

# EXHIBIT A

## DEPARTMENTAL CONDITIONS OF APPROVAL

---

**DATE:** July 16, 2025

**PROJECT FILE NO.:** PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval), and PL24-0120 (Special Conditional Use Permit)

**LOCATION:** Southwest corner of Schaefer Avenue and Oaks Avenue (APN: 1021-052-04, -06, -09 and -11)

**APPLICANT:** Gateway Terminal LLC

---

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

Development Services Department –

- ☒ Planning Division
- ☐ ADA Accessibility Division

Public Works Department –

- ☒ Engineering Division
- ☐ Traffic Division

☒ Chino Valley Independent Fire District

☐ Police Department

☐ Finance Department

☐ Community Services, Parks & Recreation Department

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

---

**DATE:** July 16, 2025

**PROJECT FILE NO.:** PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit)

**LOCATION:** Southwest corner of Schaefer Avenue and Oaks Avenue  
(APN: 1021-052-04, -06, -09 and -11)

**APPLICANT:** Gateway Terminal LLC

---

**NOTE: CONDITION IN BOLD WAS ADDED BY THE PLANNING COMMISSION.**

**1.0 TIME LIMITS:**

- 1.1. The above referenced Site Approval and Special Conditional Use Permits shall expire on July 16, 2026, if building permits are not obtained and/or the approved uses have not commenced. The expiration date may be extended upon written request by the applicant on a City application form. The request must be received by the Director of Development Services at least 30 days prior to expiration of the application.
- 1.2. Should any of the special conditionally permitted uses cease to exist for 180 or more consecutive days, then the permit shall be deemed null and void.

**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 and/or City Council.
- 2.2. The project shall proceed only in accordance with the approved plans on file with the Development Services Department, and with the conditions contained herein and the Chino Municipal Code.
- 2.3. The Director of Development Services shall have the authority to approve minor deviations in the site plan, architecture and/or landscape providing the total approved building area is not exceeded. If it is determined that

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION****CONDITIONS OF APPROVAL****FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)**DATE:** July 16, 2025

---

- the changes will be substantial, approval from the Planning Commission will be required.
- 2.4. Approval of this request shall not waive compliance with any section of the Chino Municipal Code, or any other applicable City ordinances, or applicable specific plan provision.
- 2.5. Pursuant to Government Code Section 66020, upon approval of the project, the applicant has a 90-day period in which to protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval.
- 2.6. In the event that any condition contained herein is determined to be invalid or legally unenforceable, all remaining conditions shall remain in force.
- 2.7. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the applicant and/or other parties in an action filed in a court of law, which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the applicable section of the entire project shall be reviewed by the City and substitute conditions may be imposed.
- 2.8. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, claims, liabilities, losses, damages, penalties, obligations and expenses, including but not limited to attorneys' fees and costs, (collectively "claims") against the City for any such claims and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City, including for the City's required participation in defense of the claims. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
- 2.9. The City of Chino has an executive contract with Waste Management for all solid waste collection and hauling services within the City. The

## DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

### CONDITIONS OF APPROVAL

FILE NO.: PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

DATE: July 16, 2025

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.

- 2.10. Any change in the project shall be reviewed by the Development Services Department for compliance with CEQA.
- 2.11. All proposed signs shall be designed to conform with the City's Sign Code (Chino Municipal Code, Title 16 – Signs) and shall require separate application and approval by the Director of Development Services prior to installation.
- 2.12. Pursuant to Public Resources Code Section 21089 and Fish and Wildlife Code Section 711.4, the developer shall provide those fees marked [X] below in the form of a check made payable to the **San Bernardino County Clerk of the Board of Supervisors** within 5 days of Planning Commission approval. **Project approval shall not be complete until the required fee(s) is (are) paid:**

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

### 3.0 PRIOR TO THE ISSUANCE OF A BUILDING AND/OR GRADING PERMIT:

- 3.1. The applicant/developer shall pay development impact fees at the established rate. Such fees may include, but not be limited to, new construction fee, park or open space fees, school fees, drainage fees, sewer fees, building permit and plan check fees.
- 3.2. Revised plans, incorporating all conditions of approval, shall be submitted and approved by the Director of Development Services.
- 3.3. All plans shall be coordinated for consistency.
- 3.4. The applicant/developer shall submit two sets of structural plans/construction documents. The plans shall include one set of structural calculations, one set of Title 24 energy calculations, and one soils report. The applicant/developer shall also submit the above documents in digital format to the Building Division once approved.
- 3.5. A construction management plan shall be submitted and approved by the Director of Development Services. The plan shall coordinate and address construction activities that may impact residents and/or surrounding businesses in adjacent areas. Elements of the plan shall contain, but not be limited to, the following:

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

- a. Routing of construction equipment
  - b. Hours of operation
  - c. Dust control
  - d. Vector control
  - e. Vehicle, equipment, and personnel staging
  - f. Pre-construction meetings
  - g. Contractor/subcontractor acknowledgement, obligations, and penalties
  - h. Traffic control and coordination
  - i. Security and interim fencing
  - j. Signs posted on the site with a contact number for the job site construction manager and the City's Code Enforcement Division. Signs shall measure at least four feet by eight feet and shall be posted along every street frontage. The developer shall contact the City immediately upon any change in contact numbers.
  - k. Building and landscape phasing. This plan shall show which buildings and landscaping will be completed in which phases, and how each completed phase will be closed off from phases under construction so as to minimize conflict between construction vehicles, construction equipment, employees, and residents, as applicable.
- 3.6. A precise wall plan identifying the design, location and construction details of all walls and fences shall be submitted and approved by the Planning and Building Divisions. All perimeter and street-facing walls, including retaining walls, shall be decorative in nature.
- 3.7. Prior to the issuance of any grading permit, detailed on-site landscaping and irrigation construction drawings along with a copy of the Planning Commission approved conceptual landscape plans and a copy of the conditions of approval shall be submitted for review and approval by the Director of Development Services. A grading permit will not be issued until the City's outside plan checker has completed one review of detailed landscape and irrigation plans for the development. Payment of the Landscape & Irrigation Plan Review Fee shall be due at the time of submittal. Plans shall be prepared to comply with the City's Water Efficient Landscape Ordinance, adopted on October 6, 2015, Ordinance No. 2015-008, meet the requirements for a Landscape Documentation Package in accordance with Section 20.19.030 of the Landscape Ordinance, and shall bear the seal of a landscape architect registered with the state of California. If the site includes areas proposed to be placed within a City-maintained Landscape Maintenance District, then the plans shall be prepared on City of Chino, Engineering Division base sheets, and shall bear the seal of a landscape architect registered with the state of California. Original mylars shall be submitted to the City upon approval of plans by the City Engineer.

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

- 3.7.1. To minimize damage to paved areas due to tree root growth, trees located within five (5) feet of any paved surface area, shall be provided with root barriers unless it can be demonstrated, to the satisfaction of the Planning Division, that the root growth characteristics of the type of tree proposed does not warrant their installation.
- 3.8. Approval of the conceptual landscape plan by the Planning Commission does not constitute final approval. The final landscape approval (during the plan check process and/or following installation) shall be subject to the review and approval of the City's Landscape Architect Consultant and the Director of Development Services. The City Landscape Architect or Director of Development Services may require additional/fewer trees, shrubs, vines, and ground cover as necessary, based on final site conditions during the landscape plan check process or field review process in order to mitigate any site conditions that were not apparent during either the Planning Commission review or plan check review process.
- 3.9. All new ground-mounted utilities, including but not limited to cable television facilities, and telephone/fiber optic facilities, shall be undergrounded. Equipment that is not placed underground such as SCE transformers, backflow prevention devices, irrigation valves and controllers used for common landscape areas shall be placed in areas out of public view and sufficiently screened. The location and method of screening shall be reflected in a plan and shall be subject to the review and approval by the Director of Development Services.
- 3.10. All electrical panels and cabinets shall be completely screened. All electrical panels and cabinets shall be fully enclosed and integrated into and architecturally compatible with the building to the satisfaction of the Director of Development Services. The locations of the electrical panels and cabinets shall be reflected on a site plan and elevation(s) to be reviewed and approved by the Director of Development Services.
- 3.11. Prior to the issuance of a building permit, the approved grading plans shall be attached to the construction plan set. The project shall be built according to the plans approved by the Planning Commission on July 16, 2025, as prepared by Gateway Terminal LLC, O.C. Design & Engineering, Phil May Landscape Architecture and Pacific Consulting Group, Inc. Any substantial modification to the project shall require Planning Commission review and approval. If minor in nature, the modification may be reviewed and approved by the Development Services Director.

## DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

### CONDITIONS OF APPROVAL

FILE NO.: PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

DATE: July 16, 2025

---

- 3.12. A detailed on-site exterior lighting plan shall be submitted and approved by the Director of Development Services. Plans shall be designed pursuant to Chino Municipal Code Section 20.10.090 (*Outdoor Lighting*) and shall identify fixture design, illumination (photometric), location, height and method of shielding, so as not to adversely affect adjacent properties.
- 3.13. Upon submittal of construction drawings to the Building Division for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. The condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.
- 3.14. The applicant is required to contact the West Valley Mosquito and Vector Control District to determine if an inspection or field survey of potential vectors and their ectoparasites is necessary. If the District so determines, an inspection or field survey shall be conducted by the District, at the applicant's expense, prior to demolition or grading in order to protect the health of and reduce the risk of neighboring residents to vector-borne diseases. Based on the inspection or survey results, the applicant shall take appropriate vector control methods as recommended by the District.
- 3.15. A Water Quality Management Plan shall be prepared in accordance with County of San Bernardino requirements and submitted and approved by the City.
- 3.16. No grading permits shall be issued until all applicable biological resource mitigation measures, identified in the Addendum to the City of Chino General Plan Certified Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project, prepared by LSA Associates, Inc., dated June 2025, as they apply to the project area, have been complied with to the satisfaction of the Director of Development Services.
- 3.17. **Special Condition:**
  - 3.17.1. **The applicant shall reinforce the outdoor seating area to protect patrons and minimize damage in the event of a vehicular collision, subject to review and approval of the Director of Development Services.**

#### 4.0 PRIOR TO START OF CONSTRUCTION:

- 4.1. A pre-construction meeting, scheduled with the Building Division, shall be held with all applicable City staff members, developer, contractor, superintendent, and all applicable subcontractors.

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

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

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

- 5.1. All conditions of approval shall be completed to the satisfaction of the Director of Development Services.
- 5.2. The fee for review of the landscaping and irrigation plans by both the City and the City's landscape architect shall be paid by the developer.
- 5.3. All landscaping and irrigation shall be installed in accordance with the approved Planning Commission plans on file with the Development Services Department, and irrigation systems fully operational. In addition, all hardscaped and landscaped areas shall be free of trash and debris.
- 5.4. A licensed landscape architect or contractor, or other licensed certified professional in a related field shall conduct a final field inspection and shall prepare a certificate of completion, which shall be filed with the Director of Development Services. The certificate of completion shall be prepared in accordance with Section 20.19.030.J of the Landscape Ordinance, and shall specifically indicate that plants were installed as specified by the landscape design plan, that the irrigation system was installed as specified by the irrigation design plan, and that an irrigation audit has been performed. All landscape and irrigation audits shall be conducted by a landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- 5.5. A landscape maintenance program for the entire project site shall be reviewed and approved by the Director of Development Services. The maintenance program shall include general landscape maintenance provisions for pruning, trimming, the replacement of any dead, decayed, or diseased vegetation, ongoing weed abatement, and replacement/repair of the irrigation system, when necessary. The landscape maintenance program shall be included with the contract with the landscape maintenance company to ensure they implement the maintenance program. In addition, the maintenance program should include provisions for periodic inspections to ensure the irrigation system is working properly, and all landscaping is being properly maintained.



**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

- 5.6. Prior to issuance of a certificate of occupancy for the final unit, any temporary sales and/or construction office buildings/trailers shall be removed from the site.
- 5.7. The project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site.

**6.0 ENVIRONMENTAL REQUIREMENTS & MITIGATION MEASURES:**

- 6.1. Comply with all mitigation measures identified in the attached *Mitigation Monitoring and Reporting Program* contained within the Addendum to the City of Chino General Plan Certified Environmental Impact Report (SCH# 2008091064) for the Chino Gateway Terminal Project and attached as Exhibit "A" to the conditions of approval, which identifies each environmental mitigation measure, the time in which it will be implemented and the responsible party for monitoring its implementation.

**7.0 OTHER REQUIREMENTS:**

- 7.1. 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.
- 7.2. All existing buildings or structures on the project site that are proposed to be demolished shall be removed or razed within 90 days of the existing church vacating the site or issuance of a grading permit, whichever occurs first. The Director of Development Services may approve an extension of time to complete the demolition, based on evidence that the applicant has exercised reasonable progress. Approval of this application shall be deemed null and void upon failure of the applicant to comply with this condition within the aforementioned time periods.
- 7.3. The project site shall be cleared of all trash, debris, weeds, and other discarded items within two weeks of Planning Commission approval. Approval of this application shall be deemed null and void upon failure of the applicant to comply with this condition within the aforementioned time period.
- 7.4. A coating that will facilitate the removal of graffiti shall be applied over the complete height of one side/both sides of walls and/or fences, and to a height of eight feet on building walls. If a coating is not provided, the owner of the property shall paint the buildings and/or walls to remove graffiti within 72 hours of notice.

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

- 7.5. All signs, including subdivision and/or realty signs proposed for this development shall be designed to conform to the Sign Ordinance and shall require separate application and approval by the Planning and Building Divisions prior to installation.
- 7.6. Building and Site Design:
  - 7.6.1. Exterior building color shall be reviewed and approved by the Director of Development Services. Colors shall be coordinated between structures, utilizing compatible hues and intensities. Final review and approval of paint colors utilizing a color test may be required prior to painting any structure, if determined necessary in the field by the Director of Development Services.
  - 7.6.2. All building drainage gutters, downspouts, vents, etc., located on the exterior walls shall be architecturally compatible with the exterior building design and color, to the satisfaction of the Director of Development Services, or shall be completely concealed from view. They shall not be located on the exterior of building walls near office areas or other prominent locations on the building(s).
  - 7.6.3. All new mechanical equipment and appurtenances of any type (including, but not limited to, electrical cabinets, HVAC equipment, skylights, stack vents or fans) whether located on rooftops, ground level or anywhere on the building structure, shall be completely screened so as not to be visible from any public street and/or adjacent property, subject to review and approval by the Director of Development Services. The parapet wall should serve as the primary method of screening, or the facilities shall be enclosed within the structure of the building. Such enclosure of facilities shall be of compatible design related to building structure for which such facilities are intended to serve.
  - 7.6.4. 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.
  - 7.6.5. New ladders for roof access shall be mounted on the inside of the building or shall be completely concealed from view for commercial and industrial projects.
  - 7.6.6. All new overhead doors, mechanical doors and/or man doors shall be color coordinated with the building.

## DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

### CONDITIONS OF APPROVAL

FILE NO.: PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

DATE: July 16, 2025

---

7.6.7. An outdoor employee break area shall be provided at the northwest corner of the project site, in front of the industrial warehouse building. This area 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.

7.6.8. All landscaping shall be designed and installed in accordance with Section 20.19 of the Chino Municipal Code.

#### 7.7. Parking and Lighting:

7.7.1. All exterior lighting fixtures shall be installed in accordance with plans on file with the Development Services Department and shall be fully operational prior to occupancy.

7.7.2. All building-mounted light fixtures within public areas shall be decorative in nature and architecturally compatible with the building. Building-mounted light fixtures shall be reviewed and approved by the Director of Development Services prior to installation. "Wall-paks" or other standardized exterior lighting shall not be permitted within public areas.

7.7.3. 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).

7.7.4. Drive surfaces contiguous with planter areas shall have a 6-inch raised curb separation.

7.7.5. All parking spaces, aisles, entrances and exits shall be double-striped per City standards.

7.7.6. All parking spaces for compact cars shall be clearly identified as "Compact Car Only" on the pavement, at the opening of the space. Compact parking spaces shall be reasonably distributed throughout the parking area, subject to review and approval by the Director of Development Services.

#### 7.8. Refuse and Recycling:

7.8.1. Separate receptacles (bins) for the collection of refuse, recyclable, and organics materials shall be provided. An adequate

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION****CONDITIONS OF APPROVAL****FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)**DATE:** July 16, 2025

---

number of bins to allow for the collection of refuse recyclable, and organic materials generated by the development shall be provided.

- 7.8.2. Refuse, recyclable, and organics materials bins shall be enclosed by a 6-foot-high (1.83 m) wall with a solid roof that is designed to be architecturally compatible with the building(s), with solid view obstructing gates fitted with self-closing door devices and be designed with cane bolts in front of the block walls to secure the gates when in the open position. The gates should also be equipped with rod locks and corresponding rod holes in both the open and closed gate positions. Bins containing recyclable materials shall be provided protection from adverse environmental conditions that might render the collection materials unmarketable.
- 7.8.3. No refuse/recycling/organic enclosure shall be located within any required setback area.
- 7.8.4. All refuse, recyclable and organic material bin enclosures not located in private yard areas shall be screened with landscaping on all sides, with the exception of the gate area. All sides of the enclosure, with the exception of the gate area, shall be surrounded by a minimum 18" wide planter area for the purpose of providing landscape material.
- 7.8.5. Refuse storage, recycling and organic areas shall not be used for the storage of materials other than that for which it is designed (refuse, recyclable and organic materials). The premises shall be kept in a neat and orderly condition, and in good repair and appearance at all times.

7.9. Phased Projects:

- 7.9.1. All required street improvements and a minimum of 10 feet of landscaping on private property shall be installed in conjunction with the construction of Phase 1 of the proposed project. The landscaping within this area shall be included in the landscape maintenance program.
- 7.9.2. Prior to the first occupancy permit, all undeveloped building pads shall be improved according to the following requirements:
- 7.9.3. For an undeveloped building pad located adjacent to the street or main drive aisle of the site, the area shall be landscaped with a

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION****CONDITIONS OF APPROVAL****FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)**DATE:** July 16, 2025

---

planting scheme consisting of a low-maintenance drought tolerant erosion control mix of Cucamonga brome (20 lbs/acre), tomcat clover (4 lbs/acre and small fescue (8 lbs/acre) at a minimum of 85% PLS (pure live seed). The irrigation system shall consist of low precipitation sprinkler heads and/or drip system. In addition, shrubs may be required to provide screening from the street, if determined needed by the Director of Development Services. Said treatment shall be incorporated into the required landscape and irrigation plans.

- 7.9.4. For a larger phased area located on the interior of the site, a construction fence/green screen may be provided in lieu of the landscape treatment. The fence shall be maintained in good condition at all times.

7.10. Chino Climate Action Plan:

- 7.10.1. Per Section 15.45.070 of the Chino Municipal Code, demonstrate consistency with the Chino Climate Action Plan by implementing one of the following three options:

- a) Exceed the mandatory California Energy Code Title 24, Part 6 standards in effect at the time of application submittal by 5%; or
- b) Achieve an equivalent reduction through voluntary measures in the California Green Building Standards Code, Title 24, Part 11 (CALGreen) in effect at the time of application submittal; or
- c) Provide other equivalent greenhouse gas (GHG) reductions through measures including but not limited to, non-vehicle transportation infrastructure, transit, ZEV (zero emission vehicle) infrastructure or other incentives, waste diversion, water conservation, tree planting, renewable energy option packages, or any combination of these or other measures such that GHG emissions are reduced by 0.74 MT CO<sub>2</sub>e per residential dwelling unit per year and/or per TSF of commercial/industrial use per year.

Applicants that choose Option a described above will be required to verify that their project meets the 5% improvement above the mandatory standards through the appropriate certificate of compliance form for residential construction (CF-1R) or for commercial/industrial construction (PERF-1C). Applicants that choose Options b or c described above will be required to utilize the GHG Performance Standard Checklist developed by the City, or provide other valid documentation, such as CalEEMod or other methodologies, as verified by the Director of Development

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

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

Services to demonstrate the required GHG reductions consistent with the City's CAP.

**8.0 CONSTRUCTION SITE SECURITY:**

- 8.1. Each site shall be completely encircled by a minimum 6' tall security-quality chain link fence once precise grading has been completed or as determined by the Deputy Director of Development Services.
- 8.2. Tennis court or similar screening material shall be securely attached for the length of the fence, excluding gates and 10' on either side of gates.
- 8.3. Each site shall have only one entry/exit gate, or as approved by the Planning Division.
- 8.4. Gate hinge pins shall be spot-welded or altered in such a way as to prevent easy removal.
- 8.5. Each gate shall have a casehardened lock and chain, or other equivalent security hardware.
- 8.6. "No Trespassing" signs shall be attached to the exterior of the fence at a minimum distance of a third of a mile and at all entrances.
- 8.7. On or near the exterior of each gate will be a sign with the address of the site in no less than 6" letters. Both the number and street name will be listed on the sign. The address posted will be used for the entire site until the fence is removed and individual addresses assigned.
- 8.8. Office trailers and tool bins shall be placed adjacent to gates inside the property to allow observation from outside.
- 8.9. Lighting on trailers and bins is desirable but shall be directed into the property so as not to impede outside observation or endanger nearby traffic with glare.
- 8.10. Tool bins shall be secured with casehardened locks, preferably with lock guards.
- 8.11. A sign stating that theft is not acceptable on the site and will be reported to the police, or wording to that effect, will be displayed prominently near each entrance.
- 8.12. Each site will have an assigned Crime Prevention Manager who is responsible for the following:

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)

**DATE:** July 16, 2025

---

- a. Providing his/her name and 24-hour telephone access number to the Chino Police Department.
- b. Have available at all times the names and 24-hour contact numbers for all subcontractors.
- c. Have the authority to speak for the development/owners on matters concerning trespassing and other criminal matters.
- d. Complete routine fence inspections and arrange for prompt repairs or removal of any damage, graffiti, or loose screening.
- e. Ensure that no work or maintenance of construction equipment is being performed on the site between 8 PM and 7 AM.
- f. Ensure that all above security requirements are complied with, and that all security hardware, fencing, and lighting are maintained in working order.
- g. Ensure that thefts are immediately reported to the police department and that reasonable steps are taken, if evident, to prevent future similar incidents.

**9.0 THE APPROVED USES SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:**

- 9.1. All operations shall not create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration or other similar causes.
- 9.2. The operation or activity shall not cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or the requirements of any Air Quality Plan adopted by the City of Chino.
- 9.3. The operation or activity shall not emit odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the project site boundary.
- 9.4. The operation shall not discharge, at any point, into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material which can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

**DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION****CONDITIONS OF APPROVAL****FILE NO.:** PL24-0097 (SCUP), -0098 (SA) & -0120 (SCUP)**DATE:** July 16, 2025

- 9.5. No operation or activity shall emit heat or cold that would cause a temperature increase or decrease on any adjacent parcel in excess of 10°F (5.56°C).
- 9.6. No operation or activity shall cause any impermissible source of electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel that is not in conformance with the regulations of the Federal Communications Commission (FCC). Impermissible interference for the purposes of this document shall mean any interference that violates the rules and regulations of the FCC and/or the Communications Act of 1934, as amended.
- 9.7. No operation or activity shall be permitted to cause a steady state, earth-borne oscillation which is continuous and occurring more frequently than 100 times per minute beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement.
- 9.8. Noise emanating from the project site, and which is received by adjacent land uses, shall not exceed the levels specified below, except that loudspeakers, bells, gongs, buzzers or other noise attention or attracting devices shall not exceed a maximum daytime dBA level of 60 and nighttime dBA of 40, measured anywhere beyond the boundaries of the property within which the noise is created.

| Maximum Time of Exposure | Noise Metric | Noise Level Not To Be Exceeded |                   |
|--------------------------|--------------|--------------------------------|-------------------|
|                          |              | 7 a.m. to 10 p.m.              | 10 p.m. to 7 a.m. |
| 30 Minutes/Hour          | L50          | 55 dBA                         | 50 dBA            |
| 15 Minutes/Hour          | L25          | 60 dBA                         | 55 dBA            |
| 5 Minutes/Hour           | L8.3         | 65 dBA                         | 60 dBA            |
| One Minute/Hour          | L1.7         | 70 dBA                         | 65 dBA            |
| Any Period of Time       | Lmax         | 75 Dba                         | 70 dBA            |

Attachment:

Exhibit "A" – Mitigation Monitoring and Reporting Program



## **MITIGATION MONITORING AND REPORTING PROGRAM CHINO GATEWAY TERMINAL PROJECT**

---

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

### **Chino Gateway Terminal Project Special Conditional Use Permits (PL24-0097 and PL24-0120), Site Approval (PL24-0098)**

The program has been prepared in compliance with State law and Addendum to The City of Chino General Plan Environmental Impact Report (State Clearinghouse No. 2008091064) 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 City of Chino General Plan Environmental Impact Report (State Clearinghouse No. 2008091064).

### **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 shall monitor and report on all mitigation activities. Mitigation measures shall be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, City, 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 shall then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, shall then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

### **REGULATORY COMPLIANCE MEASURES**

Regulatory Compliance Measures 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. Regulatory Compliance Measures outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, policies, etc.

**MITIGATION MONITORING AND REPORTING PROGRAM  
CHINO GATEWAY TERMINAL PROJECT**

---

THIS PAGE INTENTIONALLY LEFT BLANK

# MITIGATION MONITORING AND REPORTING PROGRAM CHINO GATEWAY TERMINAL PROJECT

## MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

| Project Name: Chino Gateway Terminal Project                                                                                                                |                            |                        |                        | Applicant: Gateway Terminal, LLC. |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|------------------------|-----------------------------------|------------------------------|
|                                                                                                                                                             |                            |                        |                        | Date: June 13, 2025               |                              |
| Mitigation Measure No. / Implementing Action                                                                                                                | Responsible for Monitoring | Timing of Verification | Method of Verification | Verified Date/Initials            | Sanctions for Non-Compliance |
| <b>V.1. AESTHETICS</b>                                                                                                                                      |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to aesthetics as a result of the project, no mitigation measures are required.                               |                            |                        |                        |                                   |                              |
| <b>V.2. AGRICULTURAL RESOURCES</b>                                                                                                                          |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to agricultural resources as a result of the project, no mitigation measures are required.                   |                            |                        |                        |                                   |                              |
| <b>V.3. AIR QUALITY AND GREENHOUSE EGAS EMISSIONS</b>                                                                                                       |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to air quality and greenhouse gas emissions as a result of the project, no mitigation measures are required. |                            |                        |                        |                                   |                              |
| <b>V.4. BIOLOGICAL RESOURCES</b>                                                                                                                            |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to biological resources as a result of the project, no mitigation measures are required.                     |                            |                        |                        |                                   |                              |
| <b>V.5. CULTURAL RESOURCES</b>                                                                                                                              |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to cultural resources as a result of the project, no mitigation measures are required.                       |                            |                        |                        |                                   |                              |
| <b>V.6. GEOLOGY/SOILS and MINERAL RESOURCES</b>                                                                                                             |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to geology/soils and mineral resources as a result of the project, no mitigation measures are required.      |                            |                        |                        |                                   |                              |
| <b>V.7. HAZARDS &amp; HAZARDOUS MATERIALS</b>                                                                                                               |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to hazards and hazardous materials as a result of the project, no mitigation measures are required.          |                            |                        |                        |                                   |                              |
| <b>V.8. HYDROLOGY/WATER QUALITY</b>                                                                                                                         |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to hydrology/water quality as a result of the project, no mitigation measures are required.                  |                            |                        |                        |                                   |                              |
| <b>V.9. LAND USE and PLANNING</b>                                                                                                                           |                            |                        |                        |                                   |                              |
| Since there are no significant impacts related to land use and planning as a result of the project, no mitigation measures are required.                    |                            |                        |                        |                                   |                              |

# MITIGATION MONITORING AND REPORTING PROGRAM

## CHINO GATEWAY TERMINAL PROJECT

Project Name: Chino Gateway Terminal Project

Applicant: Gateway Terminal, LLC.

Date: June 13, 2025

| Mitigation Measure No. / Implementing Action                                                                                                          | Responsible<br>for<br>Monitoring | Timing of Verification | Method of Verification | Verified<br>Date/<br>Initials | Sanctions for<br>Non-<br>Compliance |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------|------------------------|-------------------------------|-------------------------------------|
| <b>V.10. NOISE</b>                                                                                                                                    |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to noise as a result of the project, no mitigation measures are required.                              |                                  |                        |                        |                               |                                     |
| <b>V.11. POPULATION/HOUSING</b>                                                                                                                       |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to population/housing as a result of the project, no mitigation measures are required.                 |                                  |                        |                        |                               |                                     |
| <b>V.12. PARKS and PUBLIC SERVICES</b>                                                                                                                |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to parks and public services as a result of the project, no mitigation measures are required.          |                                  |                        |                        |                               |                                     |
| <b>V.13. TRANSPORTATION/TRAFFIC</b>                                                                                                                   |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to transportation/traffic as a result of the project, no mitigation measures are required.             |                                  |                        |                        |                               |                                     |
| <b>V.14. UTILITY SYSTEMS and INFRASTRUCTURE</b>                                                                                                       |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to utility systems and infrastructure as a result of the project, no mitigation measures are required. |                                  |                        |                        |                               |                                     |
| <b>V.15. ENERGY</b>                                                                                                                                   |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to energy as a result of the project, no mitigation measures are required.                             |                                  |                        |                        |                               |                                     |
| <b>V.16. VEHICLE MILES TRAVELED</b>                                                                                                                   |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to vehicle miles traveled as a result of the project, no mitigation measures are required.             |                                  |                        |                        |                               |                                     |
| <b>V.17. TRIBAL CULTURAL RESOURCES</b>                                                                                                                |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to tribal cultural resources as a result of the project, no mitigation measures are required.          |                                  |                        |                        |                               |                                     |
| <b>V.18. WILDFIRE</b>                                                                                                                                 |                                  |                        |                        |                               |                                     |
| Since there are no significant impacts related to wildfire as a result of the project, no mitigation measures are required.                           |                                  |                        |                        |                               |                                     |

# MITIGATION MONITORING AND REPORTING PROGRAM

## CHINO GATEWAY TERMINAL PROJECT

### REGULATORY COMPLIANCE MEASURES

**Project Name:** Chino Gateway Terminal Project

**Applicant:** Gateway Terminal, LLC.

**Date:** June 16, 2025

| Regulatory Compliance Measure / Implementing Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Responsible for Monitoring                                      | Timing of Verification                                                                                                                                  | Method of Verification                                                                                                                                                                                                                                                                                                    | Verified Date/ Initials | Sanctions for Non-Compliance                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------|
| <b>V.4. BIOLOGICAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                           |                         |                                                               |
| <b>REGUATORY COMPLIANCE MEASURE BIO-1:</b> A preconstruction survey for burrowing will be conducted within 30 days prior to initial ground disturbance. If burrowing owl is found on the site, the developer will consult with California Department of Fish and Wildlife (CDFW) and relocate the owls in accordance with CDFW burrowing owl relocation protocols, including the creation of artificial burrows.                                                                                                                                                                                                                                                                                                                                                                    | City of Chino<br>Director of Development Services, or designee. | Within 30 days prior to initial ground disturbance and during construction.                                                                             | Evidence to the City a qualified biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate consultation with the CDFW and relocation of owls in accordance with CDFW burrowing owl relocation protocols, including the creation of artificial burrows, has occurred. |                         | Withhold grading permit and/or issuance of a stop work order. |
| <b>REGUATORY COMPLIANCE MEASURE BIO-2:</b> If tree removal is to be conducted during the nesting season (February through August), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests would not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial clearing of vegetation. The nesting bird survey shall include the project site and adjacent areas where project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance.<br><br>If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance | City of Chino<br>Director of Development Services, or designee. | No more than three days prior to initial clearing of vegetation if tree removal is to be conducted during the nesting season (February through August). | Evidence to the City a qualified avian biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate buffers have been implemented and enforced until the nest is deemed inactive by the qualified avian biologist.                                                      |                         | Withhold grading permit and/or issuance of a stop work order. |

**MITIGATION MONITORING AND REPORTING PROGRAM  
CHINO GATEWAY TERMINAL PROJECT**

**Project Name:** Chino Gateway Terminal Project

**Applicant:** Gateway Terminal, LLC.

**Date:** June 16, 2025

| Regulatory Compliance Measure / Implementing Action                                                                                                                                                                                                                                                                             | Responsible for Monitoring | Timing of Verification | Method of Verification | Verified Date/ Initials | Sanctions for Non-Compliance |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|------------------------|-------------------------|------------------------------|
| buffer between 100 and 300 feet (500 feet for raptors) around the nest, depending on bird species, behavior, and level of construction activity, using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. |                            |                        |                        |                         |                              |

**PUBLIC WORKS CONDITIONS OF APPROVAL**  
**PROJECT NO. PL24-0097 (SCUP)/-0098 (SA)/-0120(SCUP)**

DATE: July 1, 2025 PC MEETING DATE: July 16, 2025

PROJECT DESCRIPTION: Proposal for a new mixed use development of two buildings: a building with 158,548 sq ft of industrial warehouse uses and 3,520 sq ft of food and beverage use building. Existing structures, totaling 17,716 SF, are to be demolished. Four (4) lots will be merged into two (2) lots.

PROJECT LOCATION: 5849 Schaefer Avenue

APPLICANT: Gateway Terminal LLC PROJECT ENGINEER: Daniel Aguirre

---

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>Oaks Ave</u>    | <u>33-ft total from CL to ROW</u> | <u>West</u>               |
| <u></u>            | <u>(3-ft dedication)</u>          | <u></u>                   |
| <u></u>            | <u></u>                           | <u></u>                   |

1.2a Dedicate to the City of Chino, a corner cutoff dedication at the southwest corner of Schaefer Ave. and Oaks Ave., per the City's Municipal Code.

1.2b Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

1.3. Apply for and record a Lot Merger (LM) prior to the issuance of building permits. Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the LM to conform the new legal description. Submit a copy of the recorded Conforming Deed to the Public Works Department.

1.4. Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site storm water runoff impact resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.

- 1.5. Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.
- 1.6. Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 1.7. Submit a soils/geology report in accordance with Appendix J of the California Building Code, latest edition to the project engineer for review and approval.
- 1.8. Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public improvements shall include, but not be limited to, the following <sup>(1)</sup>:

|                                                                     | <u>Street Names</u> |                   |  |  |
|---------------------------------------------------------------------|---------------------|-------------------|--|--|
|                                                                     | Schaefer Ave        | Oaks Ave          |  |  |
| Curb & Gutter (Offset from Centerline)                              | 36'                 | 22'               |  |  |
| Sidewalk (Width)                                                    | 5' <sup>(2)</sup>   | 5' <sup>(2)</sup> |  |  |
| Asphalt Concrete Pavement on Aggregate Base (Width from Centerline) |                     |                   |  |  |
| Asphalt Concrete Overlay <sup>(3)</sup>                             | X                   | X                 |  |  |
| Street Lights <sup>(4)</sup>                                        | X                   | X                 |  |  |
| Median Island and Landscaping                                       |                     |                   |  |  |
| Parkway Landscaping <sup>(5)</sup>                                  | X                   | X                 |  |  |
| Striping and Traffic Controls <sup>(6)</sup>                        | X                   | X                 |  |  |
| Traffic Signal Interconnect                                         |                     |                   |  |  |
| Conduit System for CATV                                             |                     |                   |  |  |
| Sewer <sup>(7)</sup>                                                |                     | X                 |  |  |
| Storm Drain                                                         |                     | X                 |  |  |
| Domestic Water <sup>(8)</sup>                                       | X                   | X                 |  |  |
| Recycled Water                                                      |                     |                   |  |  |
| Fire Hydrants as required by CVIFD <sup>(9)</sup>                   | X                   | X                 |  |  |
| Driveways approaches <sup>(10)</sup>                                | X                   | X                 |  |  |

1. The public improvements listed above are required along the south side of Schaefer Avenue and the west side of Oaks Avenue as specified in our municipal code and per the City of Chino's General Plan. All required street improvements should follow the new City standard for street trenching backfill and repair. Repair all damage to existing public improvements due to the proposed construction activities and as requested by the Public Works Inspector.
2. The sidewalk shall be extended along the project frontage on Schaefer Ave to the existing catch basin located near the northwesterly corner of the project site. ADA ramps shall be constructed at the southwest and southeast corners of Schaefer and Oaks to align with ADA standards.
3. Grind and overlay a minimum of 2 inches of the existing asphalt pavement along the project frontage in accordance with City of Chino standards. The limits of work shall extend to the street centerline along Oaks Avenue. The extent of asphalt pavement along Schaefer Avenue shall be determined based on the limits shown on the approved precise grading plan, including any areas impacted by new driveway installation, utility connections, or accessibility improvements.
4. Streetlights shall be installed per City of Chino standards and shall utilize an unmetered service pedestal.
5. The parkway maintenance shall be the responsibility of the property owner.
6. Extent of the signing & striping plan shall be dictated by the City Traffic Engineer.
7. Abandon unused sewer service(s) where applicable, per City standards.



8. Provide new water meters and services and abandon unused water meters and services where applicable, per City standards.
9. All existing fire hydrants that require relocation will need to be upgraded to the latest model per City of Chino standards.
10. All proposed driveway approaches shall be constructed per City Std. No. 250 with 5-ft sidewalks. Minimum width shall be 30-ft. Minimum radii per City and Chino Valley Independent Fire District (CVIFD) requirements.

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

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

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

- 1.10. Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection from any industrial building into the City's main sewer or into a private sewer main that is tributary to the City's main sewer. In addition, design and install a sampling Wye on a stubbed-out sewer lateral connection into the main sewer for each industrial building in this development.
- 1.11. Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in 1.8. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.12. Complete and file the petition for annexation of your project property to the City's Landscape and Street Lighting Maintenance District MD 2002-01.
- 1.13. 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.

- 1.14. 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.
- 1.15. Comply with all applicable requirements of the City Code.
- 1.16. The project must ensure that all pedestrian facilities (private or publicly owned) that are open to the public shall comply with accessibility standards in the City's Policy on Accessible Pedestrian Facilities, the current edition of the CBC in effect at the time of building permit issuance or, if no permit, the date construction commences, and Part 36 of Title 28 of the Americans with Disabilities Act (ADA) regulations, which include the 2010 ADA Standards. This includes the following structures and facilities:
  - a. Sidewalks and walks (public right of way sidewalk, walks within the development);
  - b. Curb ramps (should be directional with one curb ramp provided for each pedestrian crossing and shall comply with the City' Policy on Accessible Pedestrian Facilities);
  - c. Pedestrian crossings at driveways; and
  - d. Crosswalks (marked, unmarked, signalized)
- 1.17. 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 near the southwest and southeast corners of Schaefer Ave and Oaks Ave
    - iii. crosswalk pavement and associated pedestrian facilities (pedestrian push buttons, maneuvering space, clear space)
    - iv. driveway approaches crossings
    - v. parking space
  - b. Improvements that are non-compliant with the accessibility standards in effect at the time of construction or alteration, shall be brought up to current accessibility standards. This work shall be incorporated into the scope of this project and shall be completed prior to acceptance by the City.
  - c. Improvements that are compliant with the accessibility standards in effect at the time of construction, shall be documented on a separate construction plan with detailed specifications (running and cross slopes of all pedestrian walking surfaces, locations, dimensions and slopes of maneuvering spaces and landings, width of sidewalk, clear width and vertical clearance from obstructions). The accessibility of existing improvements will be verified by City inspection staff upon completion of the project. Discrepancies between documented existing conditions and existing conditions as measured by City staff shall be remediated and brought up to accessibility standards as part of the project.
- 1.18. 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).

- 1.19. 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).
- 1.20. 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.
- 1.21. 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.
- 1.22. City staff shall determine the type of water (potable or recycled) to be used for grading operations, dust control activities, and common area/public landscape irrigation at the time of permit issuance.
- 1.23. All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.24. 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.
- 1.25. Comply with all requirements of the Traffic Impact Analysis (TIA) dated May 21, 2025 including participation in fair share contributions (if applicable) and construction of required improvements.
- 1.26. If the design of the proposed curb ramps requires modifications to the existing traffic signal at the intersection of Schaefer Avenue and Oaks Avenue, the developer shall be responsible for implementing those modifications. 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.
- 1.27. 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.

- 1.28. The Developer may coordinate with the City to identify any eligible development impact fee (DIF) credits in accordance with the Chino Municipal Code. If any credits are identified, the Developer shall enter into a mutually agreed-upon DIF credit agreement with the City, which shall be subject to City Council approval.

**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. 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.
- 2.4. 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.
- 2.5. 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.
- 2.6. Pay all remaining applicable fees pursuant to City Code.
- 2.7. Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.
- 2.8. 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 1-3 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.** PL24-0097(SCUP)/-0098 (SA)/-0120 (SCUP)

PROJECT ENGINEER: Daniel Aguirre

DATE: 7/1/2025

**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 (Delta revisions for proposed connections)
- ☒ Domestic Water Plans (Delta revisions for proposed connections)
- ☐ 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 (dependent on curb ramp design)
- ☒ Water Quality Management Plan
- ☐ Construction Management Plan



# Chino Valley Fire District

14011 City Center Drive  
Chino Hills, CA 91709  
(909) 902-5260 Administration  
(909) 902-5250 Fax  
Chinovalleyfire.org

## Board of Directors

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

*Fire Chief*  
*Dave Williams*

June 25, 2025

**2024-00002066**

GATEWAY TERMINAL LLC  
13925 CITY CENTER DR STE 200  
CHINO HILLS, CA - California 91709

Project Name: GATEWAY TERMINAL, PL24-0097(SCUP), PL24-0098 (SA), PL24-0120  
Project Address: 5835 & 5885 Schaefer Ave.  
Chino, CA. 91710

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

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

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

## Fire Protection Requirements

- 1.0 THE ITEMS BELOW ARE CONDITIONS OF APPROVAL AND ARE TO BE COMPLETED PRIOR TO RECORDATION:
- 1.1 Fire access roads shall be designed and plans submitted to the Fire District for approval. Fire access roads shall be constructed of an all-weather hard surface, such as, asphalt or concrete, and be a minimum unobstructed width of 26 feet 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 and the contractor is required to submit a report to The Compliance Engine (TCE).
- 3.2 An automatic fire alarm system is required. An electronic/PDF set of detailed plans shall be submitted showing the design, system components, signaling devices, fire alarm power supply, control panel and auxiliary devices and functions of the alarm system. Please refer to Fire District Standard No. 133 and current adopted editions of the California Building Code, as well as NFPA Standard 72. The contractor is required to submit a report to The Compliance Engine (TCE).
- 3.3 Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided in all new buildings, if ERRC evaluation determines the need for installation of system. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. System shall comply with current adopted edition of the California Fire Code, NFPA 70, 72 & 1221 and the contractor is required to submit a report to The Compliance Engine (TCE).
- 3.4 An automatic fixed fire extinguishing system may be required. An electronic/PDF set of detailed plans shall be submitted to the Community Risk Reduction Division for approval. System shall comply with current adopted edition of the California Fire Code, NFPA Standard 17-A, and UL 300. Please refer to Fire District Standard No. 112. The contractor is required to submit a report to The Compliance Engine (TCE).
- 3.5 Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with CFC, Section 5307.3.1., and shall be provided with mechanical ventilation or a gas detection system. The contractor is required to submit a report to The Compliance Engine (TCE).



- 3.6 A maximum occupant load sign shall be posted in a conspicuous location near the main entrance/exit of the room, if occupant load is greater than 49 people. Such sign shall be legible.
- 3.7 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.
- 3.8 Exits, doors, signs and approved path marking shall be installed in accordance with the current adopted edition of the California Building Code, Section 1007
- 3.9 "No Parking - Fire Lane" signs shall be installed in interior access drives at locations designated by the Community Risk Reduction Division. Curbs shall be painted red at locations designated by the Community Risk Reduction Division. Please refer to Fire District Standard No. 121.
- 3.10 An approved recessed Fire Department "KNOX" brand key box is required. The key box shall be located at or near the main entrance(s), and shall be provided with a tamper switch and shall be monitored by an approved central station monitoring service. Please refer to Fire District Standard No. 117.
- 3.11 An approved Knox key switch and/or Knox lock is required on each automatic electric or manual gate that crosses an EVA. All automatic gates shall be provided with a manual override. Fire District Standard No. 116 & 117 shall be complied with.
- 3.12 Commercial, industrial, and multi-family building addresses shall be posted with a minimum eight inch (8") numbers, visible from the street and during the hours of darkness they shall be internally or externally electrically illuminated. Posted numbers shall contrast with the background used and be legible from the street.

Where building set back exceeds 100 feet from the roadway, additional non-illuminated six inch (6") numbers shall be displayed at the property access entrance. These numbers shall also contrast with the background used. Fire District Standard No. 122 must be complied with.

3.13 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) Gas detection systems
- g) 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>**