

PUBLIC WORKS LAND DEVELOPMENT – ENGINEERING DIVISION
CONDITIONS OF APPROVAL
SITE APPROVAL NO. PL18-0058
TIME EXTENSION #6

DATE: July 10, 2026 PC MEETING DATE: 7/15/2026

PROJECT DESCRIPTION: Assisted Living Facility (72 units)

PROJECT LOCATION: s/o Guardian Wy, e/o 10th St, w/ Vernon Ave

APPLICANT: Source Architecture, Inc. PROJECT ENGINEER: Isidro Abreo

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

1.0 PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS:

- 1.1 All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the Project Engineer for review and approval. All project plans must be approved by the City Engineer's office before a Building Permit will be issued. All maps, studies, calculation sheets, reports, etc. must be on and/or folded in an 11-inch by 8½-inch standard format.
- 1.2 Dedicate to the City a corner cutoff at both the southwest corner and southeast corner of 10th Street and Guardian Way.
- 1.3 Dedicate to the City an easement for public sidewalk and/or other pedestrian facilities, as required by the City Engineer, along the project frontage, wherever required.
- 1.4 Prepare and submit a drainage study, including supporting hydraulic and hydrological data to the project engineer for approval. The study shall confirm or recommend changes to the City's adopted Master Drainage Plan by identifying off-site and on-site stormwater runoff impact resulting from build-out of permitted General Plan land uses. In addition, the study shall identify the project's contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures.
- 1.5 Prior to Building Department permit issuance, provide a certificate, from a Registered Civil Engineer, certifying that the rough graded pad has been completed in accordance with the City approved grading plan.
- 1.6 Prepare and record necessary drainage easements to implement the project in accordance with drainage law.

- 1.7 Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements and other pertinent information in accordance with Appendix J of the California Building Code, latest edition.
- 1.8 Submit a soils/geology report in accordance with Appendix J of the California Building Code, latest edition to the project engineer for review and approval.
- 1.9 Design per City Standards and construct full public improvements for all impacted and interior streets/facilities in accordance with City Code, Standards and Specifications. Such public improvements shall include, but not be limited to, the following:
(Please coordinate and verify all requirements with the project engineer.)

	<u>Street Names</u>		
	10 th Street ⁽¹⁾	Guardian Way ⁽¹⁾	Vernon Avenue ⁽¹⁾
Curb & Gutter (Offset from Centerline) ⁽²⁾	X (16')		X(18')
Sidewalk (Width)	X(6')	X(5')	X(6') ⁽³⁾
Asphalt Concrete Pavement on Aggregate Base (Width from Centerline)			
Asphalt Concrete Overlay			
Street Lights			
Median Island and Landscaping			
Parkway Landscaping ⁽⁴⁾	X	X	X
Striping and Traffic Controls			
Traffic Signal Interconnect			
Conduit System for CATV			
Sewer ⁽⁵⁾	X		X
Storm Drain			
Domestic Water ⁽⁶⁾			X
Recycled Water			
Fire Hydrants as required by CVIFD	X		X

- (1) Remove and/or repair any damaged, broken, abandoned, or sub-standard improvements resulting from this project.
- (2) The developer is to construct driveways at 10th St and Vernon Ave following Chino Std. 250 with 5-ft minimum sidewalks.
- (3) Relocating the existing electrical transformer that encroaches into a recently constructed 6-ft sidewalk is required. It is highly recommended that SoCal Edison be contacted well in advance.
- (4) The property owner is responsible for parkway maintenance. Along the project frontage, parkway landscaping and irrigation installation are required.
- (5) Verify that an 8" sewer main on 10th Street was constructed. The City currently has no record drawings for that existing infrastructure. If the city line is non-existent, the proposed private sewer lateral connection will connect to the existing 8" sewer main on Vernon Ave.
- (6) A new 6" water main line to be constructed on Vernon Ave, from Guardian Wy to Walnut Ave.

- 1.10 Design and install a monitoring manhole (per City Standard No. 530) on each domestic sewer lateral connection from any industrial building into the City's main sewer or into a private sewer main that is tributary to the City's main sewer. In addition, a sampling Wye will be designed and installed on a stubbed-out sewer lateral connection into the main sewer for each industrial building in this development.
- 1.11 All improvements shall comply with federal, state, and local accessibility regulations and standards.
- a. The review or approval of plans and specifications by the City does not permit the violation of any section of the federal law, state law, building code, or local ordinance.
 - b. Where accessibility standards are contradictory, the provision that provides the most accessible (restrictive) condition shall apply.
 - c. Where the project's conditions of approval conflict with accessibility regulations and standards, the prevailing provision shall be determined by the City's Accessibility Coordinator and City Engineer.

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

The City's building department will evaluate accessibility of existing and proposed building improvements. Those comments and requests are in addition to those provided herein.

- 1.12 Comply with the approved Pedestrian Access Plan.
- 1.13 Execute a Public Improvement Agreement and submit security in an amount acceptable to the City Engineer to guarantee construction of the public improvements listed in Condition 1.9. All security must be accessible to the City at any time and in a form acceptable to the City Engineer, pursuant to Government Code, Section 66499.
- 1.14 Comply with all applicable requirements of the City Code.
- 1.15 Pay all applicable fees pursuant to City Code including, but not limited to, the Development Impact Fees (DIF) and Sewage Facilities Development Fee (SFDF). The actual amount of fees due to the City will be based on the fee schedule in place on the date that the fees are due, or the date that they are paid, whichever occurs last. The fee amount stated in this notice is subject to change based on (1) annual adjustments for inflation, pursuant to Chino Municipal Code Section 3.40.100 or 3.45.100, (2) revisions to the Chino Municipal Code, and (3) updates to the fee studies and nexus reports adopted by the City.

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

- 1.16 All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. A copy of the Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be submitted to the Project Engineer prior to issuance of grading permits. More detailed information regarding this General Permit, applicable fee information, and the necessary forms to complete the NOI are available by calling (916) 341-5537 or on the SWRCB website at:

http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

- 1.17 Pursuant to Santa Ana Regional Water Quality Control Board Order Number R8-2010-0036, NPDES Permit No. CAS618036, prepare a project-specific Water Quality Management Plan (WQMP) and submit to the project engineer for review and approval. To address NPDES Permit requirements to the maximum extent practicable, the project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume through structural measures (e.g. infiltration, harvesting, and bio-treatment) and non-structural measures (e.g. preserving natural areas, clustering development, and reducing impervious areas). The WQMP shall conform to the requirements of the San Bernardino County Stormwater Program, 2013 WQMP Technical Guidance Document.
- 1.18 Any future maintenance and repair of fire service and sewer laterals to the project site shall be the sole responsibility of the applicant/property owner in accordance with City Code, Chapter 13.04.175 and 13.12.150.
- 1.19 All public street corners shall have a minimum curb radii per City Code, Chapter 19.06 and City Standards and Specifications.
- 1.20 Provide adequate sight distance per City Standard No. 865 for each project driveway and at all intersections. Landscaping type and height shall be maintained to ensure sight distance requirements are perpetuated.
- 1.21 Submit to the City electronic files, in Adobe Acrobat PDF format, of all submittals, including reports, studies, improvement plans and City redlines of previous submittals. Include AutoCAD and Esri GIS shape files as an e-transmitted zip file of all approved improvement plans.

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

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

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

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

- 2.1 Construct and secure Development Services Department approval of all public facilities enumerated under Section 1.0 above (per Resolution No. 88-23).
- 2.2 The applicant's Civil Engineer shall field verify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP. BMPs shall also be inspected by Public Works Environmental staff. Coordinate inspection with staff and submit a completed City of Chino BMP field verification form for review and approval.
- 2.3 Pay all remaining applicable fees pursuant to City Code.
- 2.4 Rehabilitate all street pavement impacted by utility trench repairs as directed by City staff. Install signing and striping per approved plans.
- 2.5 Provide a certificate, from a Registered Civil Engineer, certifying that the finished grading has been completed in accordance with the City approved grading plan.
- 2.6 Submit to the City, electronic files of Tract/Parcel Map and "as-built" improvement plans in AUTOCAD, Ersi GIS shape and Adobe Acrobat PDF formats. AUTOCAD files shall be submitted as an etransmitted zip file of the CAD drawings with all base files attached. Scanned resolution of PDF shall be a minimum of 360 dpi.

3.0 PRIOR TO FINAL ACCEPTANCE/PROJECT CLOSEOUT:

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

Attachment

Time Extension #6

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

TIME EXTENSION #6

PROJECT NO. PL18-0058 (SA)

PROJECT ENGINEER: Isidro Abreo

DATE: 7/15/2026

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

- Copy of Development Engineering Division Conditions of Approval
- Plan Check Fee Calculation Form
- Maps (Subdivision Only)
- Preliminary Title Report (no older than six months) (Subdivision Only)
- Closure Calculations (Subdivision Only)
- Referenced Maps (Subdivision Only)
- Preliminary Soils Report (no older than sixty days)
- Lot line adjustment certificate
- Lot merger
- Right-of-Way Dedication (Deed of Right-of-Way)
- Rough Grading Plan
- Precise Grading Plan – *with private storm drain improvements*
- Storm Drain Plan
- Hydrology and Hydraulic Calculations with Backup Data (Signed and Sealed by a Registered Civil Engineer)
- Engineering Cost Estimate (On City Forms) with Engineer's Wet Signature and Stamp
- Street Improvements Plan – *10th Street, Guardian Way, and Vernon Avenue*
- Cross-Sections (if street plans are required) at 50' intervals and extended a minimum of 100' beyond limits of improvements
- Sewer Plan – *Revise record drawings for adding/abandoning service laterals*
- Domestic Water Plan – *Revise record drawings for adding/abandoning service laterals*
- Domestic Water Plan – Water Main Line on Vernon Ave
- Street Light Plans
- Voltage Drop Calculations (Signed and Sealed by a Registered Engineer)
- Signing and Striping Plan – *10th Street, Guardian Way, and Vernon Avenue*
- Traffic Signal Interconnect Plan
- Traffic Signal Plan
- Water Quality Management Plan
- Construction Management Plan