

PUBLIC WORKS CONDITIONS OF APPROVAL

TRACT MAP NO. 20845

DATE: May 28, 2026 PC MEETING DATE: July 15, 2026

PROJECT DESCRIPTION: 55 Lots SFR Development

PROJECT LOCATION: 13981 Cypress Avenue

APPLICANT: PLC Communities PROJECT ENGINEER: Jorge Alvarado

PRIOR TO THE FOUR MAJOR DEVELOPMENT EVENTS, THE APPLICANT SHALL SATISFY AND FULFILL ALL CONDITIONS OUTLINED BELOW. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE DEEMED JUST CAUSE FOR REVOCATION OF PROJECT APPROVAL BY THE PLANNING COMMISSION. HOWEVER, THE PUBLIC WORKS DIRECTOR SHALL HAVE THE AUTHORITY TO APPROVE MINOR DEVIATIONS IN THE CONDITIONS OF APPROVAL, AND ALL PLANS INCLUDING THE CONSTRUCTION DRAWINGS.

1.0 **PRIOR TO MAP RECORDATION:**

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

<u>Street Name</u>	<u>Distance (R/W Total)</u>	<u>Direction From C/L</u>
<u>Amsterdam Ave</u>	<u>7' (56')</u>	<u>East</u>
<u>Aguerre</u>	<u>56'</u>	<u>North/South</u>
<u>Street "A" and "C"</u>	<u>56'</u>	<u>East/West</u>
<u>Street "B" (Bohlander)</u>	<u>56'</u>	<u>North/South</u>

- 1.4 Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
- 1.5 Execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 2.6. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.6 Provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
- 1.7 Comply with all applicable requirements of the City Municipal Code.
- 1.8 Provide a Pedestrian Accessibility Plan that labels and indicates the path location and conceptual design of the following structures and facilities:

Reviewed/Approved By: JP Date: 5/28/2026

- a. Sidewalks and walks (public right of way sidewalk, walks within the development)
 - b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City's Policy on Accessible Pedestrian Facilities)
 - c. Pedestrian crossings at driveways;
 - d. Crosswalks (marked, unmarked, signalized); and
 - e. Path of travel from right-of-way to recreation facilities (parks, restroom)
- 1.9 The Pedestrian Accessibility Plan requested in 1.8 should clearly indicate structures that are proposed with this site and future per other phases and/or site plans. Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with accessibility standards in the City's Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards.
- 1.10 Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities.
- a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
 - i. sidewalks/walks
 - ii. shared-use paths/multi-purpose paths
 - iii. curb ramps
 - iv. driveway approaches crossings
 - b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.
 - c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.
- 1.11 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, plan check fees.
- 2.0 PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY LOT WITHIN THE SUBDIVISION/
PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS:**
- 2.1 Record Tract Map No. 20845 pursuant to the Subdivision Map Act and in accordance with City Municipal Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.
- 2.2 All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the project engineer for review and approval. All project plans must be approved by

the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch x 8 1/2-inch standard format.

- 2.3 Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impacts resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage-mitigating measures.
- 2.4 Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.
- 2.5 Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 2.6 Design full public improvements for all impacted and interior streets/facilities in accordance with the City Municipal Code, Standards and Specifications. Such public improvements may include, but not be limited to the following: (Please coordinate and verify all requirements with the project engineer.)

Street Names

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

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

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

- (c) The existing driveways south of the project site on the west side of Cypress Avenue shall be upgraded to meet City of Chino Standard Drawing No. 240 and constructed as shown in the approved Conceptual Grading Plan including onsite grading as required by the design.
- (d) Construct ADA ramps as shown in the approved Conceptual Grading Plan, including at Dalton Street & Amsterdam Avenue, Pepperdine Avenue & Aguerre, and throughout the interior streets.
- (e) Slurry seal Cypress Avenue along the west side of the street, from the edge of the gutter to the street centerline.
- (f) Public improvements including concrete sidewalk, curb & gutter, street lighting and parkway landscaping along the west side of Cypress Avenue shall extend from the northern project boundary to Edison Avenue, as shown and approved in the Conceptual Grading Plan.
- (g) The sidewalk along the east side of Amsterdam Avenue shall extend north to Pepperdine Avenue and connect to the existing sidewalk at the curb return at the southeast corner of Pepperdine Avenue and Amsterdam Avenue.
- (h) Along project frontage on the west side of Cypress Avenue.
- (i) The HOA shall be responsible for the maintenance of parkway landscaping constructed in the right-of-way along the property frontage for this development.
- (j) Repair all damage to existing public improvements caused by the proposed construction activities and as requested by the Public Works Inspector.

- 2.7 All improvements shall comply with federal, state, and local accessibility regulations and standards.
- a. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance.
 - b. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply.
 - c. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by City's Accessibility Coordinator and City Engineer.

Pedestrian facilities (privately or publicly owned) that are open to the public shall comply with the City's Policy on Accessible Pedestrian Facilities, accessibility standards in the CBC, and ADA regulations at Part 36 of Title 28, which include the 2010 (ADA) Standards.

Accessibility of existing and proposed building improvements will be evaluated by the City's building department. Those comments and requests are in addition to those provided herein.

- 2.8 Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines joining and interior to the project, including power lines of 34.5 kV or less, pursuant to City Municipal Code, Chapter 13.32. The applicant shall provide documentation, in the form of e-mail correspondence or formal letters, demonstrating coordination with all applicable utility providers.
- 2.9 Pay all applicable fees pursuant to City Municipal Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal

Code, Chapter 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.

Developer is solely responsible for remaining informed about changes in the fee amounts. City shall have no obligation to inform Developer of changes in the fee amounts unless Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Chapter 3.40.080(B) or 3.45.080(B).

- 2.10 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml
- 2.11 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document and include the Trash Order Implementation Plan requirements.
- 2.12 Any future maintenance and repair of sewer laterals, except for the portion of lateral located within the public right-of-way or public easement, and domestic water or fire service laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.
- 2.13 Existing onsite water wells shall be abandoned in accordance with applicable Department of Drinking Water standards and all applicable regulatory requirements including the City of Chino Standard number 465, subject to review and approval by the City's Water Utilities Supervisor and Public Works Environmental staff.
- 2.14 Potable water to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.
- 2.15 All public street corners shall have a minimum curb radii per City Municipal Code, Chapter 19.06 and City Standards and Specifications.
- 2.16 Provide adequate sight distance (per City Standard No. 865) for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 2.17 Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans, and City redlines of previous submittals. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.
- 2.18 Comply with all requirements of the Traffic Impact Analysis (TIA) dated Feb 03, 2026 including participation in fair share contributions and construction of required improvements.

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

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

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

- 2.20 Record Parcel Map No. 20988 pursuant to the Subdivision Map Act and in accordance with City Municipal Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.

3.0 PRIOR TO REQUEST AND RELEASE OF ANY OCCUPANCY PERMITS:

- 3.1 Construct and secure Public Works Department approval of all public facilities enumerated under Section 2.7 above (per Resolution No. 88-23).
- 3.2 Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Municipal Code, Chapter 13.32.
- 3.3 Distribute for signature of all buyers, the information and disclosure notice announcing that the project property will be subject to an annual special East Chino Specific Plan area Community Facilities District Tax.
- 3.4 The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 3.5 Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.
- 3.6 Pay all remaining applicable fees pursuant to City Municipal Code.

4.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

- 4.1 Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.2 Submit to the City a letter from the surveyor indicating monuments required for the map have been set and they have been fully paid for their services.
- 4.3 Coordinate with the City and Southern California Edison (SCE) to transfer all applicable streetlight electrical service accounts to the City.
- 4.4 Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

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

TRACT MAP NO. Error! Reference source not found.

PROJECT ENGINEER: Jorge Alvarado

DATE: 5/28/2026

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

- Copy of Development Engineering Division Conditions of Approval
- Plan Check Fee Calculation Form
- Maps (Subdivision Only)
- Preliminary Title Report (no older than six months) (Subdivision Only)
- Closure Calculations (Subdivision Only)
- Referenced Maps (Subdivision Only)
- Preliminary Soils Report (no older than sixty days)
- Lot line adjustment certificate
- Lot merger
- Right-of-way dedication (May be shown on the Map)
- Rough Grading Plans
- Precise Grading Plans
- Storm Drain Plans
- Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- Engineering Cost Estimates (Onsite/Offsite On City Forms) w/ Engineer's Wet Signature & Stamp
- Street Improvements Plans
- Copies of Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- Sewer Plans
- Domestic Water Plans
- Recycled Water Plans
- Street Light Plans including a Photometric Diagram
- Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- Signing and Striping Plans
- Traffic Signal Interconnect Plans
- Traffic Signal Plans
- Water Quality Management Plan