

PUBLIC WORKS CONDITIONS OF APPROVAL
PROJECT NO. PL25-0103 (SA) and PL25-0104 (SCUP)

DATE: August 3, 2026 PC MEETING DATE: Click or tap to enter a date.

PROJECT DESCRIPTION: A request to build a Car Wash and a 7-Eleven with gas station

PROJECT LOCATION: SEC of Central and Schaefer

APPLICANT: Luke Capen PROJECT ENGINEER: Felicia Marshall

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

1.0 PRIOR TO ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS:

1.1. All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the Project Engineer for review and approval. All project plans must be approved by the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch by 8½-inch standard format.

1.2. Make the following dedications:

<u>Street Name</u>	<u>Distance</u>	<u>Direction From C/L</u>
<u>Central Avenue</u>	<u>5 feet (55' total from CL to ROW)</u>	<u>East</u>
<u>Central Avenue</u>	<u>12 feet (62' total from CL to ROW)</u>	<u>East</u>

1.3. 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 impact resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.

1.4. 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.

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

1.6. 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.

1.7. Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public

Reviewed/Approved By: _____ Date: Click or tap to enter a date.

improvements shall include, but not be limited to, the following: (Please coordinate and verify all requirements with the project engineer.)

	<u>Street Names</u>	
	<u>Central Ave^{(1) (12)}</u>	<u>Schaefer Ave^{(1) (12)}</u>
<u>Curb & Gutter (Offset from Centerline) ⁽²⁾</u>	<u>42' & 50'</u>	<u>36'</u>
<u>Sidewalk (Width)</u>	<u>5'</u>	<u>5'</u>
<u>Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)</u>	<u>40' & 48'</u>	<u>34'</u>
<u>Asphalt Concrete Overlay⁽³⁾</u>	<u>X</u>	<u>X</u>
<u>Street Lights</u>		
<u>Median Island and Landscaping</u>		
<u>Parkway Landscaping⁽⁴⁾</u>	<u>X</u>	<u>X</u>
<u>Striping and Traffic Controls⁽⁵⁾</u>	<u>X</u>	<u>X</u>
<u>Traffic Signal Modification⁽⁶⁾</u>	<u>X</u>	<u>X</u>
<u>Conduit System for CATV</u>		
<u>Sewer⁽⁷⁾</u>	<u>X</u>	
<u>Storm Drain⁽⁸⁾</u>		<u>X</u>
<u>Domestic Water⁽⁹⁾</u>	<u>X</u>	<u>X</u>
<u>Recycled Water</u>		
<u>Fire Hydrants as required by CVIFD</u>		
<u>Driveways⁽¹⁰⁾</u>	<u>X</u>	<u>X</u>
<u>Utility Poles⁽¹¹⁾</u>	<u>X</u>	<u>X</u>

- (1) All required public utility improvements shall follow the City standard for street trenching backfill and repair. A northbound right-turn pocket shall be constructed on Central Avenue along the project frontage. On Central Avenue the existing offset from the centerline to the curb face is 42'. This will transition to 50' at the northbound right turn pocket. Street widening at the southeast corner of Central Avenue and Schaefer Avenue will require all pavement within the south crosswalk to comply with accessibility requirements for the entire length of the crosswalk.
- (2) Construct curb and gutter along the project frontage on Central Avenue in accordance with current City standards and specifications. Additionally, repair and replace any existing damaged, or deficient curb and gutter along the project's frontage on both Central Avenue and Schaefer Avenue.
- (3) Grind and overlay a minimum of two (2) inches of the existing asphalt pavement and extend to the full width of the existing lane closest to the project along the entire project frontage in accordance with City of Chino standards. Based on the existing road conditions, additional pavement rehabilitation may be required as directed by City staff.
- (4) The parkway maintenance shall be the responsibility of the property owner.
- (5) The limits of the signing & striping plan shall be Central from Schaefer to Anderson and Schaefer from Central to Redwood, including the full intersection at Central and Schaefer.
- (6) A traffic signal modification plan for Central and Schaefer is required. Also, see COA 1.23.
- (7) Sewer connection shall be made to the existing sewer mainline in Central Avenue. Abandon unused sewer service(s) where applicable, per City standards.
- (8) Relocate and reconstruct the catch basin on Schaefer Avenue. Include trash capture devices on all catch basins per City Standard 350.
- (9) Water connections shall be made to the existing water mainline in Central Avenue and Schaefer Avenue. Provide new water meters and services and abandon unused water meters and services where applicable, per City standards.

- (10) All proposed driveway approaches shall be constructed per City Std. No. 240 with minimum 5-ft sidewalks. Minimum radii per City and Chino Valley Independent Fire District (CVIFD) requirements.
- (11) Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32. Also see COA 2.2.
- (12) The developer shall be responsible for the repair or replacement of any existing improvements damaged during construction and shall also be responsible for the relocation of any existing appurtenances that conflict with the required public improvements.

1.8. All improvements shall comply with federal, state, and local accessibility regulations and standards.

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

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

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

- 1.9. Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection into the City's main sewer.
- 1.10. Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 1.7. 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.
- 1.11. Obtain design and plan approval from appropriate utility companies for undergrounding all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32. The applicant shall provide documentation, in the form of e-mail correspondence or formal letters, demonstrating coordination with all applicable utility providers.
- 1.12. Comply with all applicable requirements of the City Code.
- 1.13. The project must ensure that all pedestrian facilities (private or publicly owned) that are open to the public shall comply with accessibility standards in the City's Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards. This includes the following structures and facilities:
 - a. Sidewalks and walks (public right of way sidewalk, walks within the development);
 - b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City'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 building pad

- 1.14. Existing pedestrian facilities on the frontage of the development, open to the public within the development, shall be evaluated for accessibility. The street frontage includes all adjacent pedestrian facilities, created by, extended from, or connected to any required or provided sidewalks improvements. The frontage may include sidewalks, curb ramps, connecting crosswalks (marked and unmarked), and other associated pedestrian facilities (on-street parking space, etc.).
- a. The following existing improvements shall be made compliant with accessibility regulations as a part of this project:
 - i. sidewalks/walks
 - ii. curb ramps
 - iii. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
 - 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.
- 1.15. Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.
- Developer is solely responsible for remaining informed about changes in the fee amounts. City shall have no obligation to inform Developer of changes in the fee amounts unless Developer requests notice of such changes, pursuant to Government Code Section 66019(b) and Chino Municipal Code Section 3.40.080(B) or 3.45.080(B).
- 1.16. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB web site at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.
- 1.17. Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to

the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g., infiltration, harvesting, and bio-treatment) and non-structural measures (e.g., preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document and include the Trash Order Implementation Plan requirements.

- 1.18. Any future maintenance and repair of sewer laterals, except for the portion of lateral located within the public right-of-way or public easement, and domestic water or fire service laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.
- 1.19. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.20. Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.21. Process and record a Lot Line Adjustment in accordance with the requirements of the City of Chino and all applicable provisions of the California Subdivision Map Act. Record a Conforming Deed with the County of San Bernardino to conform the new LLA legal description and submit a copy of the recorded document to the Public Works Department.
- 1.22. Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans and City redlines of previous submittals. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.
- 1.23. Comply with all requirements of the approved Traffic Impact Analysis (TIA) including the right-of-way dedication and construction of a dedicated northbound right pocket on Central Avenue at Schaefer Avenue to the satisfaction of the City Engineer. This shall include the necessary modifications to the traffic signal at Central Avenue and Schaefer Avenue.
- 1.24. The developer shall be responsible for the modification of traffic signal on Central Avenue and Schaefer Avenue. During construction, the developer shall be responsible for any damages attributed to the construction of related public improvements and shall coordinate with the Transportation Division and the City's designated traffic signal maintenance company for technical support of the traffic signal during construction until such time as the improvements are accepted by the City to the satisfaction of the City Engineer.
- 1.25. (I) Annex into the current services special tax community facilities district of the City (the "City Services CFD") through the submission of an application to the City's Finance Department along with the payment of \$11,000.00 plus the per parcel fee, for the City's outside costs of the annexation process, or (II) form a new City community facilities district with a services special tax component commensurate with the City Services CFD, or (III) provide a lump sum payment to the City which, based on current interest rate conditions, is projected to finance in perpetuity the same services projected to be provided through annexation into the City Services CFD. Upon completion of the annexation, an annual special tax will be assessed on the property tax bill to each Assessor Parcel at an established rate set by the City Services CFD document entitled "Rate and Method of Apportionment" available for review in the CFD Annual Report located at:

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

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

2.0 PRIOR TO REQUEST FOR AND RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

- 2.1. Construct and secure Public Works Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).
- 2.2. Underground all utility lines adjoining and interior to the project, including power lines of 34.5kV or less in accordance with City Code, Chapter 13.32
- 2.3. The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 2.4. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
- 2.5. Pay all remaining applicable fees pursuant to City Code.
- 2.6. Rehabilitate all street pavement along all streets impacted by the development as directed by City staff. Install signing and striping per approved plans.
- 2.7. Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

- 3.1 Complete all Conditions of Approval listed under Sections 1-2 above.
- 3.2 Submit to the City, electronic files of "as-built" improvement plans in AUTOCAD, Esri GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

Attachment

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

PROJECT NO. PL25-0103

PROJECT ENGINEER: Felicia Marshall

DATE: 8/3/2026

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
- ☐ Rough Grading Plans
- ☒ Precise Grading Plans
- ☒ Storm Drain Plans
- ☒ Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- ☒ Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- ☒ Street Improvements Plans
- ☒ Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- ☒ Sewer Plans
- ☒ Domestic Water Plans
- ☐ Recycled Water Plans
- ☐ Street Light Plans
- ☐ Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- ☒ Signing and Striping Plans
- ☐ Traffic Signal Interconnect Plans
- ☒ Traffic Signal Plans
- ☒ Water Quality Management Plan
- ☐ Construction Management Plan