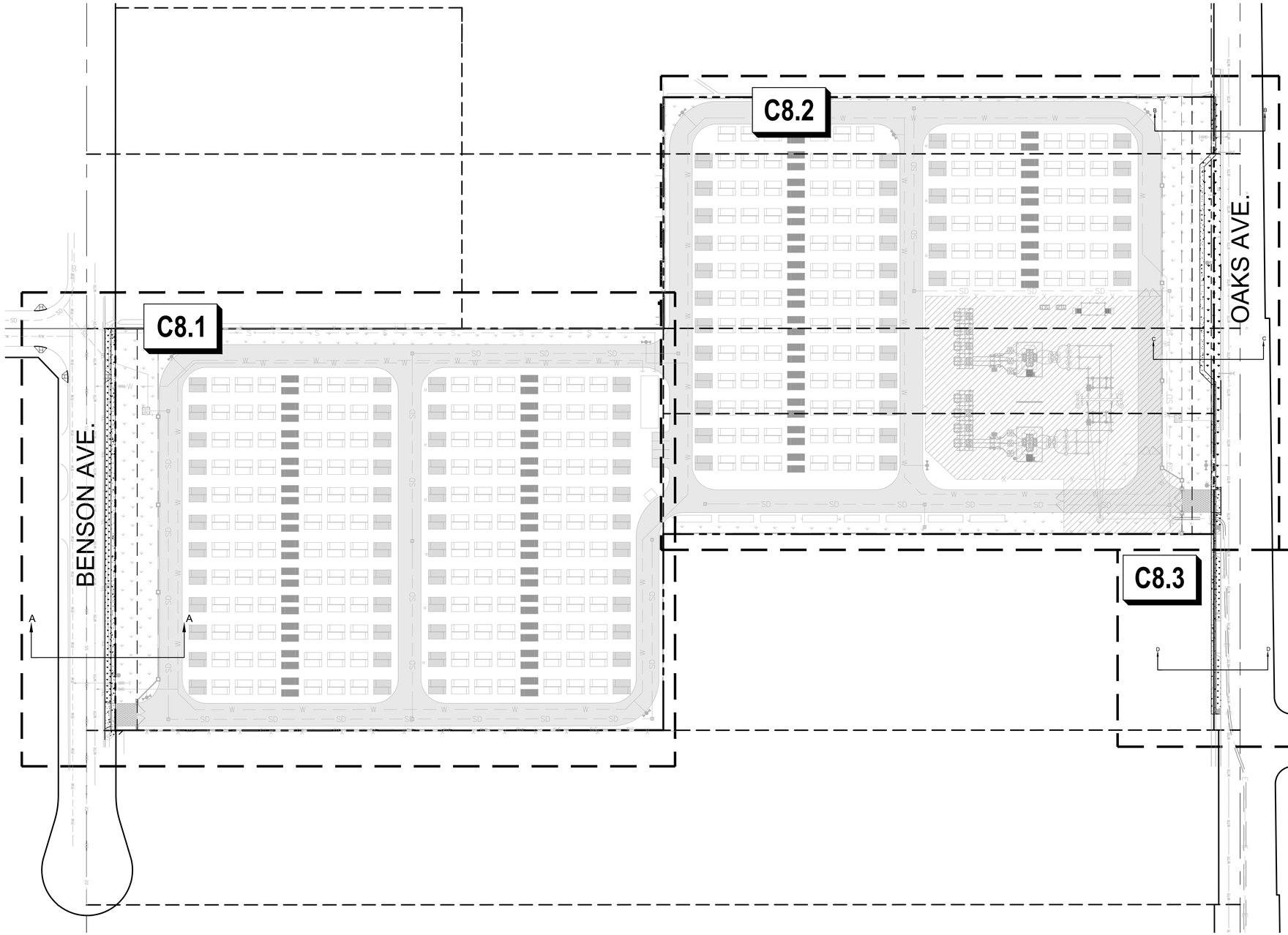
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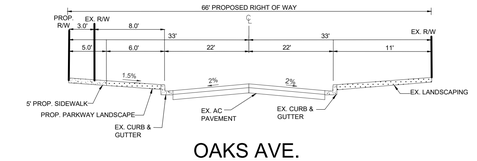
PROJECT NO.	SCALE:	DATE:	REVISION NO.
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DRAWN BY: JK		REVIEWED BY: JRA	

P:\LA\25\08S\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C7.3 FENCING DETAILS.DWG 4/21/2026 11:22 AM

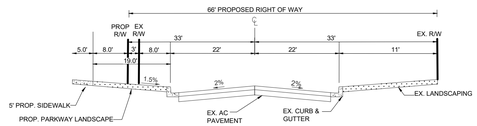




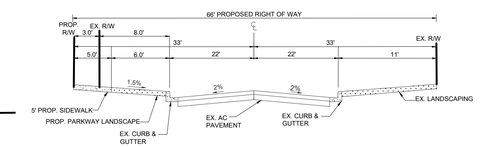
BENSON AVE.
SECTION A-A



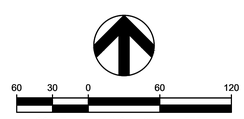
OAKS AVE.
SECTION B-B



OAKS AVE.
SECTION C-C



OAKS AVE.
SECTION D-D



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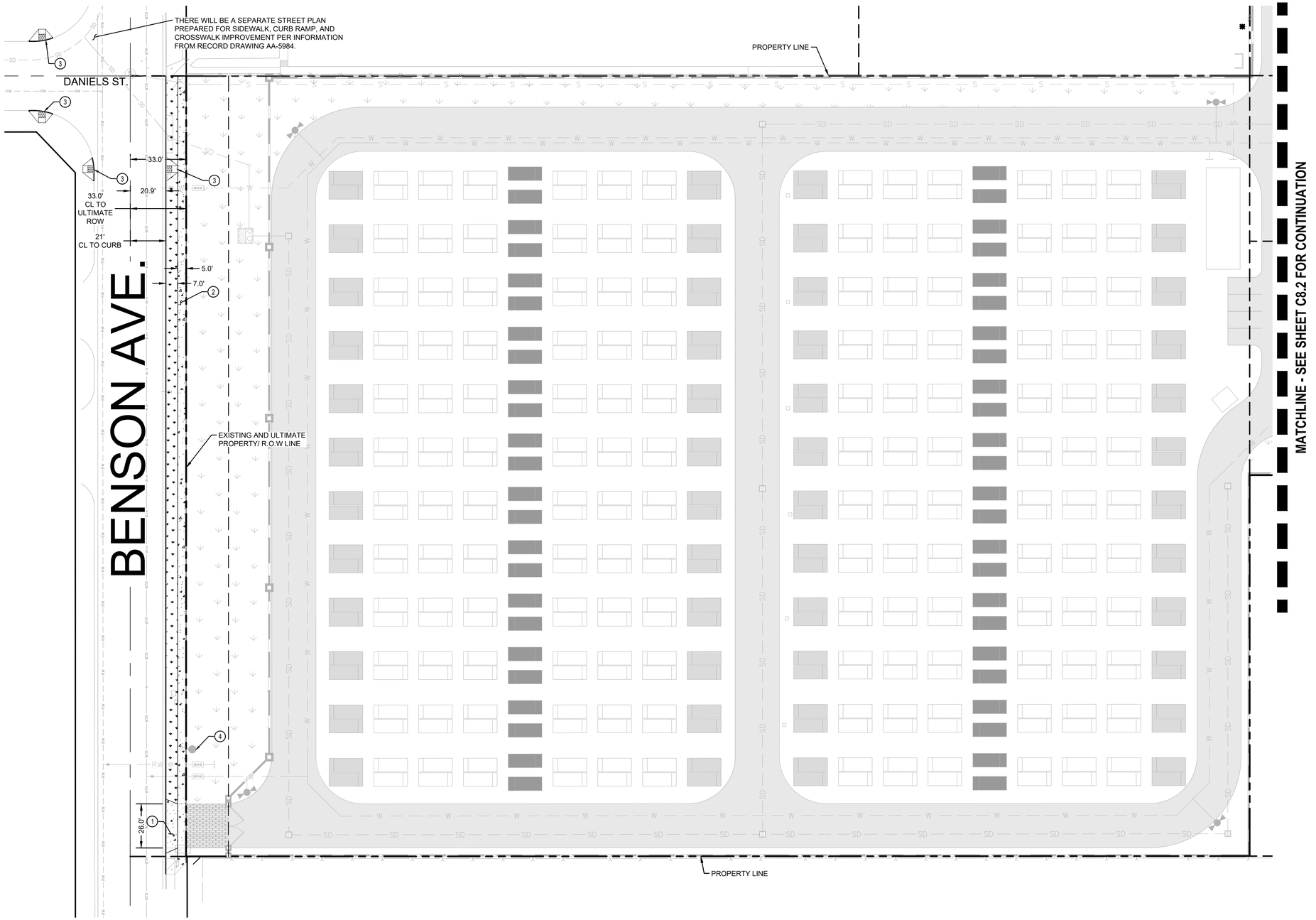
DIRAC BESS

CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PUBLIC IMPROVEMENT KEY MAP

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 60'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C8.0
DRAWN BY: JK	REVIEWED BY: JRA		

P:\LA\25\08S\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 PUBLIC IMPROVEMENT.DWG 4/21/2026 11:22 AM



LEGEND

- PROP. SECURITY FENCE PER ON-SITE IMPROVEMENTS
- PROP. STORM DRAIN LINE PER ON-SITE IMPROVEMENTS
- PROP. WATER LINE PER ON-SITE IMPROVEMENTS
- PROP. SEWER LINE PER ON-SITE IMPROVEMENTS
- PROP. CMU WALL PER ON-SITE IMPROVEMENTS
- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

SITE KEYNOTES

1. DRIVEWAY SHALL BE CONSTRUCTED PER CITY OF CHINO STD. 250. FOR COMMERCIAL/INDUSTRIAL DRIVEWAYS
2. PROPOSED 6.0'-WIDE PUBLIC SIDEWALK CONSTRUCTED PER CITY OF CHINO STD. 230
3. PROPOSED CURB RAMP DIRECTIONAL PERPENDICULAR PER NO. 1111
4. PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED AND VERIFICATION FOR PROPER LIGHTING UPON FURTHER COORDINATION WITH CITY.

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		

30 15 0 30 60

SCALE: 1 INCH = 30 FEET

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DIRAC BESS

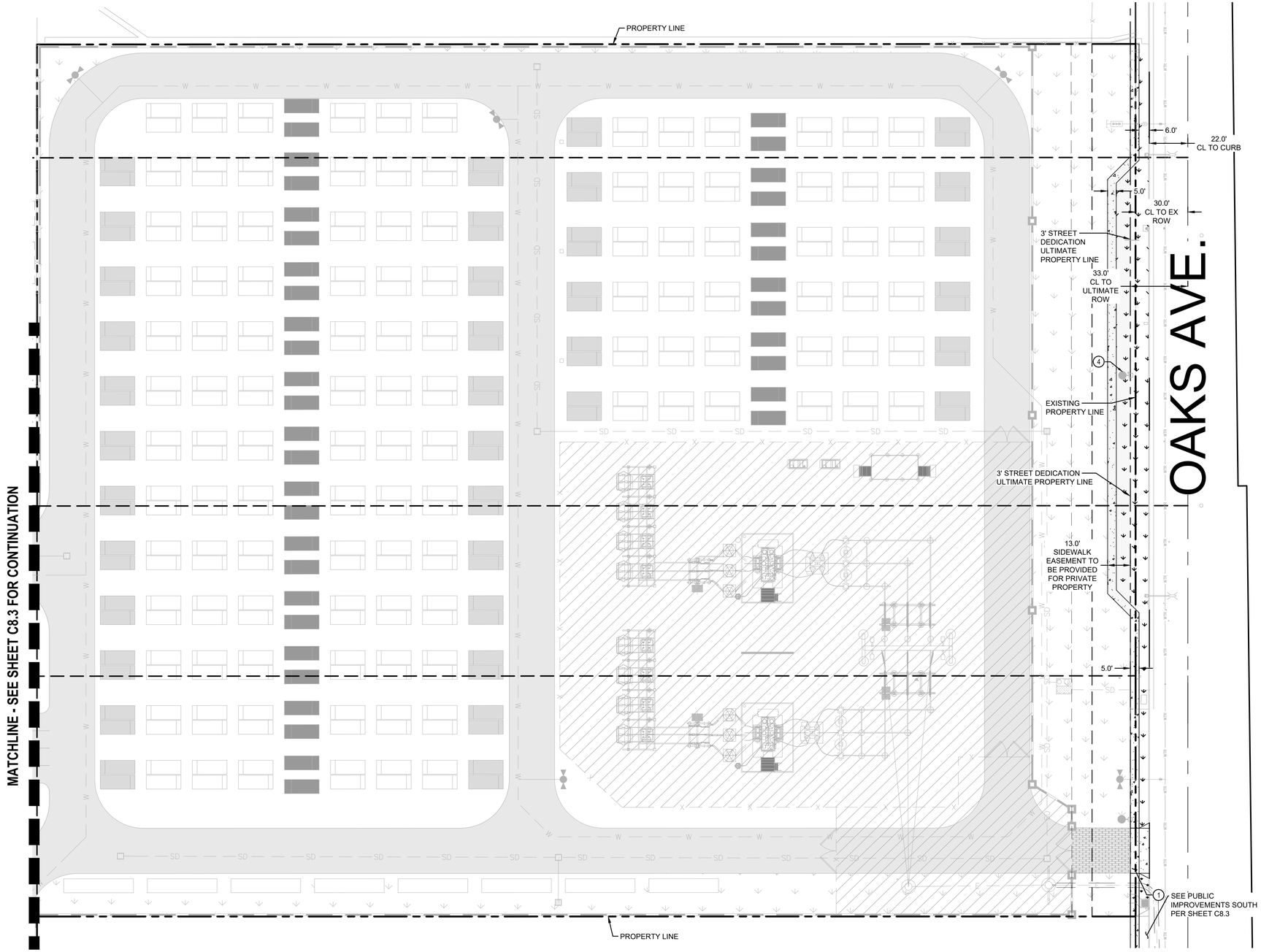
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

PUBLIC IMPROVEMENT PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C8.1
DRAWN BY: JK		REVIEWED BY: JRA	

P:\LA\25x08S\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 PUBLIC IMPROVEMENT.DWG 4/21/2026 11:22 AM



LEGEND

- PROP. SECURITY FENCE PER ON-SITE IMPROVEMENTS
- PROP. STORM DRAIN LINE PER ON-SITE IMPROVEMENTS
- PROP. WATER LINE PER ON-SITE IMPROVEMENTS
- PROP. SEWER LINE PER ON-SITE IMPROVEMENTS
- PROP. CMU WALL PER ON-SITE IMPROVEMENTS
- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

SITE KEYNOTES

1. DRIVEWAY SHALL BE CONSTRUCTED PER CITY OF CHINO STD. 250. FOR COMMERCIAL/INDUSTRIAL DRIVEWAYS
4. PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED AND VERIFICATION FOR PROPER LIGHTING UPON FURTHER COORDINATION WITH CITY.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
PROP	PROPOSED
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

30 15 0 30 60

SCALE: 1 INCH = 30 FEET

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	04/08/2026	CUP RESUBMITTAL	CEI

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www.coffman.com

DIRAC BESS

CITY OF CHINO
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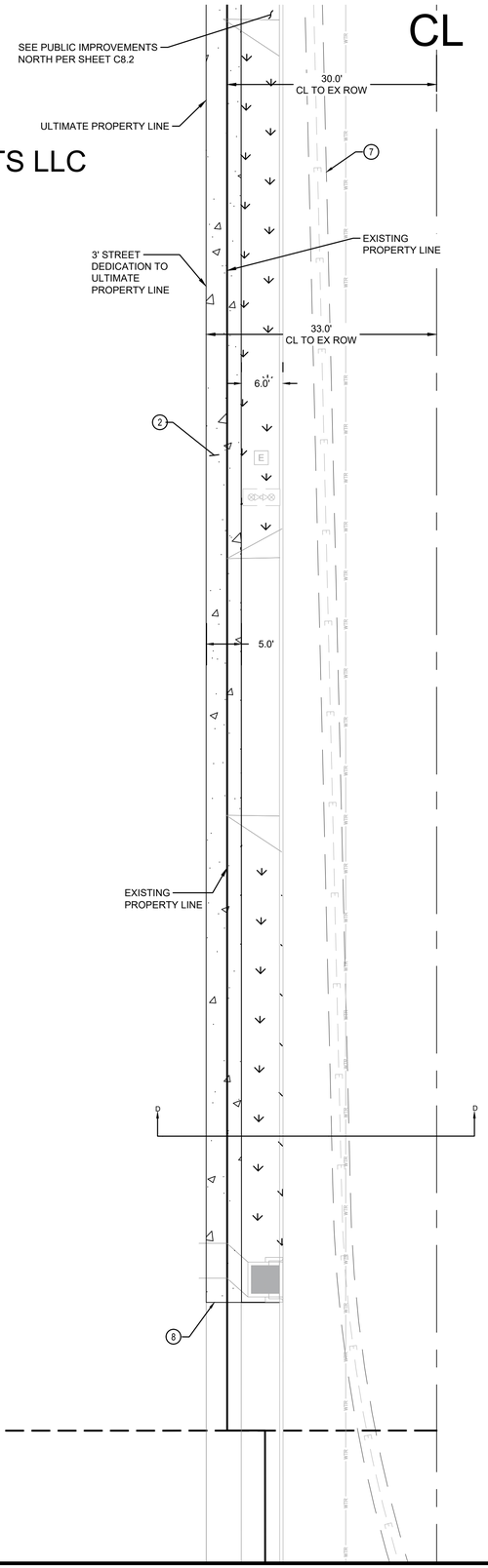
DRAWING TITLE

PUBLIC IMPROVEMENT PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 30'	04/08/2026	
DESIGNED BY: MWT	CHECKED BY: MWT		DRAWING NO. C8.2
DRAWN BY: JK	REVIEWED BY: JRA		

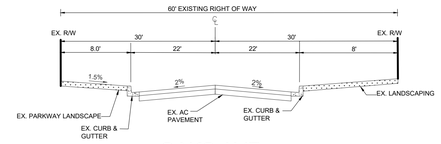
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RECORD OWNER:
EQUIPMENT VALLEY INVESTMENTS LLC
APN: 1021-211-06-0000

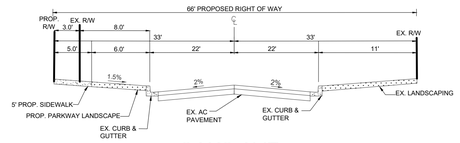


OAKS AVE.

FREEDOM CT.



OAKS AVE.
SECTION D-D EXISTING



OAKS AVE.
SECTION D-D PROPOSED

LEGEND

- PROP. SECURITY FENCE PER ON-SITE IMPROVEMENTS
- PROP. STORM DRAIN LINE PER ON-SITE IMPROVEMENTS
- PROP. WATER LINE PER ON-SITE IMPROVEMENTS
- PROP. SEWER LINE PER ON-SITE IMPROVEMENTS
- PROP. CMU WALL PER ON-SITE IMPROVEMENTS
- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

SITE KEYNOTES

(2) PROPOSED 6.0'-WIDE PUBLIC SIDEWALK CONSTRUCTED PER CITY OF CHINO STD. 230

(7) TRENCH BACKFILL & ROADWAY REPAIR PER CITY OF CHINO STD.109 A

(8) CONNECT TO EXISTING SIDEWALK

ABBREVIATIONS

AB	AGGREGATE BASE	(N)	NEW
AC	ASPHALT CONCRETE	PCS	POWER CONVERSION SYSTEM
AUX	AUXILIARY	PP	POWER POLE
BESS	BATTERY ENERGY STORAGE SYSTEM	PROP	PROPOSED
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER
INV	INVERT		

10 5 0 10 20
SCALE: 1 INCH = 10 FEET

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NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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ph 818.698.8448
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DIRAC BESS

CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PUBLIC IMPROVEMENT PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 10'	04/08/2026	
DESIGNED BY: MWT		CHECKED BY: MWT	DRAWING NO. C8.3
DRAWN BY: JK		REVIEWED BY: JRA	

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P:\LA\25\0085\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C8.0 TRUCK TURN ANALYSIS.DWG 4/21/2026 11:21 AM

DANIELS ST.

BENSON AVE.

OAKS AVE.

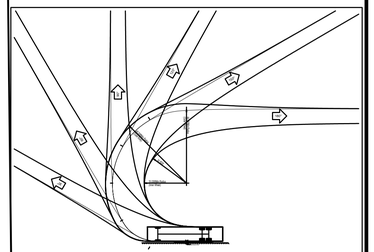
FREEDOM CT.

RECORD OWNER:
REXFORD INDUSTRIAL
13925 BENSON LLC
APN: 1021-211-02-6000

RECORD OWNER:
SOUTHERN CALIFORNIA EDISON COMPANY
APN: 1021-211-01-0000

FIRE TRUCK NOTES

- 8.5' X 45' TRUCK



Design Vehicle: WB-67 (53' Trailer)	45ft Bus Design Vehicle
Turning template based upon a design speed of 5-10 mph.	

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

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DIRAC BESS

CITY OF CHINO

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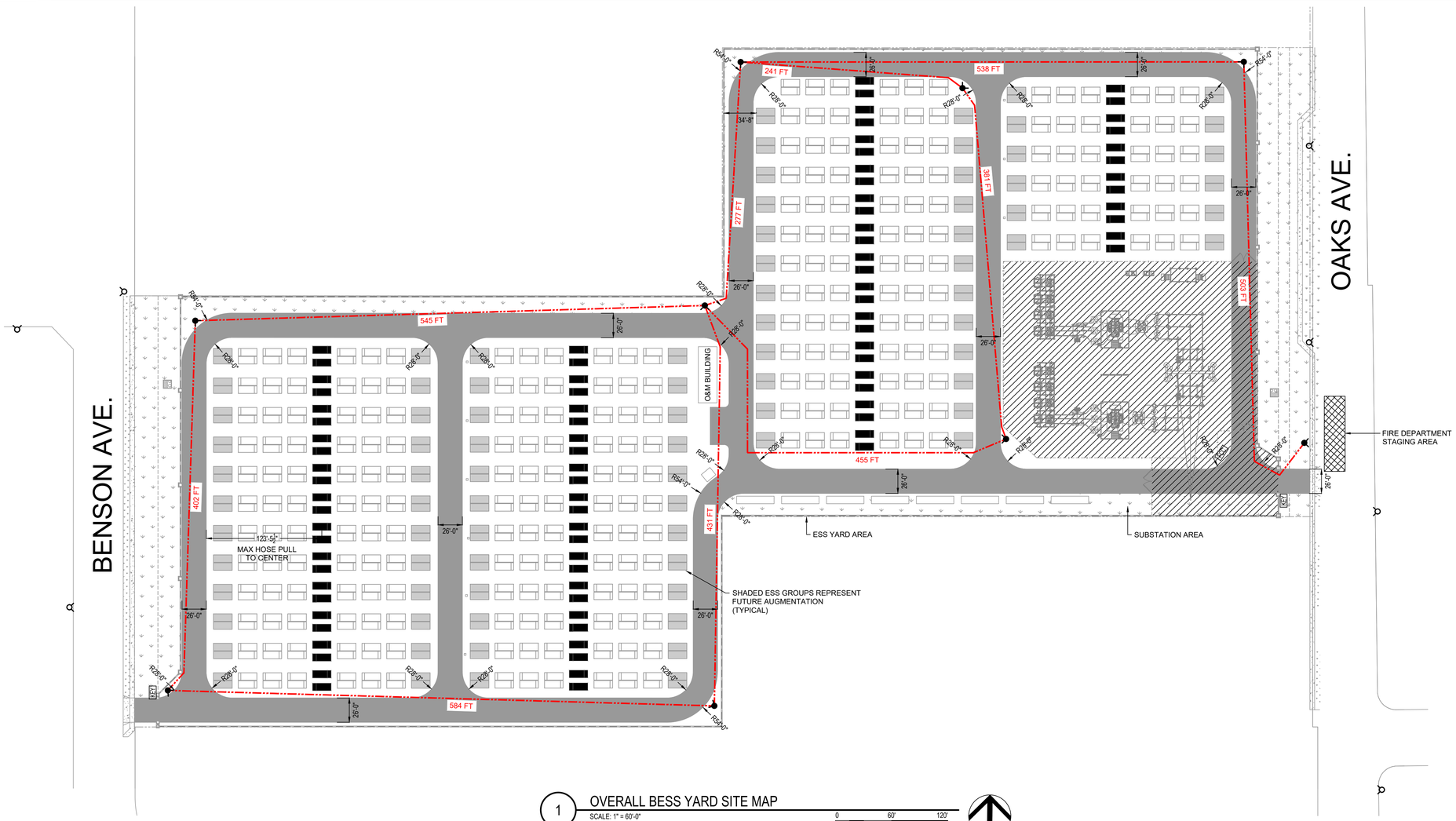
DRAWING TITLE

TRUCK TURN EXHIBIT

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	1" = 60'	04/08/2026	
DESIGNED BY: ZA	CHECKED BY: KB		DRAWING NO. C9.0
DRAWN BY:	REVIEWED BY:		

50 25 0 50 100

SCALE: 1 INCH = 50 FEET



LEGEND

- LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- ACCESS DRIVE SURFACING
- ENERGY STORAGE SYSTEM (ESS) ENCLOSURE
- MEDIUM VOLTAGE TRANSFORMER (MVT)
- PROPERTY LINE
- PROPERTY EASEMENT
- FENCE
- 10 FOOT HIGH CMU WALL
- FIRE HYDRANT SPACING
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT STAGING AREA
- FCC — FIRE COMMAND CENTER (FCC)
- KEY — FIRE ACCESS BOX FOR KEYED ENTRY

1 OVERALL BESS YARD SITE MAP
SCALE: 1" = 60'-0"
0 60' 120'
NORTH

PROJECT INFORMATION

EMERGENCY RESPONSE PLAN IS FOR THE BESS YARD ONLY. THE FOLLOWING IS A HIGH-LEVEL OVERVIEW OF THE RESPONSE PLAN. REFER TO THE EMERGENCY RESPONSE PLAN REPORT LOCATED WITHIN THE FCC NEMA ENCLOSURE FOR COMPLETE PROCEDURES.

ADDRESS:	13925 BENSON AVE., 13822 OAKS AVE. & 13910 OAKS AVE. CHINO, CA 91710
PARCEL:	APN: 1021-211-02-6000, 1021-121-05-0000, & 1021-211-05-0000
ZONING:	CURRENTLY, M-2 (GENERAL INDUSTRIAL)
DEVELOPMENT DISTURBED AREA:	7.7 ACRES (BESS YARD)

EMERGENCY CONTACTS

GENERAL EMERGENCY	911
CANYON RIDGE HOSPITAL MEDICAL HEALTH CLINIC	(909) 590-3700
AYPA REMOTE OPERATION CONTROL CENTER	(713) 320-0896

BATTERY ENCLOSURE INFORMATION

BATTERY SYSTEM: SUNGROW (LI-ION BATTERIES)	
MODEL: POWERTITAN 2.0	
NOMINAL BATTERY CAPACITY PER ENCLOSURE:	5015 kWh
BATTERY INCLUDING AUGMENTATION (QTY):	684
MV TRANSFORMER (QTY):	86

FIRE PROTECTION NOTES

SITE

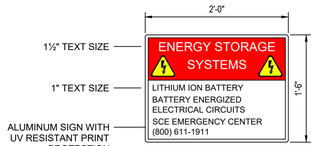
1. FIRE ACCESS: 26 FOOT MINIMUM ACCESS ROAD WIDTH WITH 13.5 FEET VERTICAL CLEARANCE HEIGHT.
2. TURNING RADIUS OF 28 FEET INSIDE AND 54 FEET OUTSIDE.
3. ACCESS ROAD SURFACE IS CAPABLE OF SUPPORTING FIRE TRUCKS/ EQUIPMENT WEIGHING UP TO 75,000 POUNDS.
4. ACCESS ROAD IS LOCATED TO ALLOW FOR 150 FT HOSE PULL DISTANCES TO ALL EXTERIOR PORTIONS OF THE BESS ENCLOSURES.
5. FIRE HYDRANT SPACING LENGTH SHALL NOT EXCEED 600 FEET FOR GROUP U OCCUPANCIES
6. MANUAL PULLSTATIONS WILL BE MOUNTED WITHIN THE FCC NEMA 4 ENCLOSURE.
7. FCC WHICH CONTAINS THE FIRE ALARM CONTROL PANEL (FACP) IS LOCATED AT LEAST 75FT AWAY FROM NEAREST BESS ENCLOSURE.
8. ENCLOSURE CABINETS ARE UNOCCUPIABLE. DO NOT OPEN IN AN EMERGENCY EVENT.

BATTERY ENCLOSURE

1. EACH ESS ENCLOSURE WILL HAVE THE FOLLOWING:
   - (1) FACP
   - (3) SMOKE DETECTORS
   - (2) HEAT DETECTORS
   - (1) GAS DETECTOR
   - PASSIVE OVERPRESSURE RELIEF VENTS - PER NFPA 68
   - EXPLOSION PREVENTION EXHAUST SYSTEM - PER NFPA 69
2. EACH ESS ENCLOSURE WILL NOT HAVE THE FOLLOWING (PER UL9540A TESTING):
   - DRY CHEMICAL FIRE SUPPRESSION
   - CLEAN AGENT (NOVEC 1230 OR FM-200) FIRE SUPPRESSION
   - INTERIOR FIRE SPRINKLER OR FIRE SUPPRESSION SYSTEM

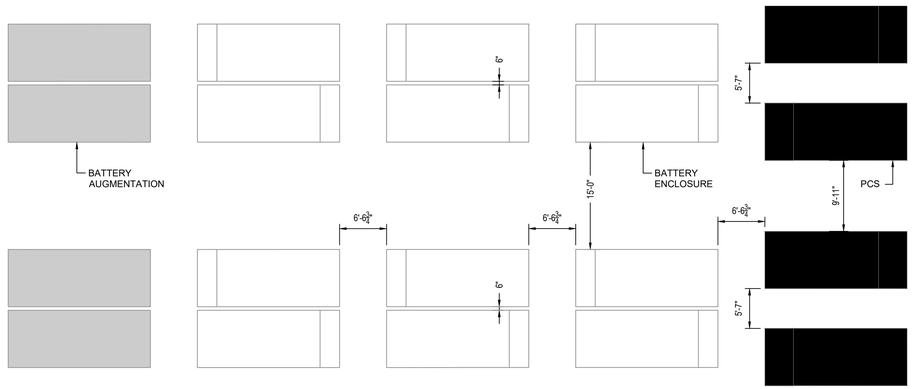
HAZARDOUS MATERIAL SIGNAGE

CFC § 1207.4.8 & NFPA 855 § 4.7.4.2 BATTERY ENCLOSURE SIGNAGE PROVIDED AT EACH SITE ENTRANCE OPEN TO THE BESS YARD - PER ANSI Z535 STANDARDS:



SIGNAGE PROVIDED AT EACH FIRE ACCESS GATE ENTRANCE TO THE SITE. SIGNAGE SHALL BE ELECTRICALLY ILLUMINATED (BY 12-VOLT POWER SOURCE ONLY) BY INTERNAL MEANS DURING THE HOURS OF DARKNESS:





2 TYPICAL BATTERY ROW SPACING
SCALE: 1' = 10'-0"
0 10' 20'

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NO.	DATE	REVISIONS DESCRIPTION	BY
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DIRAC BESS

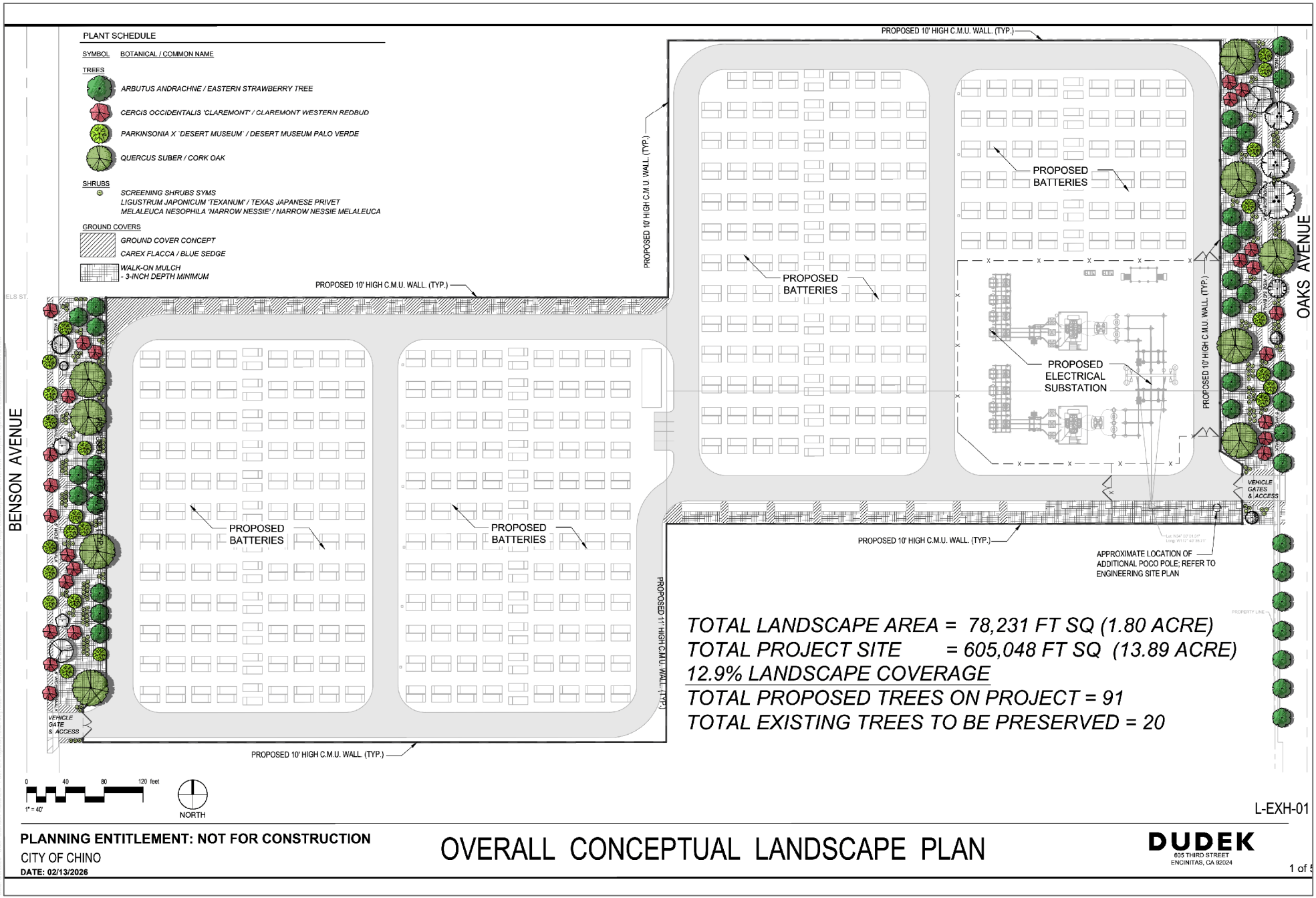
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE

FIRE MASTER PLAN

PROJECT NO.	SCALE:	DATE:	REVISION NO.
251511	AS NOTED	04/08/2026	
DESIGNED BY: JAR	CHECKED BY: MSG		DRAWING NO. FMP
DRAWN BY: JAR	REVIEWED BY: MSG		

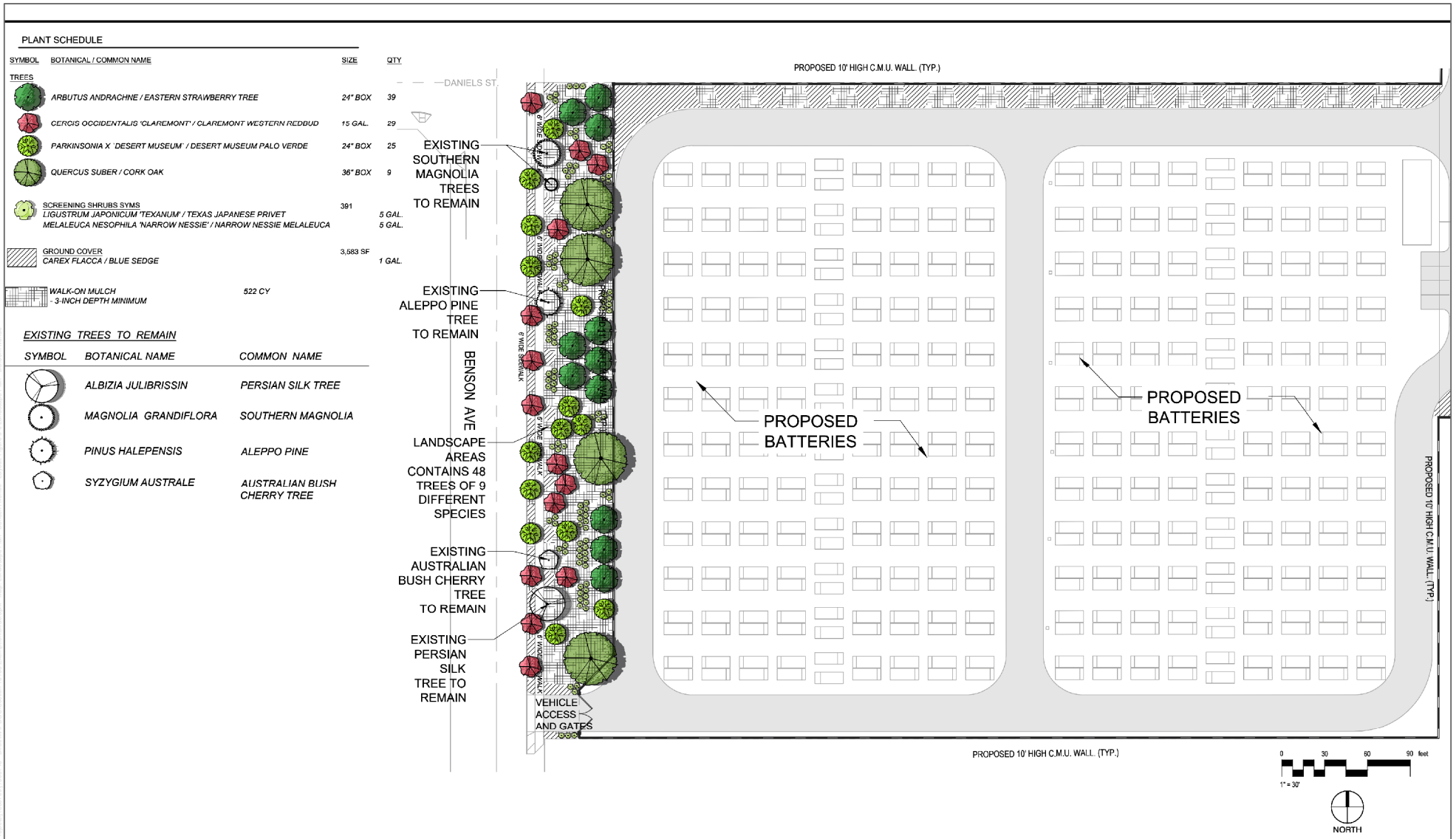
P:\LA\25\08S\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\FP\251511 AYPA DUDEK DIRAC BESS – FIRE MASTER PLAN.DWG 4/21/2026 11:21 AM



SOURCE: AYPA 2026

FIGURE 3-5

Landscape Plan Overview



L-EXH-02

PLANNING ENTITLEMENT: NOT FOR CONSTRUCTION
CITY OF CHINO
DATE: 02/13/2026

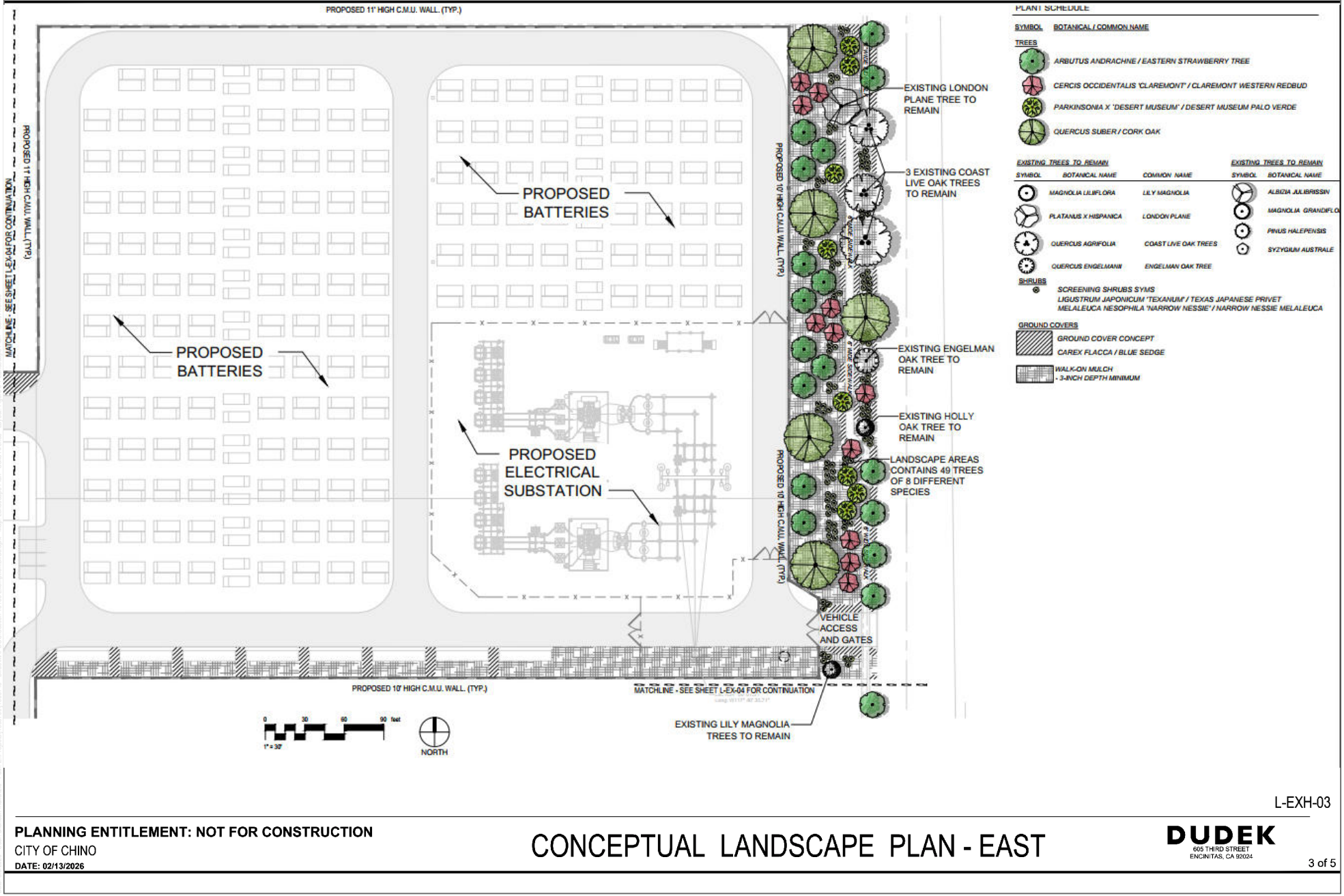
CONCEPTUAL LANDSCAPE PLAN - WEST

DUDEK
605 THIRD STREET
ENCINITAS, CA 92024

2 of 5

SOURCE: AYPA 2026

FIGURE 3-6
Landscape Plan - Benson Avenue



SOURCE: AYPA 2026

FIGURE 3-7

Landscape Plan - Oaks Avenue