

RESOLUTION NO. PC2023-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL20-0004 (SITE APPROVAL) AND PL20-0005 (TENTATIVE PARCEL MAP NO. 20174) TO SUBDIVIDE 3.95 GROSS ACRES OF LAND INTO THREE PARCELS FOR THE CONSTRUCTION OF THREE INDUSTRIAL BUILDINGS TOTALING 63,900 SQUARE FEET LOCATED AT THE NORTHWEST CORNER OF PHILADEPHIA STREET AND EAST END AVENUE (APN: 1013-521-04).

WHEREAS, Golden Management Services, Inc. (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174) (the "Project") to subdivide 3.95 gross acres of land into three parcels for the construction of three industrial buildings totaling 63,900 square feet located at the northwest corner of Philadelphia Street and East End Avenue (APN: 1013-521-04); and

WHEREAS, the Project's approval is contingent upon the annexation process being finalized through the San Bernardino County Local Agency Formation Commission (LAFCO) and City Council's approval of the associated Prezone (PL20-0003); and

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

WHEREAS, on July 19, 2023, 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 PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174):
  1. *PL20-0004 (Site Approval)*
    - a. The proposed Project is consistent with the goals and policies of the City's adopted General Plan and/or applicable specific plan(s). The Project site has a General Plan land use designation of Light Industrial (LI). The LI land use designation is intended to provide for industrial or manufacturing uses with fewer impacts on traffic, noises, odors and pollutants than General Industrial. The proposed buildings have been designed to accommodate lighter industrial uses in accordance with the Goals and Policies of the

General Plan. The Project serves General Plan Goal LU-2 and Objective LU-2.1, which aims to foster the development of new industrial uses in the City while preventing negative impacts on the health, safety, and welfare of residents

- 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. Upon Annexation to the City (Exhibit "A"), the Project site will have a zoning designation of M1 (Light Industrial). The development of the Project site includes three industrial buildings, totaling 63,900 square feet, which is consistent with the Light Industrial (M1) zoning district, and no special approvals are required for the use. The Project meets or exceeds all development standards related to setbacks, building height, lot coverage, parking and landscaping;
- c. The subject site is physically suitable, including, but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of development proposed, in that all minimum development standards related to setbacks, building height, lot coverage, parking and landscaping have been met or exceeded and the appropriate infrastructure and public improvements are conditioned to be constructed as part of the development;
- 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 Project, in that the necessary street and roadway improvements for East End Avenue and Philadelphia Street are required to be improved as part of the development. Additionally, East End Avenue is designated as a truck route;
- e. The proposed Project is compatible with those abutting properties and in the surrounding neighborhood, as the Project site is located in the M1 zoning district. Properties located to the north, south and west are all designated for industrial uses. In addition, the M1 zoning district is intended to accommodate a less intense industrial user. The three industrial buildings were designed to a scale and mass that is compatible with the adjacent residential properties to the east, across East End Avenue and consistent with the requirements of the M1 zoning district;
- 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 is both consistent and compatible with all surrounding land uses. Conditions of Approval will also be imposed on the Project to ensure no detrimental impacts to the public health, safety, and general welfare;
- g. The proposed Project will not have a significant adverse impact on the environment, as a Mitigated Negative Declaration (MND) has been prepared that concludes the Project will not have a significant adverse effect

on the environment. Potentially significant effects were identified and mitigation measures have been incorporated to ensure the effects remain at less than significant levels. The MND satisfies the requirements of CEQA and the CEQA Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); and

- h. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project through Project design features and conditions of approval imposed on the Project.

2. *PL20-0005 (Tentative Parcel Map No. 20174)*

- a. *Consistency with plans.* The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan, which designates the property as LI. This designation allows for a wide variety of industrial uses with fewer impacts on traffic, noises, odors and pollutants than General Industrial;
- b. *Consistency with zoning.* The proposed subdivision is consistent with the provisions of the Chino Zoning Ordinance. Upon Annexation to the City, the Project site will have a zoning designation of M1 (Light Industrial) and the map complies with all the requirements of the M1 zoning district;
- c. *Suitability.* The site is physically suitable for the type or density of development, as all required on and off-site improvements necessary to accommodate the development will be provided in accordance with City requirements; the site is flat and does not have any development constraints that would hinder future development; and the parcels being created are sufficient size and dimension to accommodate the development in accordance with the requirements of the Chino Zoning Ordinance;
- 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 Philadelphia Street Industrial Development Site and East End Annexation Project MND has been prepared for the proposed subdivision. The MND has determined that the proposed subdivision and improvements will not cause substantial environmental damage with the incorporation of 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 tenants of the subdivision. The MND considered the capacity of existing water system and found it adequate;

- g. *Soils and geology.* There are no adverse soil or geological conditions, according to a soils report provided with the Philadelphia Street Industrial Development Site and East End Annexation Project MND which was required as part of the environmental review;
  - h. *Public health.* The design of the subdivision or the type of improvements will not cause serious public health problems, as full public improvements will be provided and will also be designed and constructed in conformance with City standards as well as applicable state and federal regulations;
  - i. *Easements.* 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. Covenants, Codes, and Restrictions (CC&Rs) are required to be recorded with the final map and will include provisions for a reciprocal agreement 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 environmental documentation is adequate and conforms to the provisions of the California Environmental Quality Act (CEQA). The Philadelphia Street Industrial Development Site and East End Annexation Project MND has been prepared for the Project and reviewed by the Planning Commission in accordance with CEQA. The proposed subdivision is consistent with the Project described in the MND, and all mitigation measures from the MND are incorporated as conditions of approval for the Project; and
  - 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.
3. *CEQA Findings.* A MND has been prepared that concludes the proposed Project will not have a significant adverse effect on the environment. Potentially significant effects were identified, and mitigation measures have been incorporated to ensure the effects remain at less than significant levels. The MND satisfies the requirements of CEQA and the CEQA Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); and
4. *Conditional Approval of PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174).* Based on the aforementioned findings, the Planning Commission hereby approves PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174) subject to the conditions of approval attached hereto as Exhibit "B", and contingent on the following:
- a. The Site Approval (SA) and Tentative Parcel Map (TPM) are part of a project that also includes (1) a request for Annexation from San Bernardino County zoning designation of Regional Industrial (IR), Community Industrial

(IC), and RS-20M (Single Residential – 20,000 square feet minimum) to the City of Chino's zoning designation of Light Industrial (M1) and General Industrial (M2), and (2) a request for a Prezone of the proposed annexation area (PL20-0003) ("Prezone"). Pursuant to Government Code Section 66454, the approval of the SA and TPM are conditioned on the annexation of the subject property to the City no later than July 19, 2024, and such approvals shall not be effective until the annexation is completed. If the annexation has not been completed by July 19, 2024, these approvals shall be deemed null and void unless extended by the Planning Commission. Furthermore, these approvals are conditioned on the approval of the Prezone by City Council and shall not be effective unless the Prezone is approved by the City Council. Finally, these approvals are conditioned on the adoption of the Philadelphia Street Industrial Development Site and East End Annexation Project Mitigation Negative Declaration ("MND") by the City Council. If the City Council approves the Prezone and adopts the MND, but changes are made by the Council to either of these approvals in a manner that could reasonably affect the findings of the Planning Commission in this Resolution, or require a modification or addition of a condition of approval to be consistent with the Council's approvals, then the Site Approval and Tentative Tract Map shall be returned to the Planning Commission for further consideration and a final decision.

5. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest as 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 19<sup>TH</sup> DAY OF JULY 2023.

  
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 19<sup>th</sup> day of July 2023 and entered in the minutes of said Commission.

AYES:       COMMISSIONERS:   Lewis, Blanchard, Alexandris, Cisneroz

NOES:       COMMISSIONERS:   Chavez, Fraga, Vieira

ABSENT: COMMISSIONERS:   None

A handwritten signature in blue ink, appearing to be 'W. D. W.', is written over a horizontal line.

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

Attachments:

Exhibit "A" – Annexation Map and Legal Description

Exhibit "B" – Conditions of Approval

R310158.01

6-16-2023

**EXHIBIT "A"**  
**LAFCO \_\_\_\_\_****Reorganization to Include Annexation to the City of Chino and Detachment from  
County Service Area 70**

Those portion of Lots 28, 37, 38, 43, 44, 53, 54, 59 and 60 in Section 33, Township 1 South, Range 8 West, San Bernardino Meridian; together with Lot 5 in Section 4, in Township 2 South, Range 8 West, San Bernardino Meridian, of Rancho Santa Ana Del Chino, in the County of San Bernardino, State of California, as filed in Book 6, Page 15, records of said County and State, more particularly described as follows:

Course 1: Beginning at the centerline intersection of Philadelphia Avenue and East End Avenue, thence South 0°00'42" East along the centerline of said East End Avenue, a distance of 660.02 feet to the Southeasterly corner of said lot 5 as shown on Parcel Map 8923, in the City of Chino, County of San Bernardino, State of California, filed in Book 97, Pages 37 and 38, inclusive, of Parcel Maps, in said office of the County Recorder,

Course 2: Thence North 89°56'18" West along the Southerly line of said Lot 5, a distance of 660.00 feet to the Southwest corner of said lot 5 as shown on said Parcel Map 8923;

Course 3: Thence North 0°00'42" West along Westerly line of said Lot 5, a distance of 660.18 feet to the centerline of Philadelphia Avenue as shown on said Parcel Map 8923;

Course 4: Thence North 89°55'27" West along said centerline of Philadelphia Avenue, a distance of 133.82 feet to the beginning of a curve concave Northeasterly having a radius of 1000.00 feet as shown on Parcel Map 15226, in the Unincorporated Territory of San Bernardino, State of California, filed in Book 189, Pages 30 and 31, inclusive, of Parcel Maps, in said office of the County Recorder.

Course 5: Thence continuing along said centerline Westerly 339.63 feet along said curve through a central angle of 19°27'33" to the Boundary Line of the County of San Bernardino as shown on said Parcel Map 15226;

Course 6: Thence non-tangent North 8°39'39" East along said County Boundary, a distance of 625.47 feet to the Southwesterly corner of said Parcel Map 15226;

Course 7: Thence leaving said County boundary North 88°49'21" East along the Southerly line of said Parcel Map 15226, a distance of 327.31 feet to the Southeasterly corner of said Parcel Map 15226, said corner also being a point on West line of the San Antonio Creek Channel per grant deed to San Bernardino County Flood Control District, Book 7191, Page 916, of Official Records as shown on said Parcel Map 8923;



Course 8: Thence North  $1^{\circ}51'43''$  East along said West line of the San Antonio Creek Channel, a distance of 1628.61 feet to said Boundary Line of the County of San Bernardino as shown on said Parcel Map 15226;

Course 9: Thence North  $17^{\circ}10'41''$  East along said Boundary line, a distance of 530.64 feet to the centerline of Francis Avenue being a point on a curve concave Southwesterly having a radius of 450.00 feet as shown on Record of Survey 97-0079 filed in Book 109, Page 19 of Records of Survey, in said office of the County Record a radial line of said curve to said point being North;  $15^{\circ}54'43''$ ;

Course 10: Thence Easterly 129.54 feet along said centerline and said curve through a central angle of  $16^{\circ}29'38''$  as shown on said Record of Survey 97-0079;

Course 11: Thence continuing along said centerline South  $57^{\circ}35'39''$  East, a distance of 106.10 feet to the beginning of a curve concave Northeasterly having a radius of 450.00 feet as shown on said Record of Survey 97-0079;

Course 12: Thence continuing along said centerline Easterly 254.24 feet along said curve through a central angle of  $32^{\circ}22'14''$  as shown on said Record of Survey 97-0079;

Course 13: Thence continuing along said centerline South  $89^{\circ}57'53''$  East, a distance of 48.18 feet to the intersection of Francis Avenue and East End Avenue;

Course 14: Thence South  $0^{\circ}00'48''$  West along the centerline of East End Avenue, a distance of 2,638.59 feet to the **Point of Beginning**.

Containing an area of 57.60 acres, more or less.

As shown on Exhibit B attached hereto and by this reference made a part hereof.

Subject to covenants, conditions, reservations, restrictions, right-of-way and easements, if any, of record.

Prepared by me or under my direct supervision:

*David W. Mackey*  
\_\_\_\_\_  
DAVID W. MACKEY, PLS 8912

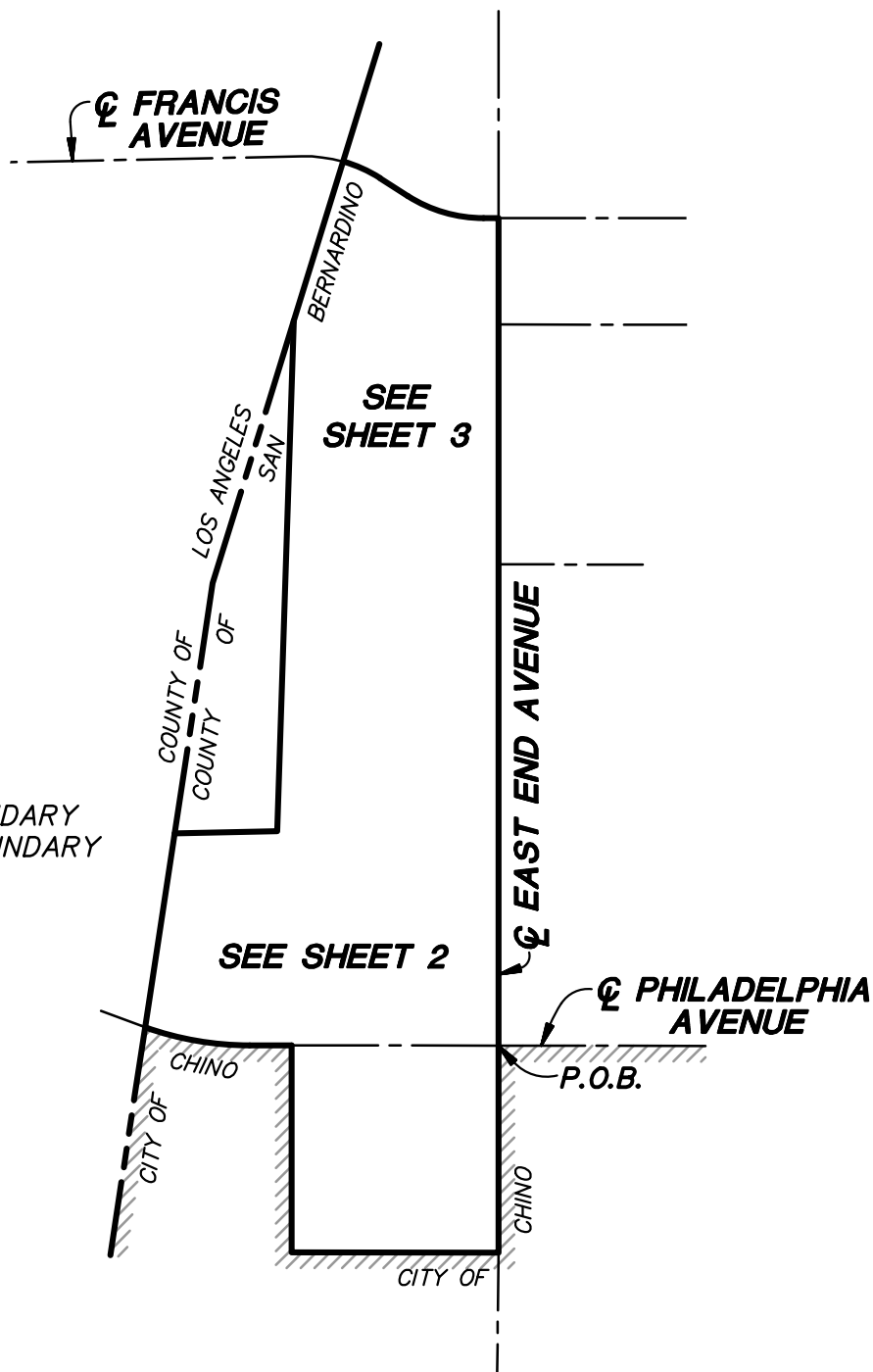




**Reorganization to Include Annexation to the City of Chino and Detachment  
from County Service Area 70**

**LEGEND**

- ANNEXATION BOUNDARY  
 EXISTING CITY BOUNDARY  
 CENTERLINE



# HUITT~ZOLLARS

Huitt-Zollars, Inc. Irvine  
 2603 Main Street, Suite 400, Irvine, CA 92614  
 Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

6/16/2023

SKETCH TO ACCOMPANY  
A LEGAL DESCRIPTION

**EXHIBIT 'B'**

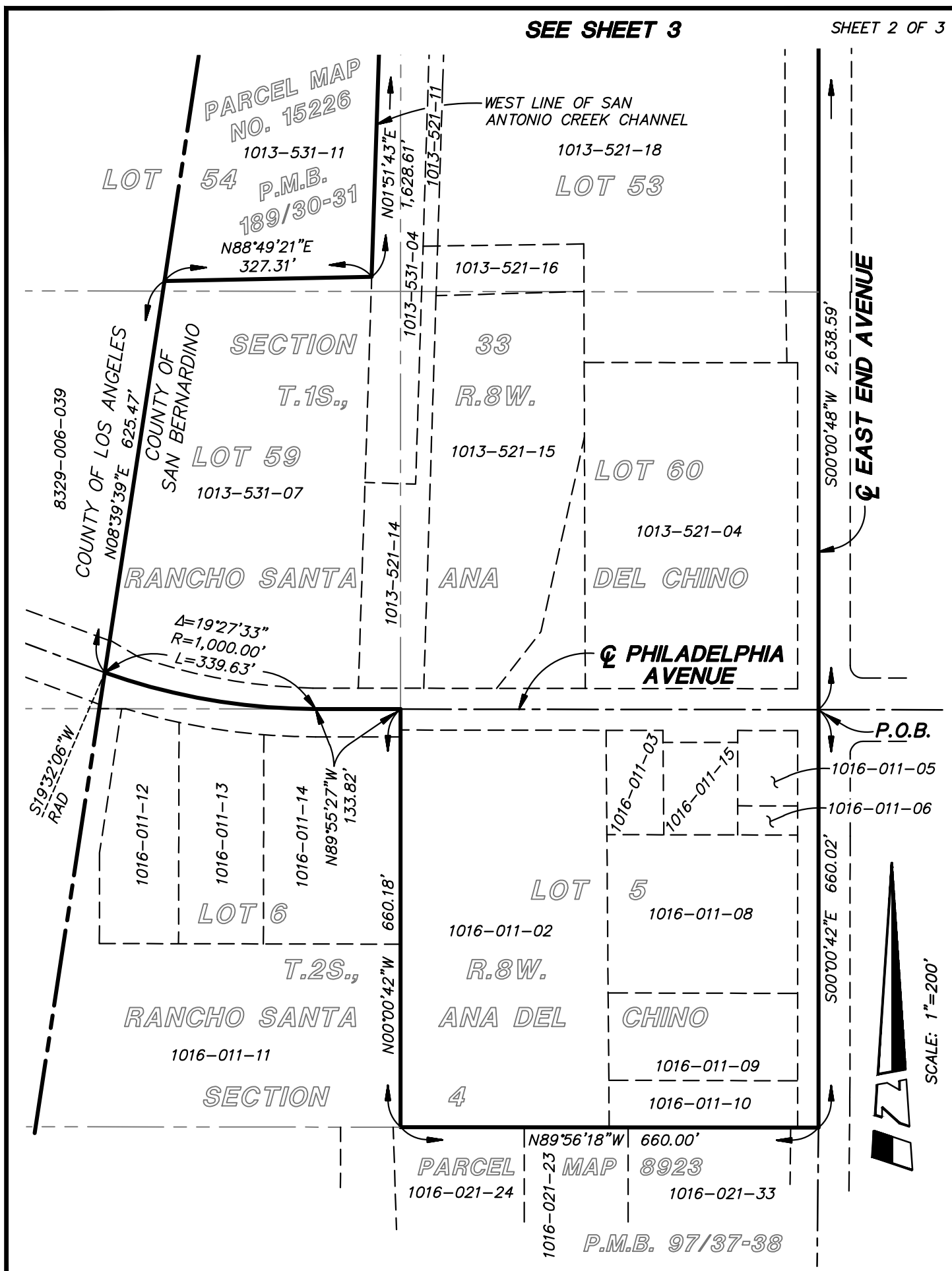
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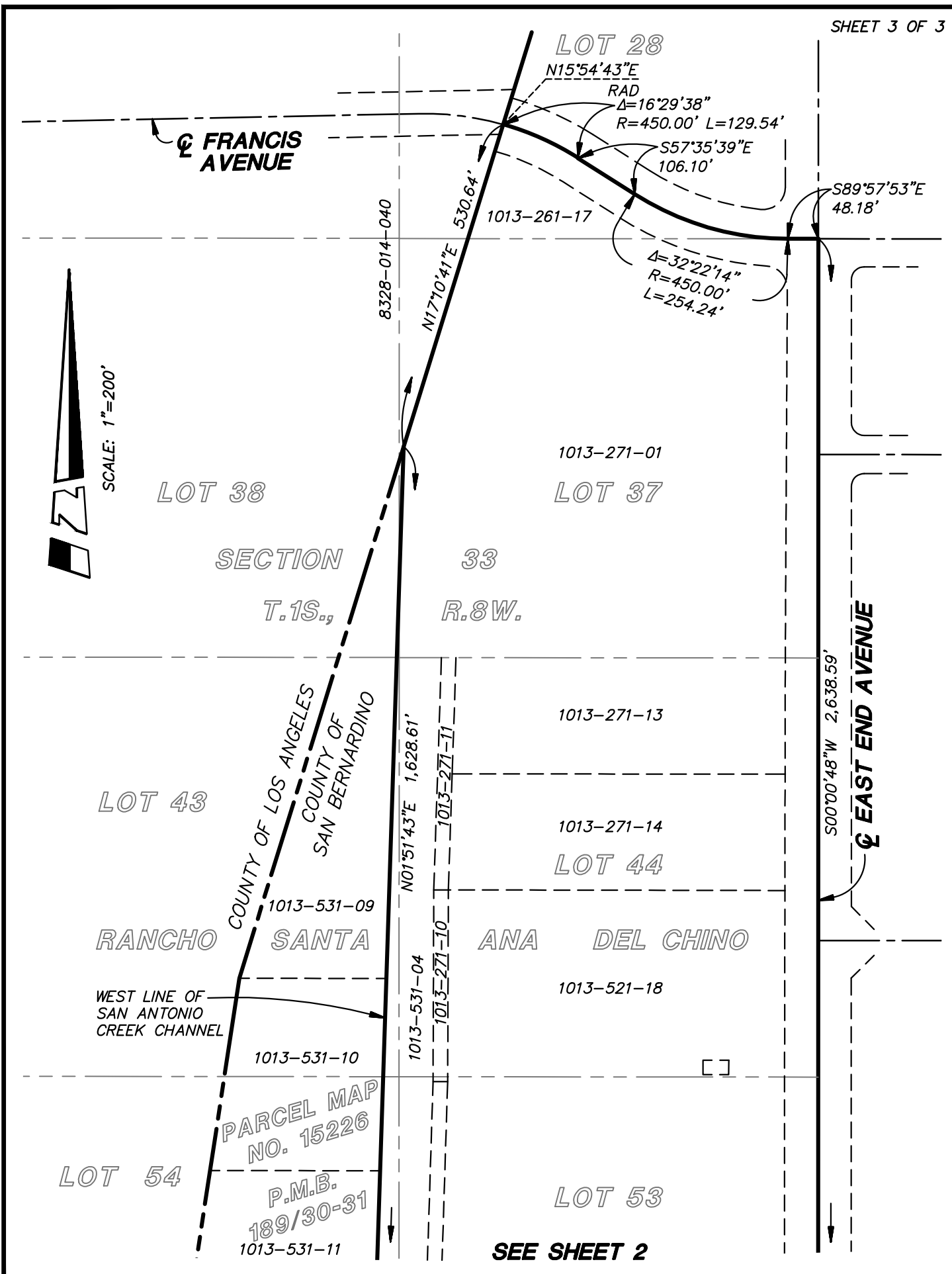
DRAWN BY DWM

CHECKED BY RHH

DATE 6/16/2023

JOB NO. R310158.01





# EXHIBIT A

## DEPARTMENTAL CONDITIONS OF APPROVAL

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**DATE:** July 19, 2023

**PROJECT FILE NO.:** PL20-0004 (Site Approval) and PL20-0005 (Tentative Parcel Map No. 20174)

**LOCATION:** Northwest corner of East End Avenue and Philadelphia Street (APN: 1013-521-04)

**APPLICANT:** Golden Management Services, Inc.

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

Development Services Department –

- ☒ Planning Division
- ☒ Development Engineering Division
- ☐ ADA Accessibility Division

☒ Chino Valley Independent Fire District

☐ Police Department

☐ Finance Department

☐ Community Services

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION CONDITIONS OF APPROVAL**

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**DATE:** July 19, 2023

**PROJECT FILE NO.:** PL20-0004 (Site Approval) and PL20-0005 (Tentative Tract Map No. 20174)

**LOCATION:** Northwest corner of East End Avenue and Philadelphia Street (APN: 1013-521-04)

**APPLICANT:** Golden Management Services, Inc.

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**1.0 TIME LIMITS:**

- 1.1. The above referenced Site Approval and Tentative Tract Map are part of a project that also includes (1) a request for Annexation from San Bernardino County zoning designation of Regional Industrial (IR), Community Industrial (IC), and RS-20M (Single Residential – 20,000 square feet minimum) to the City of Chino's zoning designation of Light Industrial (M1) and General Industrial (M2), and (2) a request for a Prezone (PL20-0003). Pursuant to Government Code section 66454, the approval of the Site Approval and Tentative Tract Map are conditioned on the annexation of the subject property to the City no later than July 19, 2024, and such approvals shall not be effective until the annexation is completed. If the annexation has not been certified by July 19, 2024, these approvals shall be deemed null and void unless extended by the Planning Commission. Furthermore, these approvals are conditioned on the approval of the Prezone by City Council and shall not be effective until of such approval by the City Council.
- 1.2. The above referenced Site Approval shall expire one year following the effective date of the associated annexation, 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.
- 1.3. The above referenced Tentative Map shall expire two years following the effective date of the associated annexation, 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 at least 30 days prior to expiration of the application.

## **DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL**

**FILE NO.:** PL20-0004 (SA) and PL20-0005 (TTM No. 20174)

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- 1.4. Tentative Tract Map No. 20174 shall not be recorded until the annexation process through the San Bernardino County LAFCO (Local Agency Formation Commission) has been finalized.

### **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 approved plans on file with the Development Services Department, 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 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

## DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL

FILE NO.: PL20-0004 (SA) and PL20-0005 (TTM No. 20174)

DATE: July 19, 2023

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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. Any change of use in the project shall be reviewed by the Development Services Department for compliance with CEQA.
- 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 City Council approval. Project approval shall not be complete until the required fee(s) is (are) paid:

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

[X] \$2,765.00 for the California Department of Fish and Wildlife Mitigated Negative Declaration fee.

### 3.0 PRIOR TO RECORDATION OF THE FINAL MAP:

- 3.1. Three copies of 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 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. The intent of the CC&R's is to assure that the entire project is designed and maintained in a uniform and comprehensive manner.



## **DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL**

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**DATE:** July 19, 2023

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3.1.2. No outdoor storage, manufacturing, or assembly of materials or equipment is permitted.

3.2. A property owners association (HOA) shall be formed for the maintenance of private facilities held in common ownership, such as project landscaping and maintenance, drive aisles, entries, 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. A detailed on-site exterior lighting plan shall be submitted and approved by the Director of Development Services. Plans shall be designed pursuant to Chino Municipal Code Section 20.10.090 (*Outdoor Lighting*) and shall identify fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.

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

4.4. All plans shall be coordinated for consistency.

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

4.6. A construction management plan shall be submitted for review and approval by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents and/or surrounding businesses on site and 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

**DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL****FILE NO.:** PL20-0004 (SA) and PL20-0005 (TTM No. 20174)**DATE:** July 19, 2023

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- g. Contractor/subcontractor acknowledgement, obligations, and penalties
  - h. Traffic control and coordination
  - i. Security and interim fencing
  - j. Signs posted on the site with a contact number for the job site construction manager and the City's Code Enforcement Division. Signs shall measure at least four feet by eight feet and shall be posted along every street frontage. The developer shall contact the City immediately upon any change in contact numbers.
  - k. Building and landscape phasing.
- 4.7. A precise wall plan identifying the design, location and construction details of all walls and fences shall be submitted and approved by the Planning and Building Divisions. All perimeter and street-facing walls, including retaining walls, shall be decorative in nature. Mesh screening shall be provided on the steel gates to further screen the private yard area from public view.
- 4.8. 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.
- 4.9. All ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that is not placed underground such as SCE transformers, backflow prevention devices, irrigation valves and controllers used for common landscape areas shall be placed in areas out of public view and sufficiently screened. The location and method of screening of said utilities shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.
- 4.10. All electrical panels and cabinets shall be completely screened. All electrical panels and cabinets shall be fully enclosed and integrated into

## **DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL**

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and architecturally compatible with the building to the satisfaction of the Director of Development Services. The locations of the electrical panels and cabinets shall be reflected on a site plan and elevation(s) to be reviewed and approved by the Director of Development Services.

- 4.11. Prior to the issuance of a building permit, the approved grading plans shall be attached to the construction plan set. The project shall be built according to the plans approved by the Planning Commission on July 19, 2023 as prepared Architects Orange, Huitt-Zollars, Inc., and Ridge Landscape Architects. Any substantial modification to the project shall require Planning Commission review and approval. If minor in nature, the modification may be reviewed and approved by the Development Services Director.
- 4.12. Upon submittal of construction drawings to the Building Division for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.
- 4.13. 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.
- 4.14. Special Conditions:
  - 4.14.1. A Water Quality Management Plan (WQMP) shall be prepared in accordance with County of San Bernardino requirements and submitted for review and approved by the City.
  - 4.14.2. A construction-phasing plan shall be submitted and approved by the Building Division prior to building permit issuance. The plan shall show all buildings that will be completed in each phase. It shall also show how each completed phase will be closed off from the phases under construction so as to minimize conflict between construction vehicles, construction equipment, employees and residents.

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- 4.14.3. Approval of the conceptual landscape plan by the Planning Commission does not constitute final approval. The final landscape approval (during the plan check process and/or following installation) shall be subject to the review and approval of the City's Landscape Architect Consultant and the Director of Development Services. The City Landscape Architect or Director of Development Services may require additional/fewer trees, shrubs, vines, and ground cover as necessary, based on final site conditions during the landscape plan check process or field review process in order to mitigate any site conditions that were not apparent during either the Planning Commission review or plan check review process.
- 4.14.4. 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.
- 4.14.5. Three hard copies and one electronic copy of the recorded CC&R's shall be submitted to the Director of Development Services.
- 4.14.6. Prior to issuance of a grading permit, all existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within 90 days. 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.
- 4.14.7. Prior to issuance of a grading permit, the project site shall be cleared of all trash, debris, weeds, and other discarded items within 2 weeks. 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.\

### **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.

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- 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 subcontractors prior to start of construction.
- 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. The fee for review of the landscaping and irrigation plans by both the and the City's landscape architect shall be paid by the developer.
- 6.3. All landscaping and irrigation shall be installed in accordance with approved plans on file with the Development Department Services, 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.

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

### **7.0 ENVIRONMENTAL REQUIREMENTS & MITIGATION MEASURES:**

- 7.1. Comply with all mitigation measures identified in the attached *Mitigation Monitoring Program* (Exhibit "A") 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. 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.
- 8.2. 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.
- 8.3. 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.
- 8.4. Building and Site Design:
  - 8.4.1. 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.
  - 8.4.2. All building drainage gutters, downspouts, vents, etc., located on the exterior walls shall be architecturally compatible with the

## **DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL**

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exterior building design and color, to the satisfaction of the Director of Development Services, or shall be completely concealed from view. They shall not be located on the exterior of building walls near office areas or other prominent locations on the building(s).

- 8.4.3. 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.
- 8.4.4. 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.
- 8.4.5. New ladders for roof access shall be mounted on the inside of the building.
- 8.4.6. All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.
- 8.4.7. Outdoor employee break areas shall be provided each building as identified on the site plan. These areas shall be provided with seating, tables, enhanced paving treatments, hose bibs, decorative trash receptacles, a shade trellis structure, and shade trees, to the satisfaction of the Director of Development Services.
- 8.4.8. All landscaping shall be designed and installed in accordance with Section 20.19 of the Chino Municipal Code.

### **8.5. Parking and Lighting:**

- 8.5.1. 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.



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- 8.5.2. 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.
- 8.5.3. 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).
- 8.5.4. Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation.
- 8.5.5. All parking spaces, aisles, entrances and exits shall be double-striped per City standards.
- 8.5.6. 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.
- 8.6. Refuse and Recycling:
  - 8.6.1. 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 generated by the development shall be provided, to the satisfaction of the Director of Development Services.
  - 8.6.2. Refuse and recyclable materials bins shall be enclosed by a 6-foot- high (1.83 m) wall and covered with a solid roof, both 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.

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- 8.6.3. No refuse/recycling enclosure shall be located within any required setback area.
- 8.6.4. 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.
- 8.6.5. 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.

**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 building official.
- 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.

## **DEVELOPMENT SERVICES DEPARTMENT CONDITIONS OF APPROVAL**

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- 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 p.m. and 7 a.m.
  - f. Ensure that all above security requirements are complied with, and that all security hardware, fencing, and lighting are maintained in working order.
  - g. Ensure that thefts are immediately reported to the police department and that reasonable steps are taken, if evident, to prevent future similar incidents.

Attachment:

Exhibit "A" – Mitigation Monitoring Report (MMRP)

<p><b>End of Planning's Conditions of Approval</b></p>
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# **MITIGATION MONITORING AND REPORTING PROGRAM PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT**

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

**Philadelphia Street Industrial Development Site and East End Annexation Project  
Prezone and Annexation (PL 20-0003), Site Approval (PL 20-0004), and Tentative Parcel Map No.  
20174 (PL 20-0005)**

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the project by the City of Chino (City).

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

The monitoring program contains the following elements:

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

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

## **MITIGATION MONITORING AND RESPONSIBILITIES**

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

## **STANDARD CONDITIONS**

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

**MITIGATION MONITORING AND REPORTING PROGRAM  
PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE  
AND EAST END ANNEXATION PROJECT**

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# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

### MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project Name: Philadelphia Street Industrial Development Site and East End Annexation Project				Applicant: Golden Management Services, Inc.	
				Date: March 6, 2023	
Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>BIOLOGICAL RESOURCES</b>					
<b>MITIGATION MEASURE BIO-1:</b> If demolition or ground disturbance is proposed during nesting bird season (February 15 to August 31), a pre-construction nesting survey shall be conducted by a qualified biologist (Project Biologist) within 72 hours prior to start of work pursuant to Sections 3503–3801 of the California Fish and Game Code. If the survey indicates nesting birds are present, an appropriate buffer to be established by the project Biologist shall be marked off around the nest(s), and no demolition or construction activity shall occur in that area during nesting activities. Demolition and/or construction may resume within the established buffer when the project Biologist determines the nest is no longer occupied and all juveniles have left the nest. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee.	City of Chino Director of Development Services, or designee.	Prior to issuance of grading permit, prior to the commencement of demolition and ground disturbance activities, and during construction.	Evidence to the City a qualified biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate buffers are established and monitored until the nesting effort is finished.		Withhold grading permit or issuance of a stop work order.
<b>CULTURAL RESOURCES</b>					
<b>MITIGATION MEASURE CUL-1:</b> Prior to issuance of grading permits, the City of Chino (City) shall verify that the following note is included on all grading plans:  “If archaeological resources are discovered during ground-disturbing activities, all activity within 100 feet of the discovery shall be halted, and the City shall be notified. Notification shall be made within 24 hours of any such discovery. If the resources are determined to be of pre-contact (i.e., Native American) origin, all Native American tribes who have expressed an interest in the project	City of Chino Director of Development Services, or designee.	Prior to issuance of grading permit.	Evidence to the City archaeological discovery note is included in the grading plans.		Withhold grading permit or issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

**Project Name:** Philadelphia Street Industrial Development Site and East End Annexation Project

**Applicant:** Golden Management Services, Inc.

**Date:** March 6, 2023

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>through the Assembly Bill 52 process pursuant to California Public Resources Code Section 21080.3.2 (interested Native American Tribes) shall be contacted for input. The City shall, in good faith, consult with interested Native American Tribes for the remainder of the project.</p> <p>Construction personnel shall not collect or move any suspected archaeological materials or further disturb any soils within the 100-foot exclusionary buffer, but construction activity may continue on other portions of the project site. As deemed necessary by the City, a qualified archaeologist shall be retained to assess the nature and significance of the discovery. As determined by the qualified archaeologist and interested Native American Tribes should the discovery be determined not to be significant, the resource shall be recorded on a California Department of Parks and Recreation Form 523, and no further recovery effort shall be required. However, all subsequent ground-disturbing activities shall be monitored by an archaeologist and, if requested, by interested Native American Tribes at the discretion of the City. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the project applicant and City for dissemination to interested Native American Tribes, as requested. In the event the discovery is determined to be significant pursuant to <i>CEQA Guidelines</i> Section 15064.5, <b>Mitigation Measure CUL-2</b> shall apply."</p> <p>This measure shall be implemented to the satisfaction of the City of Chino's Development Services Director or designee.</p>					



# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p><b>MITIGATION MEASURE CUL-2:</b> If a qualified archaeologist determines cultural resources identified on the project site are historical or unique archaeological resources pursuant to <i>CEQA Guidelines</i> Section 15064.5, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate data recovery must be provided. The archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to Native American tribal representatives (i.e., those who have expressed an interest in the project through the Assembly Bill 52 process pursuant to California Public Resources Code Section 21080.3.2) for review and comment. Ground-disturbing work may continue on other parts of the project site while historical [or unique archaeological] resource mitigation occurs.</p> <p>The project archaeologist, the project applicant, the City of Chino's Development Services Director or designee, and interested Native American tribal representatives shall confer regarding the appropriate disposition of the discovered resource(s). Disposition may include curation with a certified scientific or educational repository in accordance with current professional repository standards. However, if an agreement on the disposition of cultural resources cannot be reached, the resource(s) shall be reburied on the project site in an area not subject to further ground disturbance, with appropriate recordation on the California Department of Parks and Recreation 523 Forms. Work shall not resume within the 100-foot exclusionary buffer without City authorization, and all subsequent ground-disturbing activities shall be monitored at the discretion of the City.</p>	City of Chino Director of Development Services, or designee.	During construction	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Monitoring and Treatment Plan provided to Native American tribal representatives;</li> <li>2) project archaeologist, project applicant, City of Chino, and interested Native American tribal representatives confer regarding discovered resource(s);</li> <li>3) Appropriate buffer areas have been established as applicable;</li> <li>4) Appropriate recordation on California Department of Parks and Recreation 523 Forms;</li> <li>5) Report of findings filed with the City, tribal representative, and South Central Coastal Information Center.</li> </ol>		Issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

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All cultural resources, including the locations from which they are recovered and to which they may be reburied, shall remain confidential pursuant to the California Code of Regulations Section 15120(d). A final report containing the significance and treatment of findings shall be prepared by the project archaeologist and submitted to the City of Chino's Development Services Director or designee and interested Native American Tribe(s). This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee.					
<b>GEOLOGY AND SOILS</b>					
<p><b>MITIGATION MEASURE GEO-1:</b> Prior to issuance of grading and/or building permits, the project applicant shall provide evidence to the City of Chino (City) for review and approval that proposed structures, features, and facilities have been designed and would be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the applicant's development application is deemed complete by the City.</p> <p>Additionally, the project applicant shall provide evidence to the City that the recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, irrigation lines, utility lines, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the Geotechnical Investigation to</p>	Director of the City of Chino Building Department or designee.	Prior to issuance of grading and/or building permits and during construction.	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Design-level plans comply with California Building Code in effect at the time of development application submittal;</li> <li>2) Recommendations in the design-level geotechnical/soils/geological report are incorporated as applicable.</li> </ol>		Withhold grading and/or building permits and/or issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices. Retaining wall parameters shall be in accordance with the Geotechnical Investigation to protect against lateral spreading and landslides. Additionally, Type II cement according to the latest CBC specifications shall be utilized for the construction of building foundations and additional sulfate tests shall be performed at the completion of site grading to ensure that graded conditions are consistent with the recommendations specified in the Geotechnical Investigation to protect concrete, steel, and other metals from corrosive soils. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading.</p> <p>As necessary, the City may require additional studies and/or engineering protocols to meet its requirements. This measure shall be implemented to the satisfaction of the City Director of Building or designee.</p>					
<p><b>MITIGATION MEASURE GEO-2:</b> Prior to commencement of any grading activity on the Industrial Development Site, the applicant shall retain a paleontological monitor that would work under the direct supervision of a qualified paleontologist (defined as an individual with a B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation). The qualified paleontologist shall attend the pre-construction meeting to discuss monitoring protocols. The paleontological</p>	<p>City of Chino Director of Development Services, or designee.</p>	<p>Prior to commencement of grading and during construction.</p>	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Project proponent/developer retains a qualified paleontologist for monitoring;</li> <li>2) Project proponent/developer</li> </ol>		<p>Withhold grading permit and/or issuance of a stop work order.</p>

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>monitor shall be present full-time during ground disturbance activity below five feet from the ground surface, including but not limited to grading, trenching, utilities, and off-site easements. If the qualified paleontologist determines that the sediments are not likely to produce fossil resources after excavation below five feet from the ground surface begins, monitoring efforts shall be reduced.</p> <p>If during such ground disturbance activities, a paleontological resource is discovered, the monitor shall temporarily halt or redirect grading efforts, and shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.</p> <p>In consultation with the qualified paleontologist, the monitor shall assess the nature and significance of the find. If the specimen is not significant, it shall be mapped, documented, removed, and the area cleared to allow grading to recommence in the area of the find.</p> <p>If the discovery is found to be significant, the qualified paleontologist shall notify the applicant and City immediately. In consultation with the applicant and the City, the qualified paleontologist shall develop a plan of mitigation which would likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.</p>			<p>prepares a Paleontological Resource Mitigation Plan;</p> <p>3) Adequate provisions are in place to protect or retrieve/record/evaluate paleontological resources;</p> <p>4) Formal agreement between the project applicant and appropriate repository for fossils;</p> <p>5) Submittal of required evaluation and report by a qualified paleontologist to the City.</p>		

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<b>MITIGATION MEASURE HAZ-1:</b> An asbestos-containing materials (ACM) survey and lead-based materials (LBM) survey shall be completed for demolition of all structures constructed prior to 1978. A qualified California Occupational Safety and Health Administration (Cal/OSHA) Certified Site Surveillance Technician shall conduct the ACM survey. A qualified California Department of Public Health Lead Inspector Assessor shall conduct the LBM survey. If the ACM survey reveals no detectable asbestos levels pursuant to Title 8, CCR Section 1529, no further ACM survey or remedial work is required. If the LBM survey reveals no detectable lead levels pursuant to Code of Federal Regulations Chapter 29, Section 1926.62 and Title 8, California Code of Regulations Section 1532.1, no further LBM survey or remedial work is required. However, if a detectable level of asbestos is identified within structures proposed for demolition, <b>Mitigation Measure HAZ-2</b> shall apply. Furthermore, if a detectable level of lead is identified within structures proposed for demolition, <b>Mitigation Measure HAZ-3</b> shall apply. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee, and/or Building Division, or designee.	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition permit.	Evidence to the City a asbestos-containing materials (ACM) survey and lead-based materials (LBM) survey is completed.		Withhold demolition permit.
<b>MITIGATION MEASURE HAZ-2:</b> Prior to the demolition of any structure identified to contain ACM, the project applicant shall retain a Certified Asbestos Consultant to abate ACM from the demolition site. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. The Certified Asbestos Consultant shall provide a construction and demolition plan	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition permit.	Evidence to the City a Certified Asbestos Consultant is retained, Asbestos Notification submitted to SCAQMD, construction and demolition plan with disposal tickets and SCAQMD air		Withhold demolition permit.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

**Project Name:** Philadelphia Street Industrial Development Site and East End Annexation Project

**Applicant:** Golden Management Services, Inc.

**Date:** March 6, 2023

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility and SCAQMD air clearances prior to final inspection, and an asbestos report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee, and/or Building Division, or designee.			clearances, and asbestos report is provided to the City.		
<b>MITIGATION MEASURE HAZ-3:</b> Prior to the demolition of any structure identified to contain LBM, the project applicant shall retain a California Department of Public Health Lead Inspector Assessor to abate LBM from the demolition site. The Lead Inspector Assessor shall provide a construction and demolition plan with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility and South Coast Air Quality Management District air clearances prior to final inspection, and a lead report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee, and/or Building Division, or designee.	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition permit.	Evidence to the City a California Department of Public Health Lead Inspector Assessor is retained, construction and demolition plan with disposal tickets and SCAQMD air clearances, and lead report is provided to the City.		Withhold demolition permit.
<b>NOISE AND VIBRATION</b>					
<b>MITIGATION MEASURE NOI-1:</b> Prior to issuance of demolition and grading permits, the construction contractor shall erect a minimum 6-foot-high temporary construction barrier along the eastern and southeastern project construction boundaries, a minimum 8-foot-high temporary construction barrier along the southern construction boundary, and a minimum 14-foot-high temporary construction barrier along the western project construction	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition and grading permits.	Evidence to the City of construction of appropriate construction barriers for noise attenuation.		Withhold demolition and/or grading permit.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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<p>boundary where there are existing residences to reduce construction noise levels. The barriers shall be continuous with no gaps or holes and may be any material that has a minimum Sound Transmission Class (STC) rating of 28.</p> <p>Additionally, the construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction activities shall be prohibited outside of these hours or anytime on Sundays and federal holidays.</p> <p>The construction contractor shall equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment and also ensure that trucks and equipment are running only when necessary. Only "Quiet" air compressors and similar equipment shall be utilized, where available. Finally, the construction contractor shall locate stationary noise-generating equipment as far as possible from off-site residential properties. This measure shall be implemented to the satisfaction of the City of Chino Director of Development Services, or designee</p>					
<p><b>MITIGATION MEASURE NOI-2:</b> Prior to issuance of a grading permit, the construction contractor shall provide evidence to the City of Chino that heavy construction equipment (e.g., large bulldozers and loaded trucks) shall be prohibited from operating within 15 feet of the residential structures located on the property (APN 1013-521-05) adjacent to the west-southwest of the Industrial Development Site. Notes shall be included in the grading plans and temporary on-site signage in the immediate proximity of the southwest portion of the Industrial Development Site shall be erected notifying construction personnel of the prohibition. The temporary</p>	City of Chino Director of Development Services, or designee.	Prior to issuance of grading permit.	Evidence to the City of a note in the grading plans and erection of temporary on-site signage in the immediate proximity of the southwest portion of the Industrial Development Site notifying construction personnel of large bulldozer/loaded truck prohibition.		Withhold grading permit.



# MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
signage shall clearly indicate large bulldozers and loaded trucks are prohibited from operating within 15 feet of the residential structures located on the property (APN 1013-521-05) adjacent to the west-southwest of the Industrial Development Site, the standard language of which shall be determined through coordination between the construction site contractor, the project applicant, and the City of Chino Director of Development Services or designee. This measure shall be implemented to the satisfaction of the City of Chino Director of Development Services, or designee.					
<b>TRIBAL CULTURAL RESOURCES</b>					
<p><b>MITIGATION MEASURE TCR-1:</b> A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p>	City of Chino director of development services, or designee.	Prior to issuance of grading permit and during construction.	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) A Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation is retained;</li> <li>2) Copy of the executed monitoring agreement submitted to City;</li> <li>3) Daily monitoring logs submitted to City;</li> <li>4) Appropriate buffers established as appropriate.</li> </ol>		Withhold grading permit and/or issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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<p>C. The monitor would complete daily monitoring logs that would provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs would identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs would be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p>E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh would recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and</p>					

# MITIGATION MONITORING AND REPORTING PROGRAM

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for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.					
<p><b>MITIGATION MEASURE TCR-2:</b> A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other</p>	City of Chino director of development services, or designee.	During construction.	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Appropriate buffer areas have been established as applicable;</li> <li>2) Coordinate with Native American Heritage Commission, Most Likely Descendent, and County Coroner as necessary.</li> </ol>		Issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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<p>mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)</p> <p>E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>					
<p><b>MITIGATION MEASURE TCR-3:</b> A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.</p> <p>B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at</p>	City of Chino director of development services, or designee.	During construction.	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Appropriate buffer areas have been established as applicable;</li> <li>2) Coordinate with Native American Heritage Commission, Most Likely Descendent, and County Coroner as necessary.</li> <li>3) Submittal of Data Recovery Report to the Native American Tribe.</li> </ol>		Issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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<p>the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations would either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains would be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe would make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials would be removed.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>F. Each occurrence of human remains and associated funerary objects would be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony would be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner</p>					

# MITIGATION MONITORING AND REPORTING PROGRAM

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<p>at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>G. The Tribe would work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>					

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

### STANDARD CONDITIONS

**Project Name:** Philadelphia Street Industrial Development Site and East End Annexation Project

**Applicant:** Golden Management Services, Inc.

**Date:** March 8, 2023

Standard Condition / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>HYDROLOGY AND WATER QUALITY</b>					
<p><b>STANDARD CONDITION HYD-1:</b> Prior to commencement of construction activities, the Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), (Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033, as amended), or any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent, a risk assessment, a site plan, a Storm Water Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the proposed project from the SMARTS and provided to the City of Chino Engineer/Public Works Director, or designee, to demonstrate that coverage under the Construction General Permit has been obtained.</p> <p>The Final SWPPP shall be prepared by a qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. Requirements include Best</p>	Director of the City of Chino Public Works Department, or designee.	Prior to construction.	Evidence to the City a Waste Discharge Identification Number (WDID) is obtained for the project from the SMARTS.		Withhold grading permit and/or issuance of a stop work order.

# MITIGATION MONITORING AND REPORTING PROGRAM

## PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

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<p>Management Practices (BMPs) for erosion and sediment control, site management/housekeeping/ waste management, management of non-storm water discharges, run-on and runoff controls, and BMP inspection/maintenance/ repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association's <i>Stormwater Best Management Handbook-Construction</i>.</p> <p>The Final SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations and, as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.</p>					
<p><b>STANDARD CONDITION HYD-2:</b> The project applicant shall comply with the Santa Ana Regional Water Quality Control Board Storm Water permit requirements, including the Chapter 13.25 (Stormwater Drainage System Regulations) of the Chino Municipal Code. The project applicant shall prepare and implement a Final Water Quality Management Plan (FWQMP) for the project. The FWQMP shall include submission to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the proposed project from the SMARTS and</p>	<p>Director of the City of Chino Public Works Department, or designee</p>	<p>Prior to the issuance of building permit.</p>	<p>Submittal to City of a Final Water Quality Management Plan (Final WQMP), and a Waste Discharge Identification Number (WDID) is obtained for the project from the SMARTS.</p>		<p>Withhold building permit.</p>



# MITIGATION MONITORING AND REPORTING PROGRAM

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<p>provided to the City of Chino Engineer/Public Works Director, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. The FWQMP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. At a minimum, the FWQMP for the project shall include:</p> <ul style="list-style-type: none"> <li>• An inventory and accounting of existing and proposed impervious areas.</li> <li>• Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to the storm water detention/retention chamber system that would be developed on site as part of the project design.</li> <li>• Measures to address potential storm water contaminants. These may include measures to cover or control potential sources of storm water pollutants at the project site.</li> </ul> <p>A Final Storm Water Facility Operation and Maintenance Plan for the project site, which shall include periodic inspection and maintenance of the storm water drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to issuance of building permits for the project.</p>					

# MITIGATION MONITORING AND REPORTING PROGRAM

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Standard Condition / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>TRANSPORTATION</b>					
<b>STANDARD CONDITION T-1:</b> The project applicant shall pay the fair-share amount of 0.33 percent as identified in the Traffic Study for the project to install a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Walnut Avenue intersection. The specific design shall be approved by the City Engineer in the final engineering phase.	City Engineer.	Prior to issuance of occupancy permit.	Evidence to City of payment of 0.33 percent fair share for a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Walnut Avenue intersection.		Withhold occupancy permit.
<b>STANDARD CONDITION T-2:</b> The project applicant shall pay the fair-share amount of 0.54 percent as identified in the Traffic Study for the project to install a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Francis Avenue intersection. The specific design shall be approved by the City Engineer in the final engineering phase.	City Engineer.	Prior to issuance of occupancy permit.	Evidence to City of payment of 0.54 percent fair share for a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Francis Avenue intersection.		Withhold occupancy permit.

# DEVELOPMENT ENGINEERING DIVISION CONDITIONS OF APPROVAL

PARCEL MAP NO. 20174 (PL20-0005)

DATE: July 6, 2023 PC MEETING DATE: July 19, 2023

PROJECT DESCRIPTION: Three concrete tilt-up buildings (warehouse/manufacturing) on 3.95 AC.

PROJECT LOCATION: NWC East End Avenue & Philadelphia Street

APPLICANT: Lankershim Industrial, Inc. PROJECT ENGINEER: Isidro Abreo

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 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 MAP RECORDATION:**

- 1.1 Provide a preliminary Title Report no older than 60 days.
- 1.2 Submit a soils/geology report in accordance with Appendix J of the California Building Code, latest edition to the project engineer for review and approval.
- 1.3 Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>East End Avenue</u>	<u>52-ft</u>	<u>West</u>
<u>Philadelphia Street</u>	<u>52-ft</u>	<u>North</u>

- 1.3a Dedicate to the City a corner cutoff dedication at the northwest corner of East End Ave. and Philadelphia St., per City Municipal Code.
- 1.3b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 1.4 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
- 1.5 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 concerning various facilities, including, but not limited to, right-of-way landscaping, private driveways, 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.
- 1.6 Execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 2.7. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.

Reviewed/Approved By: JP Date: 7/12/13

- 1.7 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.8 Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-1.
- 1.9 Comply with all applicable requirements of the City Municipal Code.
- 1.10 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 of Accessible Pedestrian Facilities:
    - i. NWC East End Ave & Philadelphia St
    - ii. SWC East End Ave & Philadelphia St
    - iii. NEC East End Ave & Philadelphia St
    - iv. SEC East End Ave & Philadelphia St
  - c. Pedestrian crossings at driveways;
  - d. Crosswalks (marked & signalized) at the north, west, south and east legs of the East End Ave & Philadelphia St intersection, and
  - e. Path of travel from right-of-way to each commercial building pad
- 1.11 The Pedestrian Accessibility Plan requested in 1.10 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
- 1.12 Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities created by, extended from, or connected to any required or provided sidewalk improvements. The frontage may include sidewalks, 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 – along project frontage (East End Ave and Philadelphia St)
    - ii. curb ramps (directional/perpendicular)
      - Northwest, southwest, northeast, and southeast corners of the East End Ave and Philadelphia St intersection.
    - iii. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering, clear space)
      - North, south, east, and west leg of the East End Ave and Philadelphia St intersection.
    - iv. driveway approaches crossings
      - One (1) right-in/ right-out driveway on East End Ave.
      - One (1) full-access driveway on East End Ave.
      - One (1) full-access driveway on Philadelphia St.
    - v. No on-street parking allowed along both Philadelphia St. and East End Ave.
  - 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 and dimensions and slopes of maneuvering spaces and landings, width of sidewalk, 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 remedied and brought up to accessibility standards as part of the project.

- 1.13 Pay all applicable fees pursuant to City Municipal Code, including, but not limited to, plan check fees, inspection & permit fees.

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

- 2.1 Record Parcel Map No. 20174 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 Plan of Drainage (MPD) by identifying off-site and on-site stormwater 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. The study shall ensure that the post-development runoff is less than equal to 80% of the pre-development run-off.
- 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 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.
- 2.7 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.)

	<u>Street Names</u>	
	East End Avenue <sup>(1)</sup>	Philadelphia Street <sup>(1)</sup>
Curb & Gutter (Offset from Centerline)	X(36')	X(36')
Sidewalk (Width)	X(5')	X(5')
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline) <sup>(2)</sup>	X(34')	X(34')
Asphalt Concrete Overlay	X	X
Street Lights <sup>(3)</sup>	X	X
Median Island and Landscaping		
Parkway Landscaping <sup>(4)</sup>	X	X
Striping and Traffic Controls <sup>(5)</sup>	X	X
Traffic Signal Interconnect	X	X
Traffic Signal <sup>(6)</sup>	X	X
Sewer <sup>(7)</sup>	X	
Storm Drain <sup>(8)</sup>		
Domestic Water <sup>(9)</sup>	X	
Recycled Water		
Fire Hydrants as required by CVIFD <sup>(10)</sup>	X	X
Project Driveways <sup>(11)</sup>	X	X

- (1) Remove and/or repair any damaged, broken, abandoned, or sub-standard improvements resulting from the project. Relocation of existing appurtenances (e.g. fire hydrants, power poles, blowoffs, etc.) may be required to accommodate the required improvements.
- (2) Fully reconstruct the existing pavement section along the property frontage from the centerline of the street to the edge of pavement.
- (3) Adequate lighting is required for pedestrian facilities and proposed bike lanes (Class II or III bike facilities on East End Ave and Philadelphia St), in addition to vehicular use. Streetlights, where required, shall be designed and constructed per current Chino standards and specs.
- (4) The parkway maintenance shall be the property owner's responsibility. Parkway landscaping and irrigation installation are required to be installed along the project frontage.
- (5) The City Traffic Engineer shall determine the limits of the signing and striping improvements.
- (6) As part of the new construction of sidewalk, curb/gutter and curb ramps, a new traffic signal is required at the intersection of East End Ave and Philadelphia St.
- (7) Abandon unused sewer services per City standards, where applicable. Proposed service connections to the existing public sewer main shall be constructed using revised as-built plans and following City standards for street trenching backfill and repair.
- (8) Construct a storm drain catch basin at the northwest corner of Philadelphia St and East End Ave that connects to the existing storm drain along East End Avenue.
- (9) Abandon unused water services per City standards, where applicable. Proposed service connection and metering to the existing public sewer main shall be constructed using revised as-built plans and following City standards for street trenching backfill and repair.
- (10) In addition to the required construction of new fire hydrants per Chino Valley Independent Fire District's requirements, existing fire hydrants may also need to be relocated to accommodate pedestrian facilities and street widening improvements.
- (11) The proposed driveways at both East End Ave and Philadelphia St shall be constructed per City Std. 250 with 5-ft sidewalks.

- 2.8 All improvements shall comply with federal, state, and local accessibility regulations and standards. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by City's Accessibility Coordinator and City Engineer.
- 2.9 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines adjoining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32.
- 2.10 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).
- 2.11 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at [http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml)
- 2.12 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document.
- 2.13 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.
- 2.14 Convey ownership of all onsite water wells, where existing, to the City and convert to monitoring wells as directed by the City's Public Works Environmental staff and Water Utilities Supervisor. Prepare and record any necessary easements to provide the City with access to the monitoring

wells. Any existing water wells that cannot be feasibly converted to monitoring wells shall be destroyed (per City Standard No. 465).

- 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 The developer is responsible to contract with the City's designated traffic signal maintenance company for ongoing maintenance of traffic signals listed in Sections 2.7 and until such time the improvements are accepted by the City.
- 2.19 Comply with all requirements of the Traffic Impact Analysis (TIA) dated February 22, 2021, including participation in fair share contributions and construction of required improvements and mitigation measures as shown on the Mitigation Monitoring and Reporting Program, to mitigate impacts.

### **3.0 PRIOR TO REQUEST AND RELEASE OF ANY OCCUPANCY PERMITS:**

- 3.1 Construct and secure Development Services 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 development will be annexed to the City's Landscape and Street Lighting Maintenance Assessment District before transfer of property title and completion and acceptance of all public improvements.
- 3.4 The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 3.5 Slurry seal along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.
- 3.6 Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
- 3.7 Pay all remaining applicable fees pursuant to City Municipal Code.



**4.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:**

- 4.1 Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.2 Submit to the City a letter from the surveyor indicating monuments required for the map have been set and they have been fully paid for their services.
- 4.3 Submit to the City, electronic files of 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.

**CITY OF CHINO  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION**

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PARCEL MAP NO. 20174

PROJECT ENGINEER: Isidro Abreo

DATE: 7/6/2023

**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
- ☒ Maps (Subdivision Only)
- ☒ Preliminary Title Report (no older than six months) (Subdivision Only)
- ☒ Closure Calculations (Subdivision Only)
- ☒ Referenced Maps (Subdivision Only)
- ☒ Preliminary Soils Report (no older than sixty days)
- ☐ Lot line adjustment certificate
- ☐ Lot merger
- ☐ Right-of-way dedication
- ☐ Rough Grading Plans
- ☒ Precise Grading Plans – *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
- ☒ Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☒ Sewer Plans – *revisions to City Record Drawings*
- ☒ Domestic Water Plans – *revisions to City Record Drawings*
- ☐ Recycled Water Plans
- ☒ Street Light Plans, including a Photometric Diagram
- ☒ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer) – *within the street sight plan*
- ☒ 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

*John DeMonaco*  
President

*Harvey Luth*  
Vice President

*Tom Haughey*

*Mike Kreeger*

*Sarah Ramos-Evinger*

*Fire Chief*

*Dave Williams*

June 6, 2023

**2020-00000495**

RYAN LIU  
4900 SANTA ANITA AVE #2C  
EL MONTE, CA - California 91731

Project Name: PL 20-0003, PL 20-0004  
PL 20-0005  
Project Address: NWC PHILADELPHIA ST /  
EAST END AVE

It is a recommendation of the Fire District that the developer of every new construction project facilitate a preconstruction meeting. The meeting is to be scheduled with the Fire District Inspector for said project.

The following are the conditions of the above referenced permit/project. All conditions shall be adhered to, failure to comply with said conditions may result in the revocation of said permit and/or punitive fines as outlined in the Fire District fee schedule.

We look forward to a cooperative working relationship throughout the project. Should you have any questions regarding the project, including the conditions as set forth herein, please feel free to contact our office at (909) 902-5280.

## Fire Protection Requirements

1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:

1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet and minimum clear height of 13'6". The road grade shall not exceed twelve percent (12%) maximum. An approved turn around shall be provided at the end of each roadway in excess of 150 feet in length. Aerial access shall be provided for any buildings 30' ft. and higher per 2019 CFC. Appendix D. A 26' ft. wide access road shall be a minimum of 15' ft. to the building and a maximum of 30' ft. from the building. Access roads shall comply with Fire District Standard No. 111.

- 1.2 The development and each phase shall have two (2) points of vehicular access during construction. Fire District Standard No. 111 shall be complied with.
- 1.3 Water systems shall be designed to meet the required fire flow of this development and be approved by the Community Risk Reduction Division. Buildings in excess of 100,000 square feet shall have a minimum of two (2) connections to a public main. The developer shall furnish the Community Risk Reduction Division with three (3) copies of the water system working plans done by the installing contractor for approval, along with the Fire Flow Availability Form completed by the water purveyor prior to recordation. The required fire flow shall be determined by using the California Fire Code, current adopted edition. For all private systems, the water systems shall comply with Fire District Standard Nos. 101, 102, and 103. In areas without water-serving utilities, fire protection water systems shall be based on NFPA Pamphlet 1231. For water connections and work conducted in the public right of way, please refer to separate plans reviewed and approved by the water purveyor.
- 1.4 Fire hydrants shall be six-inch (6") diameter with a minimum one four-inch (4") and one two and one-half inch (2-1/2") connections. All fire hydrants shall be spaced a maximum of three hundred feet (300') apart. Private water systems shall comply with Fire District Standard Nos. 101, 102, and 114. All hydrants shall be installed with pavement markers to identify their locations.
- 1.5 Access drives which cross property lines shall be provided with CC & R's, access easements or reciprocating agreements and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 1.6 Underground fire mains which cross property lines shall be provided with CC & R's, easements, or reciprocating agreements addressing the use and maintenance of the mains and hydrants and shall be recorded on the titles of affected properties. Copies of the recorded documents shall be provided at the time of Fire District plan review.
- 2.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT:
- 2.1 Fire access roads shall be constructed and approved by the Community Risk Reduction Division prior to combustibles being brought onto the site.
- 2.2 Approved street signs shall be installed prior to issuance of building permits, as well as a job site address.
- 2.3 Fire Protection water systems shall be tested, operational, and approved by the Community Risk Reduction Division prior to combustible materials being brought to the site.
- 2.4 All flammable vegetation shall be removed from each building site for a minimum distance of thirty feet (30') from any flammable building material including all structures.

- 2.5 A detailed site plan of the development is required to be submitted in electronic (pdf.) format. The plan must show and be limited to: locations of property lines, buildings, and equipment and hazards for emergency response purposes. Please refer to Fire District Standard No. 143. Additional or revised files may be required during construction and/or prior to final signoff.
- 2.6 The Developer shall submit, as an electronic file, a drawing of the new streets in pdf format to the Fire District with the building construction plans. Format must contain and be restricted to the following layers: A. Right of way; B. Parcel Lines; C. Street Names; D. Address numbers; E. Fire Hydrants. Additional or revised files may be required during construction and/or prior to final signoff.
- 3.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO OCCUPANCY:
- 3.1 An automatic protection fire sprinkler system is required for all buildings 5,000 sq. ft or greater. and/or when used for allowable area increase, if applicable. This system shall comply with NFPA Standard No. 13 and Fire District Standard No. 110. An electronic/PDF set of detailed plans along with hydraulic calculations and material specifications shall be submitted to the Community Risk Reduction Division. The system shall be installed, tested and approved prior to system final. Fire sprinkler systems shall be installed by a licensed C-16 contractor.
- 3.2 An automatic fire alarm system is required. An electronic/PDF set of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standard 72.
- 3.3 Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided in all new buildings. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. System shall comply with current adopted edition of the California Fire Code, NFPA 70, 72 & 1221.
- 3.4 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.
- 3.5 Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007
- 3.6 "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.

- 3.7 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.
- 3.8 An approved key switch is required on each automatic electric security gate. All automatic gates shall be provided with a manual override. Fire District Standard No. 116 & 117 shall be complied with.
- 3.9 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.

- 3.10 A detailed plan and technical analysis shall be submitted showing any proposed High-Piled Combustible Storage, which is storage over twelve (12) feet high of ordinary (class I-IV) commodities and/or over six (6) feet high storage of high hazard commodities, such as flammable liquids or plastics. The plan shall include requirements as specified within the current adopted edition of the California Fire Code and NFPA 13.
- 3.11 A technical analysis and report shall be submitted for Fire District approval for any proposed hazardous material use and storage. 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.
- 3.12 Hot work areas shall not contain combustible materials or shall be provided with appropriate shielding to prevent sparks, slag or heat from igniting exposed combustibles. The hot work area shall have no cracks or cracks shall be tightly covered in the flooring, walls, ducts or shafts to prevent the passage of sparks to adjacent combustibles. If partitions are used to separate the hot work area, they shall be noncombustible, in fixed hot work areas, partitions shall be securely connected to the floor such that no gap exists between the floor and the partition. The hot work area shall have a noncombustible surface.

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

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

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

CAUTION  
HOT WORK IN PROGRESS  
STAY CLEAR

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

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

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

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

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

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

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

The storage area shall be provided with adequate lighting.

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

- a) Building Construction, includes tenant improvement work
- b) Private (onsite) Underground Fire Protection Water Systems, if applicable
- c) Fire Sprinkler Systems, designed by C16 contractor or registered engineer
- d) Fire Alarm Systems or Sprinkler Monitoring Systems designed by a C7, C10 contractor or registered engineer.
- e) Knox box and/or security gate locations.
- f) Emergency Responder Radio Coverage Systems

### **Applicable Standards:**

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

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